

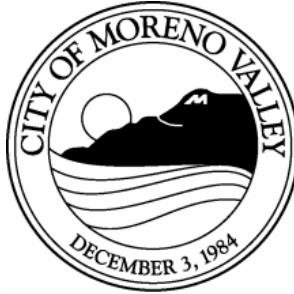
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**PLANNING COMMISSIONERS**

JEFFREY SIMS  
Chair

BRIAN LOWELL  
Vice-Chair

RAY L. BAKER  
Commissioner



JEFFREY BARNES  
Commissioner

CARLOS RAMIREZ  
Commissioner

VACANT  
Commissioner

MELI VAN NATTA  
Commissioner

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# PLANNING COMMISSION AGENDA

March 12, 2015

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**

**APPROVAL OF MINUTES**

1. January 8, 2015

**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**

*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 Mark Sambito, ADA Coordinator, at 951.413.3120 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

## NON-PUBLIC HEARING ITEMS

### PUBLIC HEARING ITEMS

1. Case Description: PA13-0063 (Plot Plan)  
P13-130 (Environmental Impact Report (EIR))  
Applicant: Kearny Real Estate Company  
Owner: Kearny Real Estate Company  
Representative: Jason Rosin, Kearny Real Estate Company  
Location: 17300 Perris Blvd (NEC of Perris Boulevard and Modular Way)  
Proposal: A Plot Plan for the construction of a 1,109,378 square foot warehouse building on 50.68 net acres with the demolition of the existing warehouse facility. The project site is in the Moreno Valley Industrial Area Specific Plan 208. Approval of this project will require the review and certification of an EIR.  
Case Planner: Claudia Manrique
- Recommendation:** APPROVE Resolution No. 2015-03 and Resolution No. 2015-04, and thereby:
  1. CERTIFY that Final Environmental Impact Report (EIR), P13-130, for the Modular Logistics Center on file with the Community & Economic Development Department, has been completed in compliance with the California Environmental Quality Act, the Planning Commission reviewed and considered the information contained in the Final EIR, and the Final EIR reflects the City's independent judgment and analysis as provided for in Planning Commission Resolution No. 2015-03.
  2. ADOPT the Findings and Statement of Overriding Considerations regarding the Final EIR for the Modular Logistics Center, attached hereto as Exhibit A to Resolution 2015-03.
  3. APPROVE the Mitigation Monitoring Program for the Final EIR for the proposed Modular Logistics Center, attached hereto as Exhibit B to Resolution 2015-03.
  4. APPROVE PA13-0063 Plot Plan, subject to the attached Conditions of Approval included as Exhibit A to Resolution 2015-04.

2. Case Description: PA14-0042 (Plot Plan)  
PA14-0043 (General Plan Amendment)  
PA14-0044 (Zone Change)
- Applicant: Latco Enterprises  
Owner: Jim Kimmel  
Representative: Pacific Development Solutions Group  
Location: Southeast corner of Eucalyptus Avenue and Edgemont Street
- Proposal: General Plan Amendment from Commercial (C) to Residential 20 (R20) and Zone Change from Community Commercial (CC) to Residential 20 (R20) for development of a Plot Plan for a 112 unit apartment project on 6.63 acres. The project proposes 14 two-story buildings with a mix of 1 and 2 bedroom units and with covered parking to include carports and garages.
- Case Planner: Jeff Bradshaw
- Recommendation:** APPROVE Resolution No. 2015-06 and thereby RECOMMEND that the City Council:
1. ADOPT a Mitigated Negative Declaration for General Plan Amendment application PA14-0043, pursuant to the California Environmental Quality Act (CEQA) Guidelines; and
  2. APPROVE General Plan Amendment application PA14-0043 based on the findings contained in this resolution, and as shown on the attachment included as Exhibit A.
- Recommendation:** APPROVE Resolution No. 2015-07 and thereby RECOMMEND that the City Council:
1. ADOPT a Mitigated Negative Declaration for Zone Change application PA14-0044, pursuant to the California Environmental Quality Act (CEQA) Guidelines; and
  2. APPROVE Zone Change application PA14-0044 based on the findings contained in this resolution, and as shown on the attachment included as Exhibit A.
- Recommendation:** APPROVE Resolution No. 2015-07 and thereby RECOMMEND that the City Council:
1. ADOPT a Mitigated Negative Declaration for Plot Plan application PA14-0042, pursuant to the California Environmental Quality Act (CEQA) Guidelines; and

2. APPROVE Plot Plan application PA14-0042 based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

**OTHER BUSINESS**

**STAFF COMMENTS**

**PLANNING COMMISSIONER COMMENTS**

**ADJOURNMENT**

**NEXT MEETING:**

*Planning Commission Regular Meeting, March 26, 2015 at 7:00 P.M., City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.*