
PLANNING COMMISSIONERS

BRIAN LOWELL
Commissioner

JEFFREY BARNES
Vice-Chair

RAY L. BAKER
Commissioner



JEFFREY SIMS
Commissioner

VACANT
Commissioner

PATRICIA KORZEC
Commissioner

VACANT
Commissioner

PLANNING COMMISSION

Regular Meeting

Agenda

Thursday, April 27, 2017 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

Planning Commission - Regular Meeting - Mar 23, 2017 7:00 PM

Approved as submitted.

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

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.

the Chairperson of the Commission and not to other members of the Commission, the applicant, the Staff, or the audience.

NON-PUBLIC HEARING ITEMS

1. Selection of Chairperson and Vice-Chairperson (Report of: Community Development)

RECOMMEND THAT THE COMMISSION:

1. Accept Nominations for and elect a New Chairperson
2. Accepts Nomination for and elect a New Vice-Chairperson

PUBLIC HEARING ITEMS

2. Case: PEN16-0161

Applicant: Yaolong Chen

Owner: Food Grill INV

Representative: Yaolong Chen

Location: 14920 Perris Blvd

Case Planner: Sergio Gutierrez

Council District: 3

Proposal: Plot Plan for an exterior and interior remodel and addition of 791 square feet to an existing building at 14920 Perris Boulevard for a total of 24,902 square feet to accommodate 15 new tenant spaces within an existing shopping center

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2017-21, and thereby:

1. **CERTIFY** that this item is exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 1 Categorical Exemption, CEQA Guidelines, Section 15301 for Existing Facilities; and

2. **APPROVE** PEN16-0161 Plot Plan subject to the attached Conditions of Approval included as Exhibit A.

3. Case: PEN16-0100 (PA16-0075) – Plot Plan
PEN16-0101 (P16-114) – Variance

Applicant: Core 5 Industrial Partners

Owner: Prologis Development Services

Representative: EPD Solutions

Location: Near the southwest corner of Brodiaea Avenue and Heacock Street

Case Planner: Jeff Bradshaw

Council District: 1

Proposal: Brodiaea Business Center project - PEN16-0100 (PA16-0075) - Plot Plan to develop a 99,978 square foot industrial building on a 6.71 acre parcel located within a Business Park (BP) zoning district near the southwest corner of Heacock Street and Brodiaea Avenue and Variance application PEN16-0101 (P16-114) to allow for a larger building than the BP zone permits due to unique site constraints that include a triangular shaped parcel, an easement for the California Aqueduct and a segment of storm drain channel.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. **APPROVE** Resolution No. 2017-23 and:

- **CERTIFY** an Addendum to a previously adopted Negative Declaration for Plot Plan PEN16-0100, pursuant to the California Environmental Quality Act (CEQA) Guidelines; and
- **APPROVE** Plot Plan PEN16-0100 based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

2. **APPROVE** Resolution No. 2017-24 and:

- **RECOGNIZE** that Variance application PEN16-0101 has been included in the project description of the Addendum to a previously adopted Negative Declaration and has therefore been fully analyzed pursuant to the California Environmental Quality Act (CEQA) Guidelines; and
- **APPROVE** Variance application PEN16-0101 based on the findings contained in this resolution.

4. Case: PEN16-0042 (PA16-0026)

Applicant: Naji Doumit

Owner: Elie Abinader, John Klabb and Naji Doumit

Representative: Naji Doumit

Location: South side of Mountain Ranch Road at Northshore Drive, northerly of Ironwood Avenue
APN: 474-250-003

Case Planner: Jeff Bradshaw

Council District: 2

Proposal: Zone Change - The applicant is seeking approval of a Zone Change from R1 to R2 for a 10 acre site along the south side of Mountain Ranch Road at Northshore Drive, making the zoning consistent with the project site's Residential 2 General Plan land use designation

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. **APPROVE** Resolution No. 2017-2 and thereby **RECOMMEND** that the City Council:
 - **ADOPT** a Negative Declaration for Zone Change application PEN16-0042, pursuant to the California Environmental Quality Act (CEQA) Guidelines; and
 - **APPROVE** Zone Change application PEN16-0042 based on the findings contained in this resolution, and as shown on the attachment included as Exhibit A.

OTHER COMMISSION BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Next Meeting: Planning Commission Regular Meeting, March 23, 2017 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.