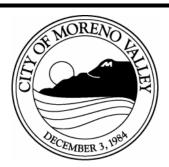
PLANNING COMMISSIONERS

PATRICIA KORZEC Chairperson

ALVIN DEJOHNETTE Vice Chairperson

JEFFREY SIMS Commissioner



RAFAEL BRUGUERAS Commissioner

> OMAR COBIAN Commissioner

> > VACANT Commissioner

VACANT Commissioner

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

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