
PLANNING COMMISSIONERS

BRIAN LOWELL
Chair

JEFFREY BARNES
Vice-Chair

RAY L. BAKER
Commissioner



JEFFREY SIMS
Commissioner

CARLOS RAMIREZ
Commissioner

PATRICIA KORZEC
Commissioner

VACANT
Commissioner

PLANNING COMMISSION

Special Meeting

Agenda

Thursday, February 9, 2017 at 7:00 PM
City Hall Council Chamber – 14177 Frederick Street

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

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.

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: Ironwood Village - General Plan Amendment, Change of Zone, Tentative Tract Map 37001, and Design Guidelines for a 181 Lot Single family Residential Development

Applicant: Global Investment & Development LLC

Owner: Ironwood 8 Properties LP

Representative: Anderson Consulting Engineers, Inc.

Location: Ironwood Avenue, east of Nason Street and west of Oliver Street (APN: 473-160-004)

Case Planner: Claudia Manrique

Council District: 2

Proposal: CONTINUANCE OF IRONWOOD VILLAGE - GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP 37001, AND DESIGN GUIDELINES FOR A 181 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following action:

APPROVE Resolution No. 2017-05, 2017-06, and 2017-07 and thereby **RECOMMEND** that the City Council:

1. **CERTIFY** a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA) Guidelines; and
2. **APPROVE** the Mitigation Monitoring and Reporting Program prepared for General Plan Amendment Application No. PEN16-0077 (PA15-0037), Change of Zone Application No. PEN16-0078 (PA15-0038), Tentative Tract Map 37001 Application No. PEN16-0079 (PA15-0039) and Plot Plan Application PEN16-

0080 (PA15-0040) for the Ironwood Village Design Guidelines pursuant to the California Environmental Quality Act (CEQA) Guidelines; and

3. **APPROVE** Resolution No. 2017- 05 and thereby **APPROVE** General Plan Amendment Application No. PEN16-0077 (PA15-0037); and
4. **APPROVE** Resolution No. 2017- 06 and thereby **APPROVE** Change of Zone Application No. PEN16-0078 (PA15-0038); and
5. **APPROVE** Resolution No. 2017- 07 and thereby **APPROVE** Tentative Tract Map 37001 and the Ironwood Village Design Guidelines, subject to the attached conditions of approval included as Exhibit A and attached design guidelines included as Exhibit B to Resolution 2017- 07.

OTHER COMMISSION BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

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