

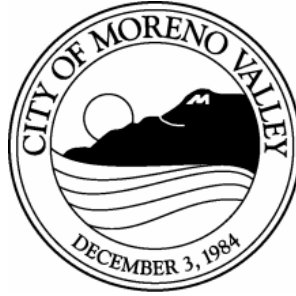
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**PLANNING COMMISSIONERS**

PATRICIA KORZEC  
Chairperson

RAY L. BAKER  
Vice Chairperson

JEFFREY SIMS  
Commissioner



ALVIN DEJOHNETTE  
Commissioner

JOANN STEPHAN  
Commissioner

ROBERT HARRIS  
Commissioner

RAFAEL BRUGUERAS  
Commissioner

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# PLANNING COMMISSION Regular Meeting

## Agenda

Thursday, November 12, 2020 at 7:00 PM

TELECONFERENCED MEETING  
[Pursuant to Governor Executive Order N-29-20]

There Will Not Be a Physical Location for Attending the Meeting

**The Public May Observe the Meeting and Offer Public Comment As Follows:**

### **STEP 1**

Install the Free Zoom App or Visit the Free Zoom Website at [<https://zoom.us/>](https://zoom.us/)

### **STEP 2**

Get Meeting ID Number and Password by emailing [zoom@moval.org](mailto:zoom@moval.org) or  
calling (951) 413-3206, no later than 6:00 p.m. on  
Thursday, November 10, 2020

### **STEP 3**

**Select Audio Source**

*Computer Speakers/Microphone or Telephone*

### **STEP 4**

**Public Comments May be Made Via Zoom**

*During the Meeting, the Planning Commission Chair Will Explain the Process for Submitting  
Public Comments*

### **ALTERNATIVE**

If you do not wish to make public comments, you can view the meeting on Channel MVTV-3, the  
City's website at [www.moval.org](http://www.moval.org) or YouTube

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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 Guy Pegan, ADA Coordinator, at 951.413.3120 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.*

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**PUBLIC COMMENTS PROCEDURE**

*During the public comment period for each item, as well as during the public comment period for items not on the agenda, the clerk will call upon each person who is on the Zoom application that has requested to speak. Each member of the public wishing to speak will have a maximum of 3 minutes to speak on any agenda item, 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. Those wishing to speak should follow the teleconference procedures. If you are absent at the time your name is called, you will forfeit the opportunity to speak on the items.*

**PUBLIC COMMENTS ON ANY ITEM NOT ON THE AGENDA**

**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 – October 22, 2020 7:00 PM

**NON-PUBLIC HEARING ITEMS**

No items for discussion.

**PUBLIC HEARING ITEMS**

- 1. Case: PEN20-0066 - General Plan Amendment  
PEN20-0067 - Change of Zone  
PEN20-0063 - Tentative Tract Map 37909  
PEN20-0065 - Conditional Use Permit for a  
Planned Unit Development
- Applicant: Passco Pacifica LLC
- Property Owner: Maple Lane Group, LLC
- Representative: Rafik Albert, EPD Solutions
- Location: South side of Iris Avenue east of Perris Boulevard  
APN. 312-020-025
- Case Planner: Julia Descoteaux
- Council District: 4

Proposal The application requests approval of the following entitlements for an 10.82-acre site: 1) a General Plan Amendment (GPA) amending Figure 2-2 “Land Use Map” of the Moreno Valley General Plan to change the land use designation of the Project site from Residential 5 (R5) to Residential 10 (R10); 2) a Change of Zone amending the City of Moreno Valley Zoning Atlas to rezone the Project site from Residential 5 (R5) District to Residential Single-Family 10 (RS10) District; 3) a Tentative Tract Map 37909 to subdivide into eighty-one (81) single family lots; and 4) a Conditional Use Permit for a Planned Unit Development with associated amenities and public improvements.

- 2.** Case: PEN19-0244 - Amended Tentative Tract Map 33436  
PEN19-0245 - Variance for wall heights
- Applicant: Nick Streeter of Adams Streeter Civil Engineers, Inc.
- Property Owner Kester Street, LLC
- Representative Nick Streeter of Adams Streeter Civil Engineers, Inc.
- Location: Northwest corner of Ironwood Avenue and Lasselle Street (APN’S: 474-200-014 and 025)
- Zoning: Residential 5 (R5) District
- Case Planner: Gabriel Diaz
- Council District: 2

Proposal A proposal to amend Tentative Tract Map (TTM No. 33436) to reduce the number of lots from 105 to 104 and modify project grading; and a Variance application to increase the height of a combined retaining and freestanding wall from 8 feet to 21 feet adjacent to Palm Middle School.

- 3.** Case: PEN19-0206 - General Plan Amendment  
PEN19-0207 - Change of Zone  
PEN19-0204 - Conditional Use Permit – Drive

Through Restaurant with Outdoor Seating  
PEN19-0205 - Conditional Use Permit – Fueling  
Station with Convenience Store with Beer and Wine  
Sales

Applicant: Cadence Acquisition LLC

Property Owner John David Monjazi and Jonathan J Monjazi

Representative Greg Fick

Location: Northeast corner of Perris Boulevard at Dracaea Avenue

Case Planner: Julia Descoteaux

Council District: 3

Proposal: The Applicant is requesting approval of the following entitlements for an 2.04-acre site: 1) a General Plan Amendment (GPA) amending Figure 2-2 “Land Use Map” of the Moreno Valley General Plan to change the land use designation of the Project site from Residential/ Office (R/O) to Commercial (C); 2) a Change of Zone amending the City of Moreno Valley Zoning Atlas to rezone the project site from Office (O) District and Office Commercial (OC) District to Community Commercial (CC) District; 3) a Conditional Use permit for a vehicle fueling station and convenience store; and 4) a Conditional Use Permit for a drive-through restaurant with outdoor seating.

- 4.** Case: PEN20-0189 - Municipal Code Amendment
- Applicant: City of Moreno Valley
- Case Planner: Sean P. Kelleher
- Council District: Citywide
- Proposal Municipal Code Amendments amending various sections within Title 9 Planning and Zoning: Chapter 9.02 Permits and Approvals, Chapter 9.09 Specific Use Development Standards, Chapter 9.11 Parking, Pedestrian and Loading Requirements, and Chapter 9.12 Sign Regulations.

**OTHER COMMISSION BUSINESS**

No items for discussion.

**STAFF COMMENTS**

**PLANNING COMMISSIONER COMMENTS**

**ADJOURNMENT**

Planning Commission Regular Meeting, November 26, 2020 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.