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**PLANNING COMMISSIONERS**

ALVIN DEJOHNETTE  
Chairperson

OMAR COBIAN  
Vice Chairperson

JOANN STEPHAN  
Commissioner



RAY BAKER  
Commissioner

ERLAN GONZALEZ  
Commissioner

DARYL C. TERRELL  
Commissioner

DAVID ZEITZ  
Commissioner

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# **PLANNING COMMISSION Regular Meeting**

**Agenda (Revised)**

**Thursday, September 14, 2023 at 6:00 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 before the Agenda item is 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 – August 24, 2023 6:00 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.*

2. Street Vacation PEN21-0074 (Exempt Surplus Land Disposition) General Plan Consistency Regarding Disposition of Excess Right-of-Way at the Southwest Corner of the Intersection at Nason Street and Fir Avenue having Assessor Parcel Numbers 487-250-005 through -007, -010, and -013.
3. Street Vacation PEN21-0325 and PEN21-0326 (Exempt Surplus Land Disposition) General Plan Consistency Regarding Disposition of Old 215 Frontage Road, South of Cottonwood Avenue, having Assessor Parcel Numbers 263-190-012, 263-190-014 through 263-190-019, and 263-190-036.

**NON-PUBLIC HEARING ITEMS**

No items for discussion.

**PUBLIC HEARING ITEMS**

1. Case: Plot Plan (PEN22-0261)
  - Applicant: Bryan Alberre, Moreno Beach Holdings, LLC
  - Property Owner: Moreno Beach Station, LLC
  - Project Site: Southwest corner of Alessandro Boulevard and Moreno Beach Drive
  - Case Planner: Gabriel Diaz, Associate Planner
  - Council District: 3
  - Proposed Project: Plot Plan to develop a 3,500 square-foot express car wash with 21 vacuum stalls on approximately 0.91-acre portion of a 2.01-acre site that includes the existing gas station in the Community Commercial (CC) Zoning District.
  - CEQA: Exempt from California Environmental Quality Act (CEQA) under CEQA Guidelines as a Class 3 Exemption (Section 15303, New Construction or Conversion of Small Structures)

**OTHER COMMISSION BUSINESS**

No items for discussion.

**STAFF COMMENTS**

**PLANNING COMMISSIONER COMMENTS**

**ADJOURNMENT**

Planning Commission Regular Meeting Thursday, September 28<sup>th</sup> at 6:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.