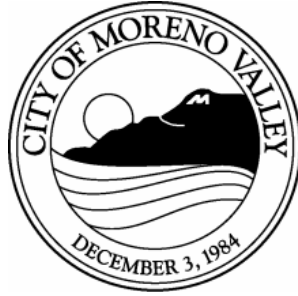

PLANNING COMMISSIONERS

BRIAN LOWELL
Chair

JEFFREY SIMS
Vice-Chair

RAY L. BAKER
Commissioner



JEFFREY BARNES
Commissioner

CARLOS RAMIREZ
Commissioner

PATRICIA KORZEC
Commissioner

MELI VAN NATTA
Commissioner

PLANNING COMMISSION Regular Meeting

Agenda

**Thursday, May 12, 2016 at 7:00 PM
City Hall Council Chamber – 14177 Frederick Street**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Approval of Agenda

CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and all will be enacted by one roll call vote. There will be no discussion of these items unless Members of the Planning Commission request specific items be removed from the Consent Calendar for separate action.

APPROVAL OF MINUTES

None

PUBLIC COMMENTS PROCEDURE

Any person wishing to address the Commission on any matter, either under the Public Comments section of the Agenda or scheduled items or public hearings, must fill out a "Request to Speak" form available at the door. The completed form must be submitted to the Secretary prior to the Agenda item being called by the Chairperson. In speaking to the Commission, member of the public may be limited to three minutes per person, except for the applicant for entitlement. The Commission may establish an overall time limit for comments on a particular Agenda item. Members of the public must direct their questions to the Chairperson of the Commission and not to other members of the Commission, the applicant, the Staff, or the audience.

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 72 hours before the meeting. The 72-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

NON-PUBLIC HEARING ITEMS

- 1. Find that the Fiscal Year 16/17 Proposed Capital Improvement Plan is in Conformance with the City's General Plan

Case: PAXX-XXXX – Fiscal Year 2016-2017 Proposed Capital Improvement Plan Conformance with the General Plan

Applicant: City of Moreno Valley

Representative: Public Works Department

Location: Various Locations Throughout the City of Moreno Valley

STAFF RECOMMENDATION

Staff recommends that the Planning Commission make a finding that the Fiscal Year 2016-2017 Proposed CIP is in conformance with the City of Moreno Valley’s General Plan.

PUBLIC HEARING ITEMS

- 2. Case: PA15-0047 - Tentative Parcel Map 37058
PA15-0048 - Master Plot Plan
PA15-0049 - Conditional Use Permit – 112 room hotel
PA15-0050 - Plot Plan – 104 room hotel
PA15-0051 - Conditional Use Permit – service station
PA16-0012 - Plot Plan – multiple tenant retail building

Applicant: Day and Eucalyptus, LLC

Owner: Jeff Troesh

Representative: MPA Architects, Inc.

Location: Northeast corner of Day St. and Eucalyptus Ave.

Case Planner: Jeff Bradshaw

Council District: 5

Proposal: The Quarter Project proposes to subdivide 8.54 acres into six parcels for development of two hotels, a service station with convenience store, a multiple tenant retail building and future development of a fast food restaurant with drive-through and a retail building.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **ADOPT** a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) Guidelines, for the project applications PA15-0047, PA15-0048, PA15-0050, PA15-0051, and PA16-0012 as described in the following resolutions and:

1. **APPROVE** Resolution No. 2016-09 and thereby **APPROVE** Tentative Parcel Map 37058 (PA15-0047), subject to the attached conditions of approval included as Exhibit A to Resolution 2016-09.
2. **APPROVE** Resolution No. 2016-10 and thereby **APPROVE** Master Plot Plan PA15-0048, subject to the attached conditions of approval included as Exhibit A to Resolution 2016-10.
3. **APPROVE** Resolution No. 2016-11 and thereby **APPROVE** Conditional Use Permit PA15-0049, subject to the attached conditions of approval included as Exhibit A to Resolution 2016-11.
4. **APPROVE** Resolution No. 2016-12 and thereby **APPROVE** Plot Plan PA15-0050, subject to the attached conditions of approval included as Exhibit A to Resolution 2016-12.
5. **APPROVE** Resolution No. 2016-13 and thereby **APPROVE** Conditional Use Permit PA15-0051, subject to the attached conditions of approval included as Exhibit A to Resolution 2016-13.
6. **APPROVE** Resolution No. 2016-14 and thereby **APPROVE** Plot Plan PA16-0012, subject to the attached conditions of approval included as Exhibit A to Resolution 2016-14.

OTHER COMMISSION BUSINESS

3. Planning Commission Rules of Procedure

RECOMMENDED ACTION:

Discuss procedures for filling of a permanent vacancy on the Commission, consider recommendations to be forwarded to the City Council.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Next Meeting: Planning Commission Regular Meeting, **May 26, 2016 at 7:00 P.M.**, City of Moreno Valley, City Hall Council Chambers, 14177 Frederick Street, Moreno Valley, CA 92552