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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

## Special Meeting

### Agenda

Thursday, July 20, 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 - May 25, 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*

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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.*

*the Chairperson of the Commission and not to other members of the Commission, the applicant, the Staff, or the audience.*

## **NON-PUBLIC HEARING ITEMS**

### **PUBLIC HEARING ITEMS**

1. Case: PEN16-0153 – Mainstreet Transitional Care Facility
- Applicant: MS Moreno Valley, LLC
- Owner: Inland Land Group, LLC
- Representative: Albert A. Webb Associates
- Location: Southwest corner of Oliver Street and Filaree Avenue
- Case Planner: Jeff Bradshaw
- Council District: 4
- Proposal: Conditional Use Permit PEN16-0153 for Mainstreet Transitional Care Facility, a one-story, 57,000 square foot 90 room transitional care facility on a 7.12 acre site.

### **STAFF RECOMMENDATION**

- A. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2017-28 and thereby:
1. **CERTIFY** that the Mitigated Negative Declaration prepared for Conditional Use Permit PEN16-0153 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 Conditional Use Permit PEN16-0153, attached hereto as Exhibit B.
- B. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2017-29, and thereby:
1. **APPROVE** Conditional Use Permit PEN16-0153 based on the findings contained in this resolution, and subject to the conditions of approval included as Exhibit A.

2. Cases: PEN16-0001 (P15-036) Specific Plan Amendment  
 PEN16-0007 (PA15-0018) Tentative Parcel Map 36150  
 PEN16-0002 (P15-037) Environmental Impact Report  
 PEN16-0003, -04, -05, -06 (PA15-0014-0018) Plot Plans
- Applicant: Prologis
- Owner: Moorpark Country Properties
- Representative: Scott Mulkay
- Location: Krameria Avenue south to Cardinal Avenue between Heacock Street and Indian Street
- Case Planner: Julia Descoteaux
- Council District: 4

Proposal: Moreno Valley Logistics Center: The applicant is seeking approval of a Specific Plan Amendment to reduce required buffering and landscape requirements; and approval of a Tentative Parcel Map and four Plot Plans for development of 1,736,180 square feet of warehouse floor space configured in four separate buildings on property measuring a total of 89.4 acres

**STAFF RECOMMENDATION**

- A. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2017-16 and thereby recommends that the Moreno Valley City Council:
1. **CERTIFY** that the Final Environmental Impact Report PEN16-0002 (EIR, P15-036) for the Moreno Valley Logistics Center project 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 Final EIR and that the Final EIR reflects the City’s independent judgment and analysis; and
  2. **ADOPT** the Mitigation Monitoring and Reporting Program for the Final EIR for the proposed Moreno Valley Logistics Center project, attached hereto as Exhibit A; and

3. **ADOPT** the Facts, Findings and Statement of Overriding Considerations regarding the Final EIR for the Moreno Valley Logistics Center project, attached hereto as Exhibit B; and.
- B. Staff recommends that the Planning Commission **APPROVE** Resolutions No. 2017-18, 2017-19, and 2017-20 and thereby recommends that the Moreno Valley City Council:
1. **APPROVE** the Specific Plan Amendment to the Moreno Valley Industrial Area Specific Plan 208 (Resolution: 2017-18)  
And
  2. **APPROVE** Plot Plans PEN16-0003 (PA15-0014), PEN16-0004 (PA15-0015), PEN16-0005 (PA15-0016), and PEN16-0006 (PA15-0017), subject to the attached conditions of approval attached as Exhibits A, B, C and D (Resolution: 2017-19)
  3. **APPROVE** Tentative Parcel Map 36150, PEN16-0007 (PA15-0018), subject to the attached conditions of approval attached as Exhibit A (Resolution: 2017-20).

#### **OTHER COMMISSION BUSINESS**

#### **STAFF COMMENTS**

#### **PLANNING COMMISSIONER COMMENTS**

#### **ADJOURNMENT**

Next Meeting: Planning Commission Regular Meeting, August 24, 2017 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.