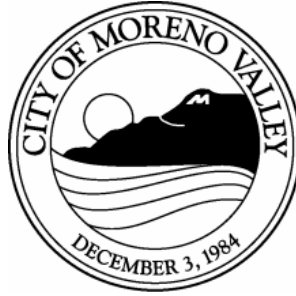

PLANNING COMMISSIONERS

PATRICIA KORZEC
Chairperson

ALVIN DEJOHNETTE
Vice Chairperson

JEFFREY SIMS
Commissioner



RAFAEL BRUGUERAS
Commissioner

OMAR COBIAN
Commissioner

VACANT
Commissioner

VACANT
Commissioner

PLANNING COMMISSION Regular Meeting

Revised Agenda

**Thursday, December 9, 2021 at 7:00 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 – November 29, 2021 7:00 PM
2. Cancellation of December 23, 2021 Planning Commission Meeting

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 48 hours before the meeting. The 48 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: PEN21-0077 Conditional Use Permit
Applicant: Pilot Company
Property Owner: NALA Prop
Representative: Pilot Company, c/o Brad Alsup
Location: Northwest corner of Redlands Boulevard and Eucalyptus Avenue (APN'S: 488-330-030, -035, -036, -037, and -038)
Case Planner: Jeff Bradshaw
Council District: 3
Proposal: Applicant is requesting a continuance of the public hearing for a Conditional Use Permit for the Pilot Travel Center to develop a 17.28-acre site with a 14,087-square foot travel center building with space for a drive-thru fast food restaurant, additional food service with a kitchen, retail store, driver amenities (e.g., restrooms, showers, laundry), and support/utility areas, fueling stations for passenger vehicles and trucks, and above ground fuel storage tanks.

2. Case: PEN21-0162 – Tentative Parcel Map 38209 for Finance and Conveyance Purposes Only
Applicant: Juan Quezada
Property Owner: Peter Weaver
Representative: James Rhynard Land Surveying
Location: Southeast corner of Redlands Boulevard and Kalmia Avenue (APN: 473-220-001)
Case Planner: Jeff Bradshaw
Council District: 2
Proposal: The Applicant is requesting approval of a Tentative Parcel Map 38209 (PEN21-0162) for Finance and Conveyance purposes only to subdivide an 11.49 acre parcel into 2 parcels. The proposed finance map will not create legal building sites upon which new development may occur. A future map for development purposes must be processed and recorded in order for any development on either of the parcels to occur.

3. Case: General Plan Amendment (PEN21-0113)
Change of Zone (PEN21-0114)
Plot Plan (PEN21-0112)
- Applicant: Rancho Belago Developers, Inc
Property Owner: Moreno Valley Housing Authority
Representative: James Jernigan
- Location: North of Cottonwood Avenue on the east side of Indian Street (APN: 482-161-026)
- Case Planner: Julia Descoteaux
Council District: 1
- Proposal: The Applicant is requesting the approval of the following entitlements for the development of Courtyards at Cottonwood Phase II which consists of a 32-unit affordable apartment complex located on a 1.61 acre site: 1) a General Plan Amendment (GPA) amending the City's General Plan from Public (P) to Residential 15 (R15); 2) a Change of Zone from Public (P) District to Residential 15 (R15) District and 3) a Plot Plan for a 32-unit affordable apartment complex.
4. Case: PEN21-0073 - Municipal Code Amendment
Applicant: City of Moreno Valley
Case Planner: Chris Ormsby
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, Chapter 9.02 Permits and Approvals, Chapter 9.03 Residential Districts, Chapter 9.05 Industrial Districts, Chapter 9.07 Special Districts, Chapter 9.08 General Development Standards, Chapter 9.09 Specific Use Development Standards, Chapter 9.11 Parking, Pedestrian and Loading Requirements, Chapter 9.14 Land Divisions, Chapter 9.15 Definitions, Chapter 9.16 Design Guidelines, and Chapter 9.17 Landscape and Water Efficiency Requirements, and additional comprehensive updates to Section 9.03.050 (Density bonus program for affordable housing) and Section 9.09.130 (Accessory dwelling units) consistent with State law and to further housing production.

OTHER COMMISSION BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT