

**CITY OF MORENO VALLEY  
PLANNING COMMISSION**

**MINUTE ORDER**

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE ) ss.

CITY OF MORENO VALLEY )

I, Angelica Frausto-Lupo, Community Development Director of the City of Moreno Valley, California, do hereby certify and attest that the following action was taken on the item described below by the Moreno Valley Planning Commission, during a Regular Meeting and at the conclusion of a duly noticed Public Hearing on May 28, 2026:

**ITEM: Conditional Use Permit (PEN 25-0126) for the construction of an approximately 4,000 square-foot McDonald's building with drive-through, associated parking, landscape improvements, and a trash/recycle enclosure.**

**ACTION: The Planning Commission voted 4-0 (with Planning Commissioner Nicole Taylor absent) to deny PEN 25-0126 based on the following findings:**

- 1. The proposed project will be detrimental to public safety in that, based on public testimony, there is already severe traffic congestion in the vicinity of the project site, which will be exacerbated by the additional vehicular traffic the proposed project will generate;**
- 2. The proposed project will be detrimental to public safety in that, based on public testimony, the proposed project will add more vehicular traffic in an area where there have been numerous near-miss accidents, serious accidents and fatalities;**
- 3. The proposed project will be detrimental to public welfare in that, based on public testimony, the proposed project will contribute to late night traffic on Ironwood Avenue which will interfere with the sleep of residents, which includes many seniors, who live**

along Ironwood Avenue;

4. The proposed project will be detrimental to public welfare and public safety in that, based on public testimony, the proposed project will increase loitering and police calls;
5. The proposed project will be detrimental to the public health in that, based on public testimony, there is concern over the cumulative impacts the air pollution produced by the proposed project will have on children with asthma;
6. The proposed project will be detrimental to public safety in that, based on public testimony, the proposed project will add more vehicular traffic near the Stater Brothers driveway where there have been numerous near-miss accidents, serious accidents and pedestrian fatalities;
7. The proposed project will be detrimental to public safety in that, based on public testimony, the proposed project will produce more crime;
8. The proposed project will be detrimental to public safety in that, based on public testimony, the proposed project will exacerbate existing traffic conflicts which will endanger pedestrians, scooter riders and bicyclists;
9. The proposed project will be detrimental to public safety in that, based on public testimony, the proposed project will exacerbate existing traffic congestion at the intersection of Pigeon Pass Road and Ironwood Avenue which will endanger pedestrians crossing the streets at this intersection;
10. The proposed project will be detrimental to public health in that, based on public testimony, the increased number of vehicles created by the proposed project will expose students in the area to increased fumes;
11. The proposed project will be detrimental to public health in that, based on public testimony, the increased number of vehicles will add to local air pollution;
12. The proposed project will be materially injurious to nearby properties in that, based on public testimony, the increased traffic congestion will impact nearby property values;

13. **The location of the proposed project will not be compatible with existing land uses in the vicinity since, based on public testimony, it will add additional drive-through establishments in an area that will enhance the traffic conflicts with the existing large volume of traffic entering and exiting the existing large parking lots servicing the existing large businesses in the vicinity;**
14. **The location and operation of the proposed project will not be compatible with existing land uses in the nearby vicinity in that, based on public testimony, the addition of another drive-thru use situated near State Route 60 on-ramps and off-ramps will create additional traffic congestion and exacerbate traffic conflicts;**
15. **The proposed project will be detrimental to the public welfare and materially injurious to the value of nearby properties due to noise associated with early morning delivery trucks serving the proposed project;**
16. **The proposed project will be detrimental to the public welfare in that, based on public testimony, the proposed project will enhance light pollution in the vicinity of the proposed project;**
17. **The proposed project will be detrimental to the public welfare in that, based on public testimony, some members of the public find the smells generated by McDonald's offensive.**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Moreno Valley, this 5<sup>th</sup> day of June 2026.

*Angelica Frausto-Lupo*

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Angelica Frausto-Lupo  
Community Development Director  
City of Moreno Valley