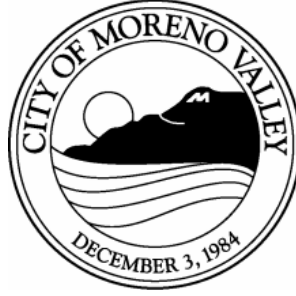

PLANNING COMMISSIONERS

JEFFREY BARNES
Chair

PATRICIA KORZEC
Vice-Chair

RAY L. BAKER
Commissioner



JEFFREY SIMS
Commissioner

BRIAN LOWELL
Commissioner

VACANT
Commissioner

VACANT
Commissioner

PLANNING COMMISSION

Regular Meeting

Agenda

Thursday, February 8, 2018 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 - Special Meeting - December 21, 2017 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.

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

- 1. General Plan Annual Report to be submitted to the State Office of Planning and Research (Report of: Community Development)

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2018-08 and thereby:

- 1. **CERTIFY** that the proposed General Plan Annual Report qualifies as an exemption in accordance with Section 15061 of the California Environmental Quality Act (CEQA) Guidelines; and
- 2. **RECOMMENDS** to the City Council that the January 1, 2017 to December 31, 2017 General Plan Annual Report is consistent with the requirements of Government Code Section 65400 with regard to reporting on status of the City General Plan and progress in its implementation, and is ready for submittal to the Office of Planning and Research and to the Department of Housing and Community Development by April 1, 2018.

PUBLIC HEARING ITEMS

- 2. Case: PEN16-0048 General Plan Amendment
PEN16-0049 Change of Zone
PEN16-0052 Parcel Map
PEN16-0053 Master Plot Plan
PEN16-0054-0055 Plot Plans (Medical Bld. 1&2)
PEN16-0056-0057 Conditional Use Permits
PEN17-0013 Phasing Plan

Applicant: Richard Torng, Galaxy Management Inc.

Owner: Galaxy Management Inc.

Representative: Charles Yu

Location: Southeast Corner of Brodiaea Avenue and Nason Street (486-290-036 & 486-280-037)

Case Planner: Julia Descoteaux

Council District: 3

Proposal: PROPOSED GENERAL PLAN AMENDMENT, CHANGE OF ZONE, PARCEL MAP, PLOT PLANS, CONDITIONAL USE PERMITS AND PHASING PLAN

FOR THE DEVELOPMENT OF A FIVE BUILDING
MIXED-USE MEDICAL CENTER CAMPUS

STAFF RECOMMENDATION

Staff recommends the Planning Commission **APPROVE** the following Resolution Nos. 2018-01 2018-02, 2018-03, 2018-04, 2018-05 and 2018-06 and thereby recommend that the Moreno Valley City Council:

Resolution: 2018-01

1. **CERTIFY** the Mitigated Negative Declaration prepared for the Majestic Moreno Valley project, inclusive of all related applications, on file with the Community Development Department, incorporated herein by this reference, which Mitigated Negative Declaration has been completed in compliance with the California Environmental Quality Act, and the information and findings contained in the Mitigated Negative Declaration, attached hereto as Exhibit A, reflects the City's independent judgment and analysis; and
2. **ADOPT** the Mitigation Monitoring and Reporting Program prepared for the proposed Majestic Moreno Valley project, attached hereto as Exhibit B; and

Resolution: 2018-02

3. **APPROVE** PEN16-0048, General Plan Amendment as shown on the attachment included as Exhibit A; and

Resolution: 2018-03

4. **APPROVE** PEN16-0049 Change of Zone as shown on the attachment included as Exhibit A; and

Resolution: 2018-04

5. **APPROVE** Tentative Parcel Map 36227, PEN16-0052, subject to the attached conditions of approval attached as Exhibit A.

Resolution: 2018-05

6. **APPROVE** PEN16-0053, Master Plot Plan, PEN16-0054 – PEN16-0055 Plot Plans and PEN17-0013, Phasing Plan subject to the attached Conditions of Approval attached as Exhibits A, B, C and D; and

Resolution: 2018-06

7. **APPROVE** PEN16-0056 – PEN16-0057 Conditional Use Permits, subject to the attached conditions of approval attached as Exhibits A and B.

OTHER COMMISSION BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting, February 22, 2018 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.