

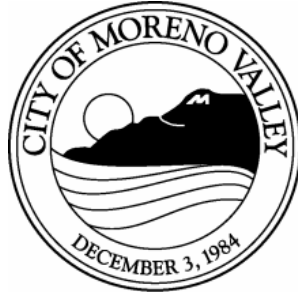
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**PLANNING COMMISSIONERS**

JEFFREY BARNES  
Chair

PATRICIA KORZEC  
Vice-Chair

RAY L. BAKER  
Commissioner



JEFFREY SIMS  
Commissioner

BRIAN LOWELL  
Commissioner

VACANT  
Commissioner

VACANT  
Commissioner

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# PLANNING COMMISSION

## Regular Meeting

### Agenda

**Thursday, October 26, 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 PC Agenda of October 26, 2017

#### **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 - August 24, 2017 7:00 PM

#### **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.*

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*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

None

## PUBLIC HEARING ITEMS

1. Case: PEN16-0050 (PA16-0009)  
Applicant: MACJONES Holdings, Inc.  
Owner: MACJONES Holdings, Inc.  
Representative: Thienes Engineering, Inc.  
Location: South side of Cottonwood Avenue at Lakeport Drive  
Case Planner: Jeff Bradshaw  
Council District: 3  
  
Proposal: Proposed Tentative Tract Map to subdivide 10 acres of vacant RA-2 zoned land into 16 single-family residential lots, and three lettered lots for water quality treatment facilities.

## STAFF RECOMMENDATION

- A. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2017-34, and thereby:
  1. **CERTIFY** that the Mitigated Negative Declaration prepared for Tentative Tract Map 37060 (PEN16-0050) on file with the Community Development Department, incorporated herein by this reference, has been completed in compliance with the California Environmental Quality Act, that the Planning Commission reviewed and considered the information contained in the Mitigated Negative Declaration and the document reflects the City's independent judgment and analysis; attached hereto as Exhibit A and
  2. **ADOPT** the Mitigation Monitoring and Reporting Program prepared for Tentative Tract Map 37060 (PEN16-0050), attached hereto as Exhibit B.
- B. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2017-35, and thereby:
  1. **APPROVE** Tentative Tract Map 37060 (PEN16-0050) based on the findings contained in this resolution, and subject to the conditions of approval included as Exhibit A.

2. Case: PEN17-0115  
Applicant: City of Moreno Valley  
Owner: City of Moreno Valley  
Representative: Community Development Department  
Location: Citywide  
Case Planner: Claudia Manrique  
Council District: All

Proposal: A CITYWIDE MUNICIPAL CODE (TITLE 9 )  
AMENDMENT ADDRESSING LAND USE  
REGULATIONS FOR ACCESSORY DWELLING UNIT  
(ADU) (FORMERLY SECOND DWELLING UNITS) TO  
ENSURE COMPLIANCE WITH NEW STATE OF  
CALIFORNIA LAWS

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2017-33, and thereby:

1. **FIND** that PEN17-0115 (Municipal Code Amendment for Accessory Dwelling Units) qualifies for a Statutory Exemption in accordance with CEQA Guidelines, Section 15282(h); and
2. **RECOMMEND** that the City Council approve the proposed amendments to Title 9 of the City Municipal Code, PEN17-0115.

### **OTHER COMMISSION BUSINESS**

### **STAFF COMMENTS**

### **PLANNING COMMISSIONER COMMENTS**

### **ADJOURNMENT**

NEXT MEETING: Planning Commission Regular Meeting, November 09, 2017 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.