
PLANNING COMMISSIONERS

ALVIN DEJOHNETTE
Chairperson

MATTHEW CHEN
Vice Chairperson

JEFFREY SIMS
Commissioner



OMAR COBIAN
Commissioner

JOANN STEPHAN
Commissioner

RAY BAKER
Commissioner

VACANT
Commissioner

PLANNING COMMISSION

Regular Meeting

Agenda

Thursday, March 9, 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 – February 23, 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: Tentative Parcel Map 38325 (PEN21-0327)
Master Plot Plan (PEN21-0325)
Plot Plan (PEN21-0326)

Applicant: Compass Danbe Real Estate Partners
Property Owner: CDRE Holdings 21, LLC
Representative: Vicky Valenzuela
Project Site: East side of Old 215 Frontage Road south of Cottonwood Avenue (APN's 263-190-012, 014 through 019 and 036)

Case Planner: Julia Descoteaux, Senior Planner
Council District: 1
Proposed Project: A Tentative Parcel Map 38325 (PEN21-0327) for the subdivision of approximately 7.94 acres of land into two (2) lots, and two Plot Plans (PEN21-0325) and (PEN21-0326) for the development of two (2) approximately 49,815 square foot light industrial buildings with associated improvements in the Business Park (BP) District.

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

2. Case: Tentative Parcel Map No. 38395 (PEN22-0051)
Plot Plan (PEN22-0052)
Plot Plan (PEN22-0054)

Applicant: Patriot Partners, Inc.
Property Owner: Olinger Riverside LTD Partnership
Representative: Kevin Rice, Patriot Partners, Inc.
Project Site: Southwest corner of Alessandro Boulevard and Heacock Street (APN: 297-170-090)

Case Planner: Kirt Coury, Contract Planner
Council District: 1
Proposed Project: A Tentative Parcel Map (PEN22-0051), for the subdivision of approximately 3.8 acres of land into two (2) lots, a Plot Plan (PEN22-0052), for a new 36,843 square foot light industrial building, and a Plot Plan (PEN22-0054), a new 32,526 square foot light industrial building.

CEQA: Exempt from California Environmental Quality Act (CEQA) under CEQA Guidelines as a Class 32 Exemption (Section 15332, Infill Development)

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting Thursday, March 23 at 6:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.