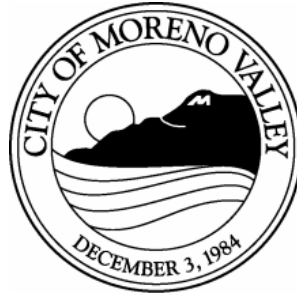

PLANNING COMMISSIONERS

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Vice Chair

MICHAEL S. GELLER
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Commissioner

BRUCE R. SPRINGER
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Commissioner

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Commissioner

PLANNING COMMISSION AGENDA

Thursday, June 26, 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

PA07-0079 Plot Plan (Option 1 – 2 Buildings)
PA07-0093 Plot Plan (Option 1 – 2 Buildings)
PA07-0080 Tentative Parcel Map No. 35672
PA08-0018 Plot Plan (Option 2 – 1 Building)
P07-121 Specific Plan Amendment

Applicant: First Industrial Realty Trust, Inc.
Owner: First Industrial Realty Trust, Inc.
Representative: Albert A. Webb and Associates
Location: Southwest corner of Iris Avenue and Indian Street.
Proposal: The proposed project is for an industrial complex with two buildings (796,171 sq. ft. and 679,554 sq. ft.) on 72.4 net acres. The Tentative Parcel Map will create two parcels. The Specific Plan Amendment will increase the landscape setbacks and reduce building setbacks in the residential buffer zone (area north of the Indian Street channel) in the Moreno Valley Industrial Specific Plan (SP 208). An alternative plan with one 1,560,046 sq. ft. building is also proposed.
Case Planner: Claudia Manrique

Recommendation: **APPROVE** Resolution No. 2008-26 and thereby:
1. **ADOPT** a Mitigated Negative Declaration for PA07-0079 and PA07-0093 (Plot Plans for Option 1 – 2 Buildings), PA07-0080 (Tentative Parcel Map 35672), PA08-0018 (Plot Plan for Option 2 – 1 Building) and P07-121 (Specific Plan Amendment), pursuant to the California Environmental Quality Act (CEQA) Guidelines; and,
2. **APPROVE** PA07-0079 and PA07-0093 (Plot Plans for Option 1 – 2 Buildings), PA07-0080 (Tentative Parcel Map 35672), PA08-0018 (Plot Plan for Option 2 – 1 Building) and P07-121 (Specific Plan Amendment) subject to the attached conditions of approval included as Exhibits A.

720

PA08-0007 Plot Plan

Applicant: Parkcrest Development
Owner: Parkcrest Development
Representative: Melissa Beeler
Location: 23031 Sunnymead Boulevard (APN: 292-250-015)
Proposal: Construction of a 2,203 square foot drive thru car wash facility with vacuums located behind the existing structure approximately 50 feet from the south property line in the Specific Plan 204 Community Commercial zone (SP 204-CC).
Case Planner: Julia Descoteaux

Recommendation:

APPROVE Resolution No. 2008-25 and thereby:

1. **RECOGNIZE** that PA08-0007 (Plot Plan) qualifies as an exemption in accordance with CEQA Guidelines, Section 15332 (In-Fill Development Projects); and,
2. **APPROVE** PA08-0007 (Plot Plan) subject to the attached conditions of approval included as Exhibit A.

800 Other Business

810 Approval of Minutes
May 22, 2008

820 Staff Comments

900 Commissioners Comments

1000 Adjournment