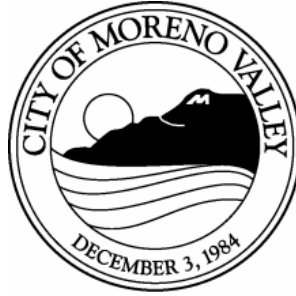

PLANNING COMMISSIONERS

JEFFREY BARNES
Chair

PATRICIA KORZEC
Vice-Chair

RAY L. BAKER
Commissioner



JEFFREY SIMS
Commissioner

BRIAN LOWELL
Commissioner

VACANT
Commissioner

VACANT
Commissioner

PLANNING COMMISSION

Regular Meeting

Agenda

Thursday, May 25, 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 - Apr 27, 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. Fiscal Year 2017/18 - 2018/19 Proposed Capital Improvement Plan (Report of: Community Development)

Case: PEN17-0060

Applicant: City of Moreno Valley

Representative: Public Works Department

Location: City-wide

PUBLIC HEARING ITEMS

2. Case: PEN17-0027 – Conditional Use Permit

Applicant: Smartlink on behalf of AT&T

Owner: Family Services Association of Western Riverside

Representative: Smartlink

Location: 21250 Box Springs Road

Case Planner: Jeff Bradshaw

Council District: 2

Proposal: PEN17-0027 - Conditional Use Permit for a 75' tall AT&T telecommunication facility with the tower element designed as a monopalm

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2017-25, and thereby:

1. **RECOGNIZE** that Conditional Use Permit PEN17-0027 will not have a significant effect on the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Categorical Exemption, CEQA Guidelines, Section 15332 for In-Fill Development, per CEQA Guidelines Section 15301; and

2. **APPROVE** Conditional Use Permit PEN17-0027, subject to the attached Conditions of Approval included as Exhibit A.

3. Case: PEN16-0157 – Conditional Use Permit
 - Applicant: Jigish Shah
 - Owner: MV MMP, Inc.
 - Representative: Jigish Shah
 - Location: North side of Eucalyptus Avenue and 650 feet east of Day Street
 - Case Planner: Jeff Bradshaw
 - Council District: 1

 - Proposal: PEN16-0157 - Conditional Use Permit for a four-story, 106 room hotel, within the Town Gate Center in the western portion of the City

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2017-26, and thereby:

1. **RECOGNIZE** that hotel improvement contemplated in Conditional Use Permit PEN16-0157 will not have a significant effect on the environment and therefore qualifies for an exemption within the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Categorical Exemption, CEQA Guidelines, Section 15332 for In-Fill Development; and
2. **APPROVE** Conditional Use Permit PEN16-0157 based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

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: This item was continued from the April 27, 2017 Planning Commission Agenda. 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, June 22, 2017 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.