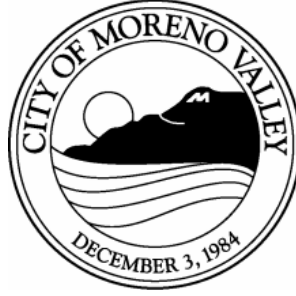

PLANNING COMMISSIONERS

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Chairperson

RAY L. BAKER
Vice Chairperson

JEFFREY SIMS
Commissioner



ALVIN DEJOHNETTE
Commissioner

JOANN STEPHAN
Commissioner

ROBERT HARRIS
Commissioner

RAFAEL BRUGUERAS
Commissioner

PLANNING COMMISSION Regular Meeting

Agenda

Thursday, December 10, 2020 at 7:00 PM

TELECONFERENCED MEETING

[Pursuant to Governor Executive Order N-29-20]

There Will Not Be a Physical Location for Attending the Meeting

The Public May Observe the Meeting and Offer Public Comment As Follows:

STEP 1

Install the Free Zoom App or Visit the Free Zoom Website at [<https://zoom.us/>](https://zoom.us/)

STEP 2

Get Meeting ID Number, Password and On the List to Speak by emailing zoom@moval.org or calling (951) 413-3206, no later than 6:00 p.m. on Thursday, December 10, 2020

STEP 3

Select Audio Source

Computer Speakers/Microphone

or

Telephone

STEP 4

Public Comments May be Made Via Zoom

During the Meeting, the Chairperson Will Explain the Process for Submitting Public Comments

ALTERNATIVE

If you do not wish to make public comments, you can view the meeting on Channel MVTV-3, the City's website at www.moval.org or YouTube

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 Guy Pegan, ADA Coordinator, at 951.413.3120 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.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC COMMENTS PROCEDURE

During the public comment period for each item, as well as during the public comment period for items not on the agenda, the clerk will call upon each person who is on the Zoom application that has requested to speak. Each member of the public wishing to speak will have a maximum of 3 minutes to speak on any agenda item, 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. Those wishing to speak should follow the teleconference procedures. If you are absent at the time your name is called, you will forfeit the opportunity to speak on the items.

PUBLIC COMMENTS ON ANY ITEM NOT ON THE AGENDA

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.

PUBLIC HEARING ITEMS

- 1. Case: PEN20-0066 -General Plan Amendment
PEN20-0067 -Change of Zone
PEN20-0063 -Tentative Tract Map 37909
PEN20-0065 -Conditional Use Permit for a
Planned Unit Development

(Continued from November 12, 2020)

Applicant: Passco Pacifica LLC

Property Owner: Maple Lane Group, LLC

Representative: Rafik Albert, EPD Solutions

Location: South side of Iris Avenue east of Perris Boulevard
APN. 312-020-025

Case Planner: Julia Descoteaux

Council District: 4

Proposal

The Application requests approval of the following entitlements for an 10.82-acre site: 1) General Plan Amendment (GPA) amending Figure 2-2 “Land Use Map” of the Moreno Valley General Plan to change the land use designation of the Project site from Residential 5 (R5) to Residential 10 (R10); 2) Change of Zone amending the City of Moreno Valley Zoning Atlas to rezone the Project site from Residential 5 (R5) District to Residential Single-Family 10 (RS10) District; 3) Tentative Tract Map 37909 to subdivide into eighty-one (81) single family lots; and 4) Conditional Use Permit for a Planned Unit Development with associated amenities and public improvements.

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting, December 24, 2020 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.