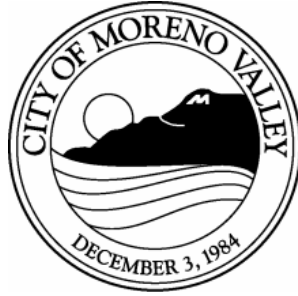

PLANNING COMMISSIONERS

PATRICIA KORZEC
Chairperson

ALVIN DEJOHNETTE
Vice Chairperson

JEFFREY SIMS
Commissioner



RAFAEL BRUGUERAS
Commissioner

OMAR COBIAN
Commissioner

VACANT
Commissioner

VACANT
Commissioner

PLANNING COMMISSION Special Meeting

Agenda

Thursday, November 18, 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, member 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.

1. Planning Commission Minutes – Regular Meeting – October 28, 2021 7:00 PM

NON-PUBLIC HEARING ITEMS

No items for discussion

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.

PUBLIC HEARING ITEMS

1. Case: PEN21-0167 Variance
Applicant: Frontier Communities
Property Owner: Frontier Communities
Representative: Tara Mitchell
Location: North side of Brodiaea Avenue and on the west side of Quincy Street (478-080-014 & 478-080-015)
Case Planner: Nader Khalil (Contract Planner)
Council District: 3
Proposal: Variance to allow an increase of on-site exterior retaining wall heights not exceeding six feet (6') in height within an approved 45 unit single-family residential project.

2. Case: PEN21-0095 Conditional Use Permit
PEN21-0096 Plot Plan
Applicant: LCG MVD, LLC
Property Owner: LCG MVD, LLC
Representative: Ryan Martin
Location: Northeast corner of Heacock Street and Hemlock Avenue
Case Planner: Julia Descoteaux
Council District: 1
Proposal: A Conditional Use Permit (PEN21-0095) and a Plot Plan (PEN21-0096) for the construction and operation of a 7-Eleven with a 16-pump fueling station and an approximately 4,088 square foot convenience store with alcohol sales.

OTHER COMMISSION BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

To the next Planning Commission Regular Meeting, Thursday, November 25, 2021 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.