
PLANNING COMMISSIONERS

ALVIN DEJOHNETTE
Chairperson

MATTHEW CHEN
Vice Chairperson

JEFFREY SIMS
Commissioner



OMAR COBIAN
Commissioner

VACANT
Commissioner
VACANT
Commissioner

VACANT
Commissioner

PLANNING COMMISSION Regular Meeting

Agenda

**Thursday, April 28, 2022 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 – April 14, 2022 7:00 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: PEN21-0254 (Conditional Use Permit)
Applicant: American Green Capital Group
Property Owner: William Cleek
Representative: Kevin Wolfe
Location: 24124 Sunnymead Boulevard (APN. 481-112-039)
Case Planner: Julia Descoteaux
Council District: 1
Proposal: Conditional Use Permit for the operation of a Cannabis Microbusiness, including retail sales, manufacturing, and distribution operations.

2. Case: Tentative Tract Map No. 34544 (PEN22-0010)
Plot Plan (PEN21-0127)
Applicant: Al Marshall, CitiVest
Property Owner: Cottonwood 939, LLC
Representative: Al Marshall, CitiVest
Location: Northside of Cottonwood Avenue, approximately 575 feet east of Perris Boulevard
Case Planner: Kirt Coury, Contract Planner
Council District: 3
Proposal: The Applicant is requesting approval of the following entitlements 1) Tentative Tract Map 34544 to subdivide 9.4 acres into air spaces for condominium purposes; and 2) a Plot Plan for the development of the Cottonwood Village project consisting of 23 four-plex buildings (92 attached multi-family units) with associated amenities and public improvements.

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting, on May 12, 2022 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.