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**PLANNING COMMISSIONERS**

PATRICIA KORZEC  
Chairperson

ALVIN DEJOHNETTE  
Vice Chairperson

JEFFREY SIMS  
Commissioner



RAFAEL BRUGUERAS  
Commissioner

OMAR COBIAN  
Commissioner

VACANT  
Commissioner

VACANT  
Commissioner

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# PLANNING COMMISSION

## Regular Meeting

### Revised Agenda

Monday, November 29, 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 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 28, 2021 7:00 PM

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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 48 hours before the meeting. The 48-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: PEN21-0167 Variance  
Applicant: Frontier Communities  
Property Owner: Frontier Communities  
Representative: Tara Mitchell  
Location: North side of Brodiaea Avenue west of Quincy Channel.  
Case Planner: Nader Khalil  
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**

No items for discussion.

## **STAFF COMMENTS**

## **PLANNING COMMISSIONER COMMENTS**

## **ADJOURNMENT**

To the next Planning Commission Regular Meeting, Thursday, December 09, 2021 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.

Date Posted: **November 19, 2021**