

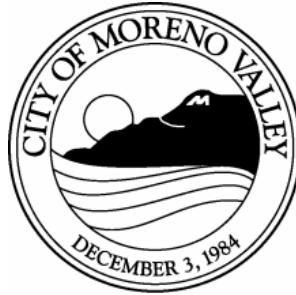
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**PLANNING COMMISSIONERS**

ALVIN DEJOHNETTE  
Chairperson

MATTHEW CHEN  
Vice Chairperson

JEFFREY SIMS  
Commissioner



OMAR COBIAN  
Commissioner

JOANN STEPHAN  
Commissioner

RAY BAKER  
Commissioner

VACANT  
Commissioner

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# PLANNING COMMISSION

## Special Meeting

### Agenda

Thursday, November 17, 2022 at 6:00 PM  
City Hall Council Chamber – 14177 Frederick Street

#### CALL TO ORDER

#### ROLL CALL

#### PLEDGE OF ALLEGIANCE

#### APPROVAL OF AGENDA

#### 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, members 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.*

#### PUBLIC COMMENTS

#### CONSENT CALENDAR

*All matters listed under Consent Calendar are considered to be routine and non-controversial, and may be enacted by one roll call vote. There will be no discussion of these items unless a member of the Planning Commission requests that an item be removed for separate action*

#### NON-PUBLIC HEARING ITEMS

No items for discussion.

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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 the ADA Coordinator, at 951.413.3350 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.*

## **PUBLIC HEARING ITEMS**

- 1.**       Case:                   PEN22-0103 - Conditional Use Permit  
Applicant:               Nabeel Qandah  
Property Owner:       Athanasios Zounatiotis  
Representative:       Nabeel Qandah  
Project Location:      13121 Perris Boulevard Unit D  
Case Planner:         Julia Descoteaux, Senior Planner  
Council District:      3  
Proposed Project:     Conditional Use Permit for a smoke shop within an existing tenant space in the Zono's Plaza. The Proposed Project is in the Sunnymead Village Specific Plan 204 Community Commercial Zoning District (SP204-CC)/Corridor Mixed Use (COMU) District.

CEQA:                   Categorically Exempt: Class 1 Exemption (Section 15301, Existing Facilities)
  
- 2.**       Case:                   PEN21-0203 - General Plan Amendment  
                          PEN21-0204 - Change of Zone  
                          PEN22-0162 - Conditional Use Permit  
                          PEN21-0199 - Tentative Tract Map  
Applicant:              D.R. Horton Los Angeles Holding Company, Inc.  
Property Owner:       Discovery Christian Church, Moreno Valley  
Representative:       Megan Kay Whieldon, D.R. Horton Los Angeles Holding Company, Inc.  
Project Location:      Northeast corner of Oliver Street and Brodiaea Avenue (APN: 486-240-010)  
Case Planner:         Kirt Coury, Contract Planner  
Council District:      3  
Proposed Project:     1) General Plan Amendment to change the land use designation from Residential 5 (R5) to Residential 10 (R10) with a density of 10 dwelling units per acre; 2) Change of Zone to change the existing zoning designation from Residential 5 (R5) District to Residential Single-Family 10 District (RS10) District, 3) Conditional Use Permit for a Single-Family Residential Planned Unit Development; and 4) Tentative Tract Map 38237 to subdivide 8.77 acres of vacant unimproved land into 67 single-family lots.

CEQA:                   Adopt Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

3. Case: PEN22-0232 - Municipal Code Amendments  
Applicant: City of Moreno Valley  
Case Planner: Sean P. Kelleher, Planning Official  
Council District: All Districts  
Proposal: The proposed Omnibus Municipal Code amendment includes various updates and text clean-ups for the purpose of clarifying and streamlining various development standards within Title 9 Planning and Zoning, which include Chapters 9.02 Permits and Approvals, 9.03 Residential Districts, 9.07 Special Districts, 9.08 General Development Standards, 9.09 Specific Use Development Standards, 9.11 Parking, Pedestrian and Loading Requirements, and 9.14 Land Divisions.
- CEQA: The proposed amendments are exempt from the California Environmental Quality Act in accordance with Section 15061(b)(3) of the CEQA Guidelines in that the amendments involve general policy and procedure making, and it can be seen with certainty that there is no possibility that the amendments will have a significant effect on the environment.

### **OTHER COMMISSION BUSINESS**

No items for discussion.

### **STAFF COMMENTS**

### **PLANNING COMMISSIONER COMMENTS**

### **ADJOURNMENT**

Planning Commission Regular Meeting Thursday, December 8th, 2022 at 6:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.