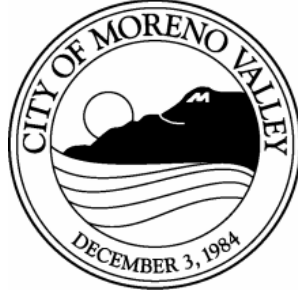

PLANNING COMMISSIONERS

PATRICIA KORZEC
Chairperson

ALVIN DEJOHNETTE
Vice Chairperson

JEFFREY SIMS
Commissioner



RAFAEL BRUGUERAS
Commissioner

OMAR COBIAN
Commissioner

VACANT
Commissioner

VACANT
Commissioner

PLANNING COMMISSION

Regular Meeting

Agenda

Thursday, January 13, 2022 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.

No items for discussion.

NON-PUBLIC HEARING ITEMS

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.

No items for discussion.

PUBLIC HEARING ITEMS

- 1. Case: PEN21-0077 (Conditional Use Permit)
Applicant: Pilot Company
Property Owner: NALA Prop
Representative: Pilot Company, c/o Brad Alsup
Location: Northwest corner of Redlands Boulevard and Eucalyptus Avenue
Case Planner: Jeff Bradshaw
Council District: 3
Proposal: This item was continued from December 9, 2021, Planning Commission agenda to the January 13, 2022 agenda.

The Applicant is requesting approval of a Conditional Use Permit for the Pilot Travel Center to develop a 17.28-acre site with a 14,087-square foot travel center building with space for a drive-through fast food restaurant, additional food service with a kitchen, retail store, driver amenities (e.g., restrooms, showers, laundry), and support/utility areas, fueling stations for passenger vehicles and trucks, and above ground fuel storage tanks.

- 2. Case: Master Plot Plan (PEN21-0208)
Plot Plan (PEN21-0209)
Conditional Use Permit (PEN21-0210)
Conditional Use Permit (PEN21-0211)
Applicant: Inland Iris Partners, LLC
Property Owner: United Family Limited Partnership
Representative: Allen Lynch
Location: Southwest corner Perris Boulevard and Iris Avenue
Case Planner: Julia Descoteaux
Council District: 4
Proposal: The Applicant is requesting the approval of the following

entitlements for the development of a commercial center located on a 4.5 acre site 1) Master Plot Plan for a 20,470 square foot market/grocery store, 2) a Plot Plan for a 3,596 square foot tunnel car wash, 3) a Conditional Use Permit for a 2,800 square foot drive-through restaurant, and 4) a Conditional Use Permit for a 1,000 square foot drive-through restaurant.

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

To the next Planning Commission Regular Meeting, Thursday, January 27, 2022 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.