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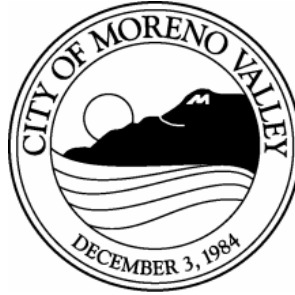
**PLANNING COMMISSIONERS**

ALVIN DEJOHNETTE  
Chairperson

OMAR COBIAN  
Vice Chairperson

JOANN STEPHAN  
Commissioner

RAY BAKER  
Commissioner



ERLAN GONZALEZ  
Commissioner

DARYL C. TERRELL  
Commissioner

DAVID ZEITZ  
Commissioner

NICOLE TAYLOR  
Alternate Commissioner

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# PLANNING COMMISSION

## Regular Meeting

### Agenda

Thursday, April 25, 2024 at 6:00 PM  
City Hall Council Chamber – 14177 Frederick Street

#### CALL TO ORDER

#### ROLL CALL

#### PLEDGE OF ALLEGIANCE

#### APPROVAL OF AGENDA

#### SELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

1. Accept Nominations for and elect a new Chairperson
2. Accept Nominations for and elect a new Vice-Chairperson

#### 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

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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.*

**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 – March 28, 2024 6:00 PM

**NON-PUBLIC HEARING ITEMS**

No items for discussion.

**PUBLIC HEARING ITEMS**

- 1. Case: Plot Plan (PEN22-0250)
- Applicant: Dale Couture of Ware Malcomb
- Property Owner: Penske Truck Leasing Co.
- Project Site: East side of Old 215 Frontage Road, south of Alessandro Boulevard (APN: 297-100-073, 076, 091, 297-120-002, 003, 017, 018, and 025)
- Case Planner: Melody Arechiga, Associate Planner
- Council District: 1
- Proposed Project: Applicant is requesting a continuance of the public hearing for a Conditional Use Permit for the development of two buildings, service/wash bays, a fueling island, 259 parking (including 50 regular vehicle spaces), and improvements for a new truck rental, service, and fueling facility on a 9.63 acre site.
- CEQA Determination: Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

2. Case: Conditional Use Permit (PEN21-0175)
- Applicant/Property Owner: Genesis Christian Fellowship
- Representative: Pastor Calvin Belcher
- Location: South side of Cottonwood Avenue, east of Day Street (APN: 291-130-021)
- Case Planner: Julia Descoteaux, Principal Planner
- Council District: 1
- Proposal: The development of the site with a 3,874 square-foot building, parking, and on-site and off-site improvements for operation of the new Genesis Christian Fellowship's Geraldine Gibson Community Center.
- CEQA: Categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 (Class 32, In-Fill Development Projects), and Section 15061(b)(3).

**OTHER COMMISSION BUSINESS**

No items for discussion.

**STAFF COMMENTS**

**PLANNING COMMISSIONER COMMENTS**

**ADJOURNMENT**

Planning Commission Regular Meeting Thursday, May 9 at 6:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.