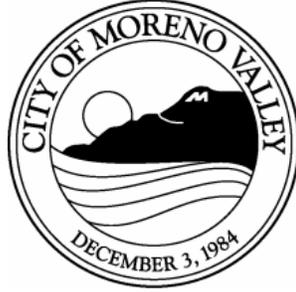

PLANNING COMMISSIONERS

PATRICIA KORZEC
Chairperson

ALVIN DEJOHNETTE
Vice Chairperson

JEFFREY SIMS
Commissioner



RAFAEL BRUGUERAS
Commissioner

VACANT
Commissioner

VACANT
Commissioner

VACANT
Commissioner

PLANNING COMMISSION

Regular Meeting

Agenda

Thursday, July 22, 2021 at 7:00 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 all will be enacted by one roll call vote. There will be no discussion of these items unless Members of the Planning Commission request specific items be removed from the Consent Calendar 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 951.413.3120 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.

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Case: PEN20-0141 – Plot Plan
PEN20-0142 – Conditional Use Permit

Applicant: Nancy Kaskas of Go Fresh, LLC

Property Owner: HI Speed, LLC

Representative: Alex Irshaid of RamCam

Location: Southeast corner of Sunnymead Blvd. and Graham St.

Case Planner: Gabriel Diaz

Council District: 1

Proposal: A Plot Plan for a 8,624 square foot multi-tenant retail building with a 999 square foot hydrogen equipment room, fueling stations with canopy, and a 2,485 square foot carwash building with 17 vacuum stations and Conditional Use Permit for the gasoline, propane, and hydrogen fuel service station use, accessory convenience store use (5,006 sq.ft. of the multi-tenant retail building), and carwash with vacuum stations uses.

2. Case: PEN21-0086 Conditional Use Permit

Applicant: InSite Development Services, LLC.

Property Owner: MCA Stoneridge, LLC

Representative: Ryan Solum

Location: Stoneridge Town Center (488-400-008)

Case Planner: Julia Descoteaux

Council District: 3

Proposal

Conditional Use Permit for an approximately 2,348 square foot fast food drive-through restaurant located in the existing Stoneridge Town Center.

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

To the next Planning Commission Regular Meeting, August 12, 2021 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.