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**PLANNING COMMISSIONERS**

ALVIN DEJOHNETTE  
Chairperson

VACANT  
Vice Chairperson

OMAR COBIAN  
Commissioner



JOANN STEPHAN  
Commissioner

RAY BAKER  
Commissioner

VACANT  
Commissioner

VACANT  
Commissioner

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# PLANNING COMMISSION

## Regular Meeting

### Agenda

Thursday, May 11, 2023 at 6:00 PM  
City Hall Council Chamber – 14177 Frederick Street

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**SELECTION OF VICE-CHAIRPERSON**

**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 – April 27, 2023 6:00 PM

**NON-PUBLIC HEARING ITEMS**

No items for discussion.

**PUBLIC HEARING ITEMS**

1. Case: Plot Plan (PEN22-0084)  
 Applicant / Representative: Boa Pham  
 Property Owner: But Nguyen  
 Project Site: East side of Perris Boulevard between Filaree Avenue and Gentian Avenue (APN: 486-091-005)  
 Case Planner: Juan Galvan, Contract Planner  
 Council District: 4  
 Proposed Project: A Plot Plan for a three-unit multi-family residential apartment project.  
 CEQA: Exempt from California Environmental Quality Act (CEQA) under CEQA Guidelines as a Class 32 Exception (Section 15332, Infill Development)

2. Case: Plot Plan (PEN22-0256)  
 Applicant: Sagemont Hotels  
 Property Owner: Moreno Beach Hospitality  
 Representative: Hiral Patel  
 Project Site: North side of Eucalyptus Avenue (APN(s): 488-400-041, -042, & -043)  
 Case Planner: Claudia Manrique, Associate Planner  
 Council District: 3  
 Proposed Project: A Plot Plan for a 75,847 square foot, 4-story hotel within Stoneridge Towne Centre.  
 CEQA: Exempt from California Environmental Quality Act (CEQA) under CEQA Guidelines as a Class 32 Exception (Section 15332, Infill Development)

3. Case: Municipal Code Amendment (PEN23-0047)  
 Applicant: City of Moreno Valley  
 Case Planner: Danielle Harper-Scott, Associate Planner  
 Council District: All Districts  
 Proposed Project: The proposed Omnibus Municipal Code amendment includes various updates and text clean-ups for the purpose of complying with State Law and clarifying and streamlining various development standards within Title 9 (Planning and Zoning), including Chapter 9.02 (Permits and Approvals), Chapter 9.03 (Residential Districts), Chapter 9.04 (Commercial Districts), Chapter 9.09 (Specific Use Development Standards), and Chapter 9.15 (Definitions) of the Moreno Valley Municipal Code
- CEQA: The Proposed amendments are exempt from the California Environmental Quality Act in accordance with Section 15061(b)(3) of the CEQA Guidelines in that the amendments involve general policy and procedure making, and it can be seen with certainty that there is no possibility that the amendments will have a significant effect on the environment.

**OTHER COMMISSION BUSINESS**

No items for discussion.

**STAFF COMMENTS**

**PLANNING COMMISSIONER COMMENTS**

**ADJOURNMENT**

Planning Commission Regular Meeting Thursday, May 25th at 6:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.