

---

**PLANNING COMMISSIONERS**

RICK DE JONG  
Chair

DOUGLAS W. MERKT  
Vice Chair

MICHAEL S. GELLER  
Commissioner



RICHARD DOZIER  
Commissioner

VACANT  
Commissioner

GEORGE RIECHERS  
Commissioner

MARIA MARZOEKI  
Commissioner

---

# PLANNING COMMISSION AGENDA

Thursday, January 15, 2009

PLANNING COMMISSION MEETING – 7:00 P.M.

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

- 100 Call to Order
- 200 Roll Call
- 300 Pledge of Allegiance
- 400 Approval of Agenda
- 500 Public Advised of the Procedures to be Followed in the Meeting (on display at the rear of the room)
- 600 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 the City Clerk's office at (951) 413-3001 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.*

700 Public Hearing Items

710

|           |                               |
|-----------|-------------------------------|
| PA07-0088 | Change of Zone                |
| PA07-0089 | General Plan Amendment        |
| PA07-0090 | Tentative Tract Map No. 35629 |
| P08-057   | Phasing Map                   |
| PA07-0091 | Plot Plan                     |
| P07-157   | Environmental Impact Report   |

(Continued from Planning Commission Meeting of January 8, 2009)

Applicant: Highland Fairview Inc.  
Owner: Highland Fairview Inc.  
Representative: Wayne Peterson  
Location: North side of future Eucalyptus Avenue (Fir Avenue), east of Redlands Boulevard, west of Theodore Street and south of Highway 60.

Proposal: Tentative parcel map for a 158 gross acre site (265.3 acres with offsite improvements and drainage) into 4 buildable parcels and 2 parcels for future freeway improvements, and a first phase plot plan for a 1,820,000 square foot distribution warehouse on 85 acres. The total project includes 2,620,000 square feet of building area. The project site, now in the BP (Business Park) and CC (Community Commercial) land use districts, proposes a change of zone to LI (Light Industrial) for proposed industrial uses and a General Plan Amendment to eliminate a planned multi-use trail along the Sinclair Street alignment, the adjustment land use for 2 CC land use district parcels (138 foot width reduction on the east parcel and 93 foot width increase on the west parcel).

Case Planner: Mark Gross

Recommendation: **1. PROVIDE** a policy recommendation to the City Council regarding the requested change in property zoning on a 104.9 acre portion of the project from BP (Business Park) to LI (Light Industrial) to allow industrial warehouse buildings greater than 50,000 square feet; and,

If a change in policy is recommended by the Planning Commission:

**2. APPROVE** Resolution Nos. 2009-01, 2009-02, 2009-03, and 2009-04 **RECOMMENDING** that the City Council **CERTIFY** the Environmental Impact Report (EIR), and **APPROVE** PA07-0088 (Change of Zone), PA07-0089 (General Plan Amendment), PA07-0090 (Plot Plan) and PA07-0091 (Tentative Parcel Map No. 35629) including phasing (P08-057) for the subdivision of a 158 acre site into six parcels (4 buildable and 2 for future freeway improvements) for a 2,620,000 square foot industrial/commercial development, including a plot plan for a 1,820,000 square foot warehouse industrial building (Phase 1), subject to all mitigation measures within the EIR, as well as findings included in the attached resolutions and conditions of approval, attached as Exhibit A to the resolutions.

**800** Other Business

**810** Staff Comments

**900** Commissioners Comments

**1000** Adjournment