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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

### Agenda

Thursday, February 10, 2022 at 7:00 PM

#### Teleconference Meeting

Pursuant to Assembly Bill No. 361

The public may observe the meeting and offer public comment as follows:

#### STEP 1

Install the free Zoom App or visit the free Zoom website at <https://zoom.us/>

#### STEP 2

Get meeting ID number, password and on the list to speak by emailing [zoom@moval.org](mailto:zoom@moval.org) or calling (951) 413-3206, no later than 5:00 p.m. on the day of the Planning Commission Meeting.

#### STEP 3

Select Audio Source

Computer Speakers/Microphone or Telephone

#### STEP 4

Public comments may be made via Zoom during the meeting, the Chairperson will explain the process for submitting public comments.

#### ALTERNATIVE

If you do not wish to make public comments, you can view the meeting on Channel MVTV-3, the City's website at [www.moval.org](http://www.moval.org) or YouTube.

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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.*

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**PUBLIC COMMENTS PROCEDURE**

*During the public comment period for each item, as well as during the public comment period for items not on the agenda, the clerk will call upon each person who is on the Zoom application that has requested to speak. Each member of the public wishing to speak will have a maximum of 3 minutes to speak on any agenda item, 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. Those wishing to speak should follow the teleconference procedures. If you are absent at the time your name is called, you will forfeit the opportunity to speak on the items.*

**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**

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: The January 13, 2022, public hearing for the case was continued by the Planning Commission to February 10, 2022. 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.

**OTHER COMMISSION BUSINESS**

No items for discussion.

**STAFF COMMENTS**

**PLANNING COMMISSIONER COMMENTS**

**ADJOURNMENT**

Planning Commission Regular Meeting, Thursday, February 24, 2022 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.