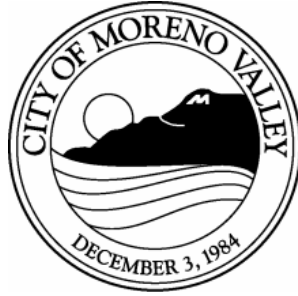

PLANNING COMMISSIONERS

BRIAN LOWELL
Chair

JEFFREY SIMS
Vice-Chair

RAY L. BAKER
Commissioner



JEFFREY BARNES
Commissioner

CARLOS RAMIREZ
Commissioner

PATRICIA KORZEC
Commissioner

MELI VAN NATTA
Commissioner

PLANNING COMMISSION Regular Meeting

Agenda

**Thursday, February 25, 2016 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

None

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

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.

NON-PUBLIC HEARING ITEMS

None

PUBLIC HEARING ITEMS

1.

Case: PA15-0042 (CUP)

Applicant: Verizon Wireless

Owner: Oasis Community Church

Representative: Smartlink LLC (James Rogers)

Location: 23750 Alessandro Blvd (Oasis Community Church)

Case Planner: Claudia Manrique

Council District: 5

Proposal: Conditional Use Permit (PA15-0042) for a new wireless facility

STAFF RECOMMENDATION

Recommend the Planning Commission **APPROVE** Resolution No. 2016-02.

1. **CERTIFY** that the proposed Verizon wireless telecommunications facility is exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 3 Categorical Exemption, CEQA Guidelines, Section 15303 for New Construction or Conversion of Small Structures; and
2. **APPROVE** Conditional Use Permit PA15-0042 based on the findings contained in Planning Commission Resolution 2016-02, subject to the conditions of approval included as Exhibit A of the Resolution.

2.

Case: P15-108

Applicant: Highland Fairview

Owner: Highland Fairview

Representative: Wayne Peterson

Location: South of Iris Avenue to Cactus Avenue

Case Planner: Julia Descoteaux

Council District: 3

RECOMMENDED ACTION

Recommendations:

1. That the Planning Commission recommends that the City Council accept the Aquabella Development Agreement Annual Report as submitted by Highland Fairview finding that the property owner has complied in good faith with the terms, obligations and conditions of the Aquabella Development Agreement, and
2. That the Planning Commission recommends that the City Council authorize the Mayor to sign the Extension of Term Agreement for the Aquabella Development Agreement to approve a five year extension of the Development Agreement extending the term to January 12, 2021, as provided for in Section 2.3.2 of the Development Agreement adopted by Ordinance No. 704.

Proposal: EXTENSION OF TERM FOR THE AQUABELLA DEVELOPMENT AGREEMENT FOR FIVE YEARS AS PROVIDED FOR IN THE AGREEMENT AND THE ANNUAL REVIEW OF THE AGREEMENT.

ALTERNATIVES

1. That the Planning Commission recommends that the City Council Accept the Aquabella Development Agreement Annual Report as submitted by Highland Fairview finding that the property owner has complied in good faith with the terms, obligations and conditions of the Aquabella Development Agreement, and **(Staff recommendation)**
2. That the Planning Commission recommends that the City Council Authorizes the Mayor to sign the Extension of Term (Attachment 1) Agreement for the Aquabella Development Agreement to approve a five year extension of the Development Agreement extending the term to January 12, 2021, as provided for in Section 2.3.2 of the Development Agreement adopted by Ordinance No. 704. **(Staff recommendation)**
3. That the Planning Commission recommends that the City Council Reject the Annual Report based on evidence that the developer is in default. **(Staff does not recommend this alternative)**

4. That the Planning Commission recommends that the City Council Reject the request for an Extension of Term of the Aquabella Development Agreement.
(Staff does not recommend this alternative)

5. That the Planning Commission recommends that the City Council Modify the request for an Extension of Term of the Aquabella Development Agreement for a period of less than five (5) years.
(Staff does not recommend this alternative)

OTHER COMMISSION BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Next Meeting: Planning Commission Regular Meeting, **March 24, 2016 at 7:00 P.M.**, City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553