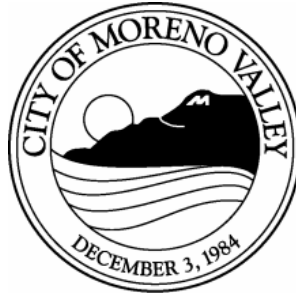

PLANNING COMMISSIONERS

ALVIN DEJOHNETTE
Chairperson

OMAR COBIAN
Vice Chairperson

JOANN STEPHAN
Commissioner



RAY BAKER
Commissioner

VACANT
Commissioner

VACANT
Commissioner

VACANT
Commissioner

PLANNING COMMISSION

Regular Meeting

Agenda

Thursday, July 13, 2023 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

1. Planning Commission Minutes – Regular Meeting – June 22, 2023 6:00 PM

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.

2. Street Vacation (LGL20-0025), a portion of Brodiaea Avenue located east of Lasselle Street. The project is exempt from California Environmental Quality Act (CEQA) under CEQA Guidelines pursuant to Section 15061(b)(3).

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Case: Conditional Use Permit (PEN23-0007)
- Applicant: Gerald Koh
- Property Owner: Talat Radwan
- Project Site: 24905 Sunnymead Boulevard, Suite G
- Case Planner: Danielle Harper-Scott, Associate Planner
- Council District: 1
- Proposed Project: The applicant is requesting approval of a Conditional Use Permit for an auto rental facility with vehicle storage located within the existing Sunnymead Plaza shopping center in the Specific Plan 204 Community Commercial, Community Mixed Use (COMU) District.
- CEQA: The Proposed Project is exempt from the California Environmental Quality Act as a Class 1 Categorical Exemption, 15301 Existing Facilities.
2. Case: Plot Plan (PEN22-0034)
- Applicant: Elias Alfata
- Property Owner: Michael Bros Estate Inc.
- Project Site: Southeast corner of Perris Boulevard and Delphinium Avenue (APN: 484-242-020)
- Case Planner: Gabriel Diaz, Associate Planner
- Council District: 3
- Proposed Project: Plot Plan to add one (1) new building with 12 residential units to the existing Tuscany Village Apartment Complex on an approximately 4.10-acre site in the Corridor Mixed Use (COMU) District.
- CEQA: The Proposed Project is exempt from the California Environmental Quality Act as a Class 32 Categorical Exemption, 15332 Infill Development.

3. Case: Master Plot Plan (PEN21-0289)
Plot Plans (PEN23-0081, PEN23-0082, and
PEN23-0083)
Conditional Use Permits (PEN20-0110, PEN20-
0111, and PEN03-0112)
Tentative Parcel Map No, 37942(PEN21-0288)
- Applicant: Winchester Associates
- Property Owner: MV Cactus 9
- Project Site: Northeast Corner of Nason Street and Cactus
Avenue (486-290-038)
- Case Planner: James Troyer, Contract Planner
- Council District: 3
- Proposed Project: The applicant is requesting approval of a
commercial office and retail development with
seven (7) buildings on approximately 8.4 acres.
- CEQA: Adopt Initial Study/Mitigated Negative Declaration
and Mitigation Monitoring and Reporting Program.

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting Thursday, July 27th at 6:00 P.M., City of
Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA
92553.