
PLANNING COMMISSIONERS

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Commissioner



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Commissioner

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Commissioner

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Commissioner

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Commissioner

PLANNING COMMISSION

Regular Meeting

Agenda

Thursday, December 8, 2022 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

NON-PUBLIC HEARING ITEMS

No items for discussion.

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.

PUBLIC HEARING ITEMS

- 1.** Case: PEN22-0022 - Plot Plan
Applicant: Empire Construction Management, Inc.
Property Owner: FB Crystal Cove, LLC
Representative: Brian King, Empire Construction Management, Inc.
Project Site: Southwest corner of Alessandro Boulevard and Lasselle Street (APN: 484-030-028)

Case Planner: Claudia Manrique
Council District: 3
Proposed Project: A Plot Plan for a 192-unit apartment complex, on an 8-acre site.

CEQA: Adopt Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

- 2.** Case: PEN22-0056 - Tentative Tract Map 38363
Applicant: Jeff Tsalyuk
Property Owner: Miguel Pedrogo
Representative: Jeff Tsalyuk
Project Site: Northeast corner of Indian Street and Angella Way
Case Planner: Nader Khalil, Contract Planner
Council District: 4
Proposed Project: A Tentative Tract Map 38363 to subdivide 1.79 acres into eight (8) single-family lots in the Residential 5 (R5) Zoning District.

CEQA: Adopt a Notice of Exemption pursuant to Section 15332 (In-fill Development Projects).

- 3.** Case: PEN21-0216 - Tentative Tract Map
 PEN21-0215 - Plot Plan
Applicant: David Patton
Property Owner: Perris at Pentecostal, LLC.
Representative: David Patton, Perris at Pentecostal, LLC.
Project Site: Northeast corner of Iris Avenue and Emma Lane
Case Planner: Kirt Coury
Council District: 4

Proposed Project: A Tentative Tract Map No. 38064, to consolidate seven (7) parcels into five (5) parcels, and a Plot Plan for a 426-unit, 22 buildings, apartment complex, on an 18.05-acre site

CEQA: Adopt Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

4. Case: LGL21-0017 (Street Vacation)
- Applicant: San Diego Gas & Electric
- Property Owner: San Diego Gas & Electric
- Representative: Shane Ferber, Principal Real Estate Advisor, Support Services
- Location: Gato Del Sol Avenue at Virginia Street
- Case Engineer: Hoang Nguyen, Associate Engineer
- Council District: 3
- Proposed Project: Street vacation of a portion of Gato Del Sol Avenue 1600 feet westerly of Virginia Street and 1300 feet easterly of Virginia Street

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting Thursday, December 22 at 6:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.