

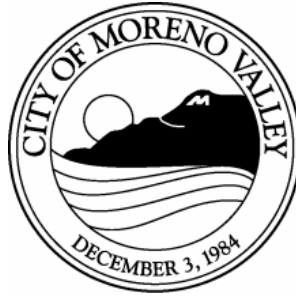
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**PLANNING COMMISSIONERS**

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RICK DE JONG  
Commissioner

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Commissioner

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Commissioner

MARIA MARZOEKI  
Commissioner

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# PLANNING COMMISSION AGENDA

Thursday, February 21, 2008

PLANNING COMMISSION MEETING – 7:00 P.M.

CITY OF MORENO VALLEY  
City Hall Council Chambers  
14177 Frederick Street  
Moreno Valley, California 92553

- 100 Call to Order
- 200 Roll Call
- 300 Pledge of Allegiance
- 400 Approval of Agenda
- 500 Public Advised of the Procedures to be Followed in the Meeting (on display at the rear of the room)
- 600 Comments by Any Member of the Public on Any Matter Which is Not Listed on the Agenda and Which is Within the Subject Matter Jurisdiction of the Commission

*The City of Moreno Valley complies with the Americans with Disabilities Act of 1990. If you need special assistance to participate in this meeting, please contact the City Clerk's office at (951) 413-3001 at least 48 hours prior to the meeting. The 48-hour notification will enable the City to make arrangements to ensure accessibility to this meeting.*

**700 Public Hearing Items**

**710**

**PA07-0119  
PA07-0120**

**Change of Zone  
General Plan Amendment**

Applicant: Palm Desert Development  
Owner: Professors Fund  
Representative: Kevin Manning  
Location: Southeast corner of Perris Boulevard and John F. Kennedy Drive.  
Proposal: Change of Zone and General Plan Amendment changing the land use of a 6.62 acre parcel from Neighborhood Commercial (NC) to Residential 20 (R20).  
Case Planner: Claudia Manrique

Recommendation: **APPROVE** Resolution No. 2008-05, and thereby:  
1. **RECOMMEND** that the City Council adopt a Negative Declaration for PA07-0119 (Change of Zone) and PA07-0120 (General Plan Amendment) in that this project will not result in significant environmental impacts; and,  
2. **RECOMMEND** that the City Council approve PA07-0119 (Change of Zone) and PA07-0120 (General Plan Amendment).

**720**

**PA07-0117**

**Plot Plan**

Applicant: K & S Property, LLC  
Owner: K & S Property, LLC  
Representative: Smith Consulting Architects  
Location: Northwest corner of Iris Avenue and Oliver Street.  
Proposal: Plot Plan for the construction of a 13,940 s. f. grocery store (Fresh & Easy) on an existing vacant 1.58 acre parcel located in the Neighborhood Commercial (NC) Zoning District.  
Case Planner: James Keller

Recommendation: **APPROVE** Resolution No. 2008-04, and thereby:  
1. **RECOGNIZE** that PA07-0117 (Plot Plan) as a minor modification to an existing facility, the project qualifies as a Class 1 Categorical Exemption (under Section 15332), and therefore is exempt from the California Environmental Quality Act; and,  
2. **APPROVE** PA07-0117 (Plot Plan) subject to the attached conditions of approval included as Exhibit A to the resolution.

730

**P08-003**

**Amended Plot Plan**

Applicant: Design Forum Architects  
Owner: Stoneridge Centre Partners  
Representative: Design Forum Architects  
Location: East of Nason Street, south side of SR 60.  
Proposal: Amended Master Plot Plan (P08-003) to allow site modifications of Pad 12, Parcel 16 of Master Plot Plan Stoneridge Towne Centre (PA05-0208) to allow for the addition of a drive through lane, minor parking lot adjustments and lot line adjustment for a proposed bank (Washington Mutual). Plot Plan Architectural review (PA07-0123) of the proposed 4,800 s. f. bank building to be located on Pad 12.

Case Planner: James Keller  
Recommendation: **APPROVE** Resolution No. 2008-03, and thereby:  
1. **RECOGNIZE** that the proposed Amended Master Plot Plan (P08-003) and PA07-0123 (Plot Plan) is within the scope of the original Mitigated Negative Declaration approved on March 9, 2006; and,  
2. **APPROVE** P08-003 (Amended Master plot plan) and PA07-0123 (Plot Plan) subject to the attached conditions of approval included as Exhibit A.

740

**PA07-0095  
PA07-0096**

**Change of Zone  
General Plan Amendment**

Applicant: Perris at Pentecostal, LLC  
Owner: Perris at Pentecostal, LLC  
Representative: Perris at Pentecostal, LLC  
Location: Area East of Indian Street, South of Santiago Drive, North of Iris Avenue, East of Perris Boulevard.  
Proposal: Request for a change in General Plan and Zoning designation of R5 (Residential 5) to P (Public) at March Middle School, from R5 (Residential 5) to R15 (Residential 15) and from R20 (Residential 20) to R15 (Residential 15) on the lots east of the two schools.  
Case Planner: Gabriel Diaz  
Recommendation: **INITIATE** a Change of Zone (PA07-0095) and General Plan Amendment (Pa07-0096) from R5 (Residential 5) to P (Public) at March Middle School, from R5 (Residential 5) to R15 (Residential 15) and from R20 (Residential 20) to R15 (Residential 15) for the parcels east of the school properties.

**800** Other Business

**810** Staff Comments

**900** Commissioners Comments

**1000** Adjournment