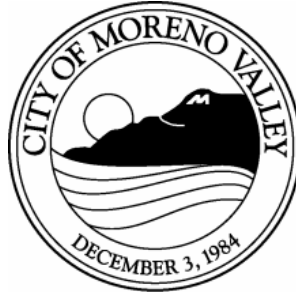

PLANNING COMMISSIONERS

ALVIN DEJOHNETTE
Chairperson

OMAR COBIAN
Vice Chairperson

JOANN STEPHAN
Commissioner



RAY BAKER
Commissioner

ERLAN GONZALEZ
Commissioner

DARYL C. TERRELL
Commissioner

DAVID ZEITZ
Commissioner

PLANNING COMMISSION

Regular Meeting

Agenda

Thursday, October 12, 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 – September 28, 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.

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Case: Tentative Parcel Map No. 38667 (PEN23-0031)
Applicant: Stantec
Property Owner: HF PROP
Representative: Stantec, Brianna Daniels
Project Site: The project site includes the area generally east of Redlands Boulevard, south of the SR-60 Freeway, west of Gilman Springs Road, and north of San Jacinto Wildlife Area
Case Planner: Kirt Coury, Contract Planner
Council District: 3
Proposed Project: Continued from September 28, 2023. Highland Fairview requests approval of Tentative Parcel Map No. 38667 for the subdivision of 887.3 acres of land into 14 numbered parcels and 80 lettered lots for public streets, private driveways, landscape, and access.
CEQA: Environmental clearance and analysis for the proposed application is provided by the Revised Final Environmental Impact Report (RFEIR) for the World Logistics Center approved by the City Council in June 2020 (State Clearinghouse No. 20122021045). In accordance with CEQA Guidelines Section 15162, the Project does not present a substantial change or new information that would require further CEQA analysis. The environmental impacts associated with development of the Project were contemplated by the certified Revised Final Environmental Impact Report, for the World Logistics Center and were fully analyzed and mitigated therein. No new CEQA documentation is necessary for the Project.

2. Case: Conditional Use Permit (PEN22-0014)
Tentative Tract Map No. 38264 (PEN22-0013)
Variance (PEN23-0013)
- Applicant: Pacifica Investments
- Property Owner: Passco Pacifica
- Project Site: Southeast corner of Cottonwood Avenue and Quincy Street (APN: 478-250-001)
- Case Planner: Gabriel Diaz, Associate Planner
- Council District: 3
- Proposed Project: A Conditional Use Permit for a Planned Unit Development and Tentative Tract Map No. 38264 to subdivide approximately 18.36 net acres into 55 residential lots, private streets, and a Variance for wall heights. Within the Residential 3 (R3) District.
- 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, October 26th at 6:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.