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**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

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# **PLANNING COMMISSION**

## **Regular Meeting**

### **Agenda**

**Thursday, November 12, 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 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.*

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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 48 hours before the meeting. The 48-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: PA15-0009 (Conditional Use Permit)  
Applicant: Verizon Wireless  
Owner: Shinder Kaur and Parmjit Singh  
Representative: SAC Wireless (Dail Richard)  
Location: 14058 Redlands Boulevard (Farm Market)  
Case Planner: Claudia Manrique  
Council District: 3  
Proposal: Applicant request for continuance of PA15-0009 (Conditional Use Permit) to the December 10, 2015 Planning Commission meeting for a proposed new Wireless Communication Facility (WCF) with a 60 foot monopine.

## **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission take the following action:

1. **APPROVE** the applicant's request for a continuance of this item to the Planning Commission's December 10, 2015 public hearing agenda.
  
2. Case: PA14-0038 General Plan Amendment  
Applicant: City of Moreno Valley  
Owner: Not Applicable  
Representative: Planning Division  
Location: City-wide  
Case Planner: Gabriel Diaz  
Council District: City-wide  
Proposal: Energy Efficiency General Plan Amendment

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2015-30 entitled

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT (ENERGY EFFICIENCY GENERAL PLAN AMENDMENT) (PA14-0038), WHICH IS INTENDED TO ASSIST THE CITY IN ACHIEVING COMPLIANCE WITH ASSEMBLY BILL 32 AND SENATE BILL 375, BOTH STATE INITIATIVES AIMED AT REDUCING GREENHOUSE GAS EMISSIONS IN CALIFORNIA

and thereby:

1. **CERTIFY** that the proposed General Plan Amendment is exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines, per Section 15061 (b)(3); and
2. **RECOMMENDS CITY COUNCIL APPROVAL** of General Plan Amendment PA14-0038 based on the findings contained in Planning Commission Resolution 2015-30.
  
3. Case: PA15-0004 – Conditional Use Permit  
Applicant: El Pollo Loco, Inc., c/o Armet, Davis, Newlove & Associates  
Owner: Professor’s Fund IV, LLC  
Representative: Armet, Davis, Newlove & Associates  
Location: West side of Perris Boulevard and approximately 550 feet south of John F. Kennedy Drive  
Case Planner: Jeff Bradshaw  
Council District: 4  
Proposal: Conditional Use Permit for El Pollo Loco drive-through restaurant

## **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2015-31, and thereby:

1. **ADOPT** a Mitigated Negative Declaration for Conditional Use Permit PA15-0004, pursuant to the California Environmental Quality Act (CEQA) Guidelines; and
2. **APPROVE** Conditional Use Permit PA15-0004 based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

## **OTHER COMMISSION BUSINESS**

## **STAFF COMMENTS**

## **PLANNING COMMISSIONER COMMENTS**

## **ADJOURNMENT**

Next Meeting: Planning Commission Regular Meeting, December 10, 2015 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.