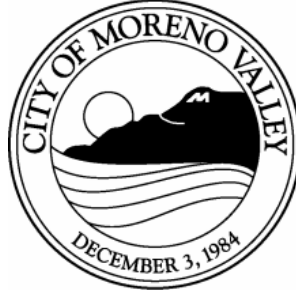

PLANNING COMMISSIONERS

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, July 23, 2015 at 7:00 PM
City Hall Council Chamber – 14177 Frederick Street**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Approval of the 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 12, 2015 7:00 PM

Planning Commission - Regular Meeting - Mar 26, 2015 7:00 PM

Planning Commission - Regular Meeting - Apr 23, 2015 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

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 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

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.

NON-PUBLIC HEARING ITEMS

None

PUBLIC HEARING ITEMS

1. Case: PA14-0031 (TTM 36761) and P14-059 (Variance)
Applicant: Right Solutions LLC
Owner: Right Solutions LLC
Representative: Blaine Womer Civil Engineering
Location: 24329 Dunlavy Court
(west of Indian St and east of Davis St)
Case Planner: Claudia Manrique
Council District: 1

Proposal: PA14-0031 (TTM 36761) and P14-059 (Variance)

STAFF RECOMMENDATION

Recommend the Planning Commission **APPROVE** Resolution No. 2015-10 and Resolution No. 2015-11, and thereby:

1. **CERTIFY** that the proposed Variance (P14-059) and Tentative Tract Map 36761 (PA14-0031) are exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Categorical Exemption, CEQA Guidelines, Section 15332 (In-Fill Development); and
 2. **APPROVE** Variance (P14-059) based on the findings contained in Planning Commission Resolution 2015-10; and
 3. **APPROVE** Tentative Tract Map 36761 (PA14-0031) based on the findings contained in Planning Commission Resolution 2015-11, subject to the conditions of approval included as Exhibit A of the Resolution.
2. Case: PA15-0008 (Conditional Use Permit)

Applicant: Verizon Wireless
 Owner: Strong Tower Church of God (Pastor John Ooten)
 Representative: Core Development Services (Henry Castro)
 Location: 24771 Iris Avenue
 Case Planner: Claudia Manrique
 Council District: 4

Proposal: Conditional Use Permit (PA15-0008) for a new wireless communications facility with a 55 foot monopalm tree.

STAFF RECOMMENDATION

Recommend the Planning Commission **APPROVE** Resolution No. 2015-20.

1. **CERTIFY** that the proposed Verizon wireless telecommunications facility is exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 3 Categorical Exemption, CEQA Guidelines, Section 15303 for New Construction or Conversion of Small Structures; and
2. **APPROVE** Conditional Use Permit PA15-0008 based on the findings contained in Planning Commission Resolution 2015-20, subject to the conditions of approval included as Exhibit A of the Resolution.
3. Case: PA15-0010 (Tentative Tract Map No. 36882)
 Applicant: FHII, LLC
 Owner: Wheeler Lane Investors
 Representative: Darren Asay, Frontier Communities
 Location: South side of Brodiaea Avenue, approximately 600 feet west of Moreno Beach Drive
 Case Planner: Chris Ormsby, AICP
 Council District: 3
 Proposal: TENTATIVE TRACT MAP 36882 TO SUBDIVIDE 9.4 GROSS ACRES INTO 40 SINGLE-FAMILY RESIDENTIAL LOTS

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2015-19, and thereby:

1. **ADOPT** a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for PA15-0010 (Tentative Tract Map 36882), as included in Exhibits A and B; and
2. **APPROVE** PA15-0010 (Tentative Tract Map 36882), subject to the attached Conditions of Approval included as Exhibit C.

OTHER COMMISSION BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Next Meeting: Planning Commission Regular Meeting, August 27, 2015 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.