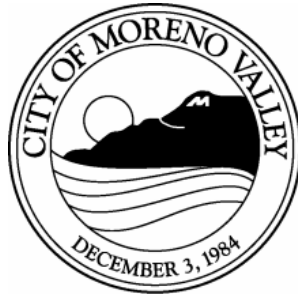

PLANNING COMMISSIONERS

ALVIN DEJOHNETTE
Chairperson

OMAR COBIAN
Vice Chairperson

JOANN STEPHAN
Commissioner

RAY BAKER
Commissioner



ERLAN GONZALEZ
Commissioner

DARYL C. TERRELL
Commissioner

DAVID ZEITZ
Commissioner

NICOLE TAYLOR
Alternate Commissioner

PLANNING COMMISSION

Regular Meeting

Agenda

Thursday, February 8, 2024 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. Annual Progress Report as Required by Government Code 65400 (PEN24-0001)

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: General Plan Amendment (PEN22-0159)
Change of Zone (PEN22-0158)
Conditional Use Permit (PEN22-0157)
Tentative Tract Map 38458 (PEN22-0156)

Applicant Property Owner: South of Iris 2021, LLC

Representative: David Patton

Location: South side of Iris Avenue, east of Indian Street

Case Planner: Oliver Mujica, Contract Planner

Council District: 4

Proposal: A General Plan Amendment, Change of Zone, Conditional Use Permit, and Tentative Tract Map 38458, to subdivide approximately 9.42 acres for a Planned Unit Development comprised of 78 detached single-family residences.

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

2. Case: General Plan Amendment (PEN23-0072)
Change of Zone (PEN23-0071)
Conditional Use Permit (PEN23-0070)
Tentative Tract Map 38702 (PEN23-0069)

Applicant: David Patton

Property Owner: David Patton, Mark Patton, Tracey Duesler, and Michael and Karen Patton

Location: Southeast corner of Goya Avenue and Indian Street

Case Planner: Oliver Mujica, Contract Planner

Council District: 4

Proposal: A General Plan Amendment, Change of Zone, Tentative Tract Map 38702, and Conditional Use Permit to subdivide approximately 13.73 acres for a Planned Unit Development comprised of 131 detached single-family residences.

CEQA Determination: 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, February 22 at 6:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.