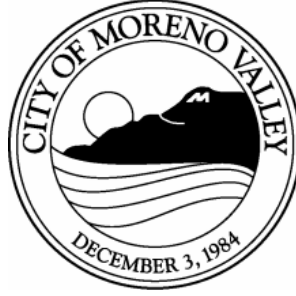

PLANNING COMMISSIONERS

ALVIN DEJOHNETTE
Chairperson

OMAR COBIAN
Vice Chairperson

DARYL C. TERRELL
Commissioner



DAVID ZEITZ
Commissioner

JOANN STEPHAN
Commissioner

RAY BAKER
Commissioner

ERLAN GONZALEZ
Commissioner

PLANNING COMMISSION

Regular Meeting

Revised Agenda

Thursday, February 22, 2024 at 6:00 PM
City Hall Council Chamber – 14177 Frederick Street

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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

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.

Planning Commission Minutes – Regular Meeting – November 9, 2023 6:00 PM

Planning Commission Minutes – Regular Meeting – January 11, 2024 6:00 PM

Planning Commission Minutes – Regular Meeting – February 8, 2024 6:00 PM

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Case: Conditional Use Permit (PEN23-0068)
Applicant: Christopher Francis Studios LLP
Property Owner: Alessandro Group, LLC
Project Site: 23750 Alessandro Boulevard, Suites G and H (APNs: 296-280-017 and 296-300-008)
Case Planner: Danielle Harper-Scott, Senior Planner
Council District: 1
Proposed Project: The applicant is requesting approval of a Conditional Use Permit to permit a charter school within the Alessandro Plaza Shopping Center.
CEQA Determination: Conditional Use Permit (PEN23-0068) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities), Section 15332 (Class 32, In-fill Development Projects), and Section 15061(b)(3).

2. Case: Conditional Use Permit (PEN22-0251)
Applicant: Dan Zaharoni
Property Owner: Isaac Zaharoni
Project Site: South side of Box Springs Road, west of Day Street (APN: 291-050-048)
Case Planner: Juan Galvan, Contract Planner
Council District: 2

- Proposed Project: A Conditional Use Permit for the development of a self-storage facility with outdoor vehicle/RV storage, located on a 3.11-acre vacant site.
- CEQA Determination: Categorically Exempt from the California Environmental Quality Act (CEQA), under CEQA Guidelines Section 15332, Class 32 (Infill Development Projects).
- 3. Case:** Tentative Tract Map 38676 for Condominium Purposes (PEN23-0016)
Plot Plan (PEN23-0017)
- Applicant/Property Owner: Cyrus Opportunity Fund II LP
- Representative: Rick Fujimoto
- Location: North side of Myers Avenue between Heacock Street and Indian Street
- Case Planner: John Moreno, Contract Planner
- Council District: 1
- Proposed Project: A Plot Plan and Tentative Tract Map 38676 to develop a sixteen (16) unit multi-family residential Condominium project on 0.91 acres.
- CEQA Determination: The Project is Exempt from the California Environmental Quality Act (CEQA), under CEQA Guidelines Section 15332, Class 32 (In-fill Development Projects).

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting Thursday, March 14th at 6:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.