

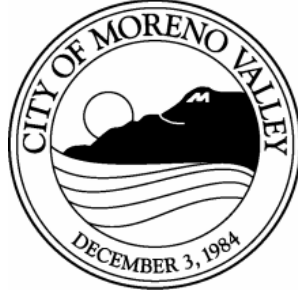
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**PLANNING COMMISSIONERS**

BRIAN LOWELL  
Chair

JEFFREY SIMS  
Vice-Chair

RAY L. BAKER  
Commissioner



JEFFREY BARNES  
Commissioner

CARLOS RAMIREZ  
Commissioner

PATRICIA KORZEC  
Commissioner

MELI VAN NATTA  
Commissioner

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# **PLANNING COMMISSION Regular Meeting**

## **Agenda**

**Thursday, October 8, 2015 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**

Planning Commission - Regular Meeting - May 14, 2015 7:00 PM

### **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.*

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*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 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

None

## PUBLIC HEARING ITEMS

1. Case: PA15-0028 – Tentative Parcel Map 36468  
Applicant: Continental East Fund III, LLC  
Owner: Continental East Fund III, LLC  
Representative: Continental East Fund III, LLC  
Location: Moreno Valley Ranch Specific Plan (SP #193),  
Northwest corner of Lasselle Street and Krameria  
Avenue  
Case Planner: Jeff Bradshaw  
Council District: 4  
  
Proposal: Applicant request for continuance to the October 22,  
2015 Planning Commission meeting for proposed  
Finance Map 36468. Tentative Parcel Map No. 36468  
proposes to create a three parcel subdivision for finance  
purposes for property located within the approved 217  
unit Continental Villages Project. The three parcels  
correspond to the three distinct residential product types  
located within the project. The Finance Map does not  
include any proposed development.

## STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following action:

1. **APPROVE** the applicant's request for a continuance of the public hearing for this item to the next regular Planning Commission meeting date of October 22, 2015.
2. Case: PA15-0009 (CUP)  
Applicant: Verizon Wireless  
Owner: Shinder Kaur and Parmjit Singh  
Representative: SAC Wireless (Dail Richard)

Location: 14058 Redlands Boulevard (Farm Market)  
Case Planner: Claudia Manrique  
Council District: 3  
  
Proposal: Conditional Use Permit (PA15-0009) for a new wireless communications facility.

**STAFF RECOMMENDATION**

Recommend the Planning Commission **APPROVE** Resolution No. 2015-25.

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 PA15-0009 based on the findings contained in Planning Commission Resolution 2015-25, subject to the conditions of approval included as Exhibit A of the Resolution.
3. Case: PA13-0032 – Plot Plan  
PA13-0033 – Tentative Parcel Map 36606  
PA13-0034 – Conditional Use Permit  
P13-071 - Environmental Impact Report  
  
Applicant: Kimley-Horn and Associates, Inc.  
Owner: Wal-Mart Real Estate Business Trust  
Representative: Kimley-Horn and Associates, Inc.  
Location: Southwest corner of Perris Boulevard and Gentian Avenue.  
Case Planner: Jeff Bradshaw  
Council District: 4  
  
Proposal: The South Moreno Valley Walmart project proposes a Plot Plan application for development of a retail store (Walmart) consisting of a total of 185,761 square feet and a single commercial outparcel. The development of the outparcel has been reviewed under a Conditional Use

Permit application for either a gas station with 16 fueling pumps, a 2,900-square-foot convenience store, and a drive-through car wash, or as a 3,500-square-foot fast food restaurant with drive through and a 3,200 square feet retail building. Development of the site will include an on-site detention basin and off-site roadway and utility improvements. The applicant is also seeking approval of Tentative Parcel Map No. 36606 to subdivide the project site into two parcels. Approval of this project will require certification of an Environmental Impact Report.

## **STAFF RECOMMENDATION**

Staff recommends that:

1. The Planning Commission **APPROVE** Resolution No. 2015-26 and thereby:
  - a. **CERTIFY** that the Environmental Impact Report (EIR) for the South Moreno Valley Walmart project (Attachments 9 and 10) has been completed in compliance with the California Environmental Quality Act; and
  - b. **ADOPT** the Findings and Statement of Overriding Considerations regarding the Final EIR for the South Moreno Valley Walmart project, attached hereto as Exhibit A to Resolution 2015-26; and
  - c. **APPROVE** the Mitigation Monitoring Program for the Final EIR for the proposed South Moreno Valley Walmart project, attached hereto as Exhibit B to Resolution 2015-26.
2. The Planning Commission **APPROVE** Resolution No's. 2015-27 and thereby:
  - a. **APPROVE** Tentative Parcel Map 36606 (PA13-0033), subject to the attached conditions of approval included as Exhibit A to Resolution 2015-27.
3. The Planning Commission **APPROVE** Resolution No. 2015-28 and thereby:
  - a. **APPROVE** Plot Plan PA13-0032, subject to the attached conditions of approval included as Exhibit A to Resolution 2015-28.
4. The Planning Commission **APPROVE** Resolution Nos. 2015-29 and thereby:
  - a. **APPROVE** Conditional Use Permit PA13-0034, subject to the attached conditions of approval included as Exhibit A to Resolution 2015-29.

## **OTHER COMMISSION BUSINESS**

## **STAFF COMMENTS**

## **PLANNING COMMISSIONER COMMENTS**

## **ADJOURNMENT**

Next Meeting: Planning Commission Regular Meeting, October 22, 2015 at 7:00 P.M.,  
City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno  
Valley, CA 92553.