

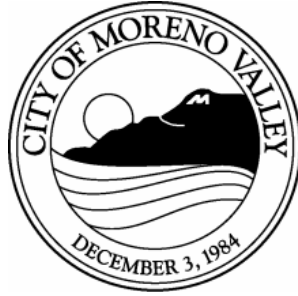
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**PLANNING COMMISSIONERS**

PATRICIA KORZEC  
Chairperson

ALVIN DEJOHNETTE  
Vice Chairperson

JEFFREY SIMS  
Commissioner



RAFAEL BRUGUERAS  
Commissioner

OMAR COBIAN  
Commissioner

MATTHEW CHEN  
Commissioner

VACANT  
Commissioner

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# **PLANNING COMMISSION**

## **Regular Meeting**

### **Revised Agenda**

**Thursday, February 24, 2022 at 7:00 PM**  
**City Hall Council Chamber – 14177 Frederick Street**

#### **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

### **CALL TO ORDER**

### **ROLL CALL**

### **PLEDGE OF ALLEGIANCE**

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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.*

## **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 procedure. 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**

1. Case: PEN22-0001  
Applicant: City of Moreno Valley  
Property Owner: City of Moreno Valley  
Representative: Community Development Department  
Location: Citywide  
Case Planner: Claudia Manrique  
Council District: All  
Proposal: Annual Progress Report as Required by Government Code 65400.

### **PUBLIC HEARING ITEMS**

1. Case: PEN18-0038 (Conditional Use Permit)  
Applicant: Anthem Energy  
Property Owner: Anthem Energy  
Representative: A&S Engineering, Inc.  
Location: Southwest corner Hemlock Avenue and Redlands Boulevard  
Case Planner: Jeff Bradshaw  
Council District: 2  
Proposal: Conditional Use Permit (PEN18-0038) for development of a service station on a 2.4-acre portion of a 6.9-acre site. The service station would include a 6,323-square foot retail building that includes 5,123-square foot food market and an adjacent 1,200-square foot retail tenant space, along with 16 fueling dispensers.

2. Case: PEN21-0192 (Conditional Use Permit)  
Applicant: Moreno Valley Fresh Farms, LLC, Sigrid Lopez  
Property Owner: Shlomo Botach  
Representative: Sigrid Lopez  
Location: Canyon Springs Plaza  
Southwest corner of Box Springs Road and Day Street. APN: 291-050-035  
Case Planner: Chris Ormsby, Senior Planner  
Malinda Lim, Contract Planner  
Council District: 2  
Proposal: Conditional Use Permit (PEN21-0192) for the operation of a cannabis microbusiness within an existing 27,786 square-foot building at 12125 Day Street, Suite G301.

#### **OTHER COMMISSION BUSINESS**

No items for discussion.

#### **STAFF COMMENTS**

#### **PLANNING COMMISSIONER COMMENTS**

#### **ADJOURNMENT**

Planning Commission Regular Meeting, Thursday, March 10, 2022 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.