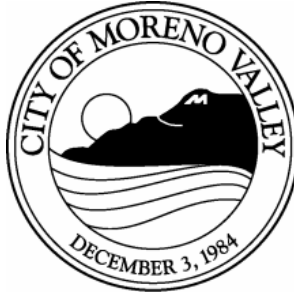

PLANNING COMMISSIONERS

MELI VAN NATTA
Chair

JEFFREY GIBA
Vice-Chair

RAY L. BAKER
Commissioner



VACANT
Commissioner

CARLOS RAMIREZ
Commissioner

BRIAN LOWELL
Commissioner

JEFFREY SIMS
Commissioner

PLANNING COMMISSION AGENDA

November 14, 2013

PLANNING COMMISSION MEETING – 7:00 P.M.

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC ADVISED OF THE PROCEDURES TO BE FOLLOWED IN THE MEETING

(ON DISPLAY AT THE REAR OF THE ROOM)

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 Mel Alonzo, ADA Coordinator at (951) 413-3027 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.

NON-PUBLIC HEARING ITEMS

1. [Recognition of Former Planning Commissioner: Amber Crothers, 2 Years of Dedicated Service](#)

APPROVAL OF MINUTES

1. [July 11, 2013](#)
2. [August 22, 2013](#)
3. [September 26, 2013](#)

PUBLIC HEARING ITEMS

1. Case Description: [P11-061 \(Specific Plan Amendment\)](#)
Applicant: Fritz Duda Company
Owner: Gateway Co. L.C.
Representative: John Loper
Location: Towngate Specific Plan (SP No. 200), in an area bounded by Eucalyptus Ave., Memorial Way and Gateway Dr.

Proposal: A Specific Plan Amendment to permit senior housing and conditionally permit hotels and assisted living facility uses within the existing Office Commercial land use district of the Towngate Specific Plan (SP200). Development and parking standards for the three uses as well as update existing handicap accessible parking standards are proposed within the Plan.

Case Planner: Mark Gross

Recommendation: **APPROVE** Resolution No. 2013-28 and thereby **RECOMMEND** that the City Council:
 1. **RECOGNIZE** that the proposed Specific Plan amendment is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Sections 15061 of the CEQA Guidelines, and;
 2. **APPROVE** P11-061 to amend Towngate Specific Plan No. 200 to permit senior housing facilities and conditionally permit hotels and assisted living facilities in the existing Office Commercial land use district, including development and parking standards for each, and an update to existing handicap accessible parking within the Plan area (Attachment 2).

REPORTS

- Case Description: [PA13-0003](#) (SR-60 East Corridor)

Location: East Portion of Highway 60 roughly from Nason Street to the Theodore Street from west to east and Hemlock Avenue to Eucalyptus Avenue from north to south.

Proposal: The SR60 East Corridor Study includes economic and land use study information for vacant and underutilized parcels within four (4) sub-areas along the eastern portion of State Route 60 within the Moreno Valley City Limits.

Recommendation: That the City Council **RECEIVE, ACCEPT** and **FILE** the SR-60 East Corridor Study.

OTHER BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT