

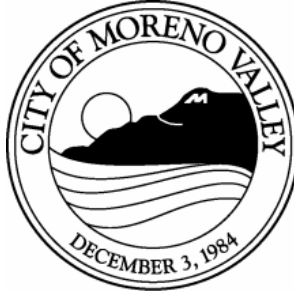
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**PLANNING COMMISSIONERS**

MARIA MARZOEKI  
Chair

GEORGE RIECHERS  
Vice-Chair

MICHAEL S. GELLER  
Commissioner



RICHARD DOZIER  
Commissioner

GEORGE SALAS, JR.  
Commissioner

RICK DE JONG  
Commissioner

RAY L. BAKER  
Commissioner

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# PLANNING COMMISSION AGENDA

Thursday, September 24, 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**

**P09-052  
P09-0343**

**Specific Plan Amendment  
Sign Program Amendment**

Applicant:  
Owner:

City of Moreno Valley Redevelopment Agency  
City of Moreno Valley Redevelopment Agency  
Moreno Valley Auto Mall

Representative:

Hogle-Ireland

Location:

East side of Moreno Beach Drive, south of Highway 60.

Proposal:

Amendment No. 5 to the Auto Mall Specific Plan (SP No. 209) to include the modification of an existing freeway pylon sign and entry tenant monument signs, the vacation of a portion of Motor Way, the addition of landscape parkways pop-outs and sidewalks, new driveways for a proposed vehicle display area on Motor Way and from northbound Moreno Beach Drive as well as other minor text changes to the Specific Plan and sign program. The original specific plan was adopted in 1988, while the entire site has been previously graded.

Case Planner:

Mark Gross

Recommendation:

**RECOMMEND** that the City Council **RECOGNIZE** that the proposed specific plan amendment qualifies for a categorical exemption pursuant to the California Environmental Quality Act (CEQA) Guideline Sections 15311, "Accessory Structures" and 15301, "Existing Facilities" and **APPROVE** Resolution No. 2009-30 for the fifth amendment to the Auto Mall Specific Plan No. 209 (P09-052) to modify an existing freeway pylon sign, vacate a portion of Motor Way, modify the existing streetscape to include landscape parkway pop-outs and sidewalks, include new driveways along Motor Way and from Moreno Beach Drive for a proposed vehicle display area and access purposes as well as other minor text changes and clean-up items to Specific Plan No. 209 and the approved sign program (P09-0343).

**720**

**PA08-0061**

**Plot Plan**

Applicant:

Samir Sadik

Owner:

Samir Sadik

Representative:

Jonathan Zane, Architect

Location:

24405 Sunnymead Boulevard

Proposal:

Plot Plan for the approval of a Commercial Retail and Office Center on 0.87 acres. The project includes a 12,544 square foot 2-story building located in the Specific Plan 204 Village Commercial Residential zone.

Case Planner: Julia Descoteaux

Recommendation: **APPROVE** Resolution No. 2009-29 and thereby:  
1. **RECOGNIZE** that PA08-0061 (Plot Plan) qualifies as an exemption in accordance with CEQA Guidelines, Section 15332 (In-Fill Development Projects); and,  
2. **APPROVE** PA08-0061 (Plot Plan) subject to the attached conditions of approval included as Exhibit A.

**730**

**PA08-0019**                      **Change of Zone**  
**PA08-0020**                      **General Plan Amendment**

Applicant: Winchester Associates, Inc.  
Owner: Joginder Kahlon  
Representative: David Slawson  
Location: Southwest corner of Day Street and Dracaea Avenue.  
(APNs: 263-180-007 & 263-180-080)  
Proposal: A General Plan Amendment proposing the existing General Plan designation be amended from Office & Residential to Community Commercial with a proposed Change of Zone from Office & Residential 15 to Neighborhood Commercial. The project consists of two lots with a total of 1.34 acres.  
Case Planner: Julia Descoteaux  
Recommendation: **DENY** Resolution No. 2009-28, thereby **DENYING** PA08-0020 (General Plan Amendment) and PA08-0019 (Change of Zone) with no action on the environmental required.

**800** Other Business

**810** Approval of Minutes  
**July 23, 2009**  
**August 13, 2009**

**820** Staff Comments

**900** Commissioners Comments

**1000** Adjournment