

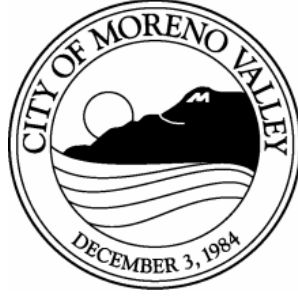
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**PLANNING COMMISSIONERS**

ALVIN DEJOHNETTE  
Chairperson

MATTHEW CHEN  
Vice Chairperson

JEFFREY SIMS  
Commissioner



OMAR COBIAN  
Commissioner

VACANT  
Commissioner

VACANT  
Commissioner

VACANT  
Commissioner

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# **PLANNING COMMISSION Regular Meeting**

## **Agenda**

**Thursday, May 12, 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*

1. Planning Commission Minutes – Regular Meeting – April 28, 2022 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 72 hours before the meeting. The 72 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: PEN21-0149 (Conditional Use Permit)

Applicant: Mark Malatesta

Property Owner: ET Tacos Inc.

Representative: Mark Malatesta

Location: 23030 Sunnymead Boulevard, at the northeast corner of Sunnymead Boulevard and Frederick Street

Case Planner: Malinda Lim

Council District: 1

Proposal: A Conditional Use Permit for the operation of a Commercial Cannabis Dispensary within the existing 2,735 square-foot portion of the Vista Paint building that will be converted into a new tenant suite.
  
2. Case: PEN21-0249 (Conditional Use Permit)

Applicant: Element 7 (E7) Moreno Valley, LLC, Robert DiVito

Property Owner: Daryoush Khani

Location: 24471 Sunnymead Boulevard, on the south side of Sunnymead Boulevard, approximately 100 feet west of Indian Street

Case Planner: Malinda Lim

Council District: 1

Proposal: A Conditional Use Permit for the operation of a Commercial Cannabis Dispensary within an existing 2,400 square-foot suite in the Sundance Plaza.
  
3. Case: PEN22-0087 - Municipal Code Amendments Title 9 (Planning and Zoning)

Applicant: City of Moreno Valley

Case Planner: Sean P. Kelleher

Council District: All Districts  
Proposal The proposed Omnibus Municipal Code amendment includes various updates and text clean-ups for the purpose of clarifying and streamlining various development standards within Title 9 Planning and Zoning, which include Chapter 9.02 Permits and Approvals, Chapter 9.09 Specific Use Development Standards, Chapter 9.13 Specific Plans, Chapter 9.14 Land Divisions, and Chapter 9.16 Design Guidelines.

**OTHER COMMISSION BUSINESS**

No items for discussion.

**STAFF COMMENTS**

**PLANNING COMMISSIONER COMMENTS**

**ADJOURNMENT**

Planning Commission Regular Meeting, May 26, 2022 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.