
PLANNING COMMISSIONERS

ALVIN DEJOHNETTE
Chairperson

VACANT
Vice Chairperson

VACANT
Commissioner



OMAR COBIAN
Commissioner

JOANN STEPHAN
Commissioner

RAY BAKER
Commissioner

VACANT
Commissioner

PLANNING COMMISSION

Regular Meeting

Agenda

Thursday, April 27, 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 – April 13, 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: Specific Plan Amendment (PEN21-0168)
Tentative Parcel Map (PEN22-0061)
- Applicant / Property Owner: Moreno Valley Mall Holding, LLC
- Representative: Matt Ilbak, Moreno Valley Mall Holding, LLC
- Project Site: 22500 Town Circle, south of Route 60 on Town Circle and Centerpoint Drive west of Frederick Street (APNs: 291-110-032, 291-110-033, 291-110-034, 291-110-035)
- Case Planner: Lisa Edwards, Consultant Planner
- Council District: 1
- Proposed Project: A proposed revitalization and redevelopment of a portion of the existing Moreno Valley Mall.
- CEQA: Certify Final Subsequent Environmental Impact Report, and adopt Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program

- 2. Case: Plot Plan (PEN22-0029)
- Applicant: Empire Construction Management, Inc.
- Property Owner: FB Flamingo Bay MV, LLC
- Representative: Deborah Hull, Empire Construction Management, Inc.
- Project Site: South of Alessandro Boulevard, west of Lasselle Street, and north of Copper Cove Lane (APNs: 484-030-013 & 484-030-026)
- Case Planner: Gabriel Diaz
- Council District: 3
- Proposed Project: A Plot Plan for a 96-unit apartment complex, on an approximately 4.07-acre site.
- 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, April 27 at 6:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.