

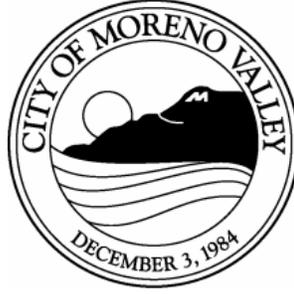
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**PLANNING COMMISSIONERS**

ALVIN DEJOHNETTE  
Chairperson

OMAR COBIAN  
Vice Chairperson

JOANN STEPHAN  
Commissioner



RAY BAKER  
Commissioner

VACANT  
Commissioner

VACANT  
Commissioner

VACANT  
Commissioner

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# PLANNING COMMISSION

## Regular Meeting

### Agenda

Thursday, June 8, 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*

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*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.*

1. Planning Commission Minutes – Regular Meeting – May 25, 2023 6:00 PM

**NON-PUBLIC HEARING ITEMS**

No items for discussion.

**PUBLIC HEARING ITEMS**

- 1. Case No.: General Plan Amendment (PEN20-0095)  
Change of Zone (PEN20-0096)  
CUP for a Planned Unit Development (PEN21-0066)  
Tentative Tract Map No. 38459 (PEN22-0127)
- Applicant: HengHou Group
- Representative: Jason Ackerman
- Property Owner: Shizao Zheng
- Project Site: East side of Morton Road, approximately 300 feet north of Jennings Court. APN 256-150-001
- Case Planner: Luis Lopez, Contract Planner
- Council District: 2
- Proposed Project: A General Plan Amendment, Change of Zone, Conditional Use Permit for a Planned Unit Development, and Tentative Tract Map No. 38459 for a 108-unit detached townhouse Planned Unit Development.
- 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, June 22 at 6:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.