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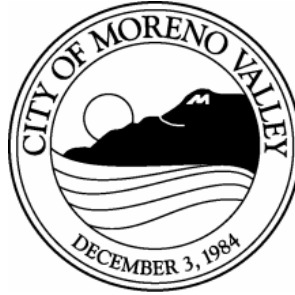
**PLANNING COMMISSIONERS**

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, November 9, 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 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 – October 12, 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.*

## **NON-PUBLIC HEARING ITEMS**

No items for discussion.

## **PUBLIC HEARING ITEMS**

1.       Case:                   Master Plot Plan (PEN22-0238)  
                                  Conditional Use Permit (PEN22-0176)  
  
          Applicant:           Beyond Food Mart, Inc.  
  
          Property Owner:     Tabel Center, LLC  
  
          Representative:     Michael Ramirez  
  
          Project Site:        Northwest corner of Iris Avenue and Oliver Street  
                                  (APN: 486-310-038)  
  
          Case Planner:       Oliver Mujica, Contract Planner  
  
          Council District:    4  
  
          Proposal:            The Applicant is requesting the approval of a 1.31-  
                                  acre Energy Center comprised of an eight (8) island  
                                  fueling station, six (6) vehicle charging stations, a  
                                  convenience store, and a drive-thru carwash.  
  
          CEQA:                Adopt Initial Study/Mitigated Negative Declaration and  
                                  Mitigation Monitoring and Reporting Program.

2. Case: Conditional Use Permit (PEN22-0137)  
Tentative Tract Map No. 38442 (PEN22-0131)
- Applicant: Highpoint MV, LLC
- Property Owner: Highpoint MV I
- Representative: Ross Yamaguchi
- Location: North of Alessandro Boulevard, east of Nason Street,  
South of Bay Avenue, Assessor Parcel Numbers  
488-210-006 and 488-210-020
- Case Planner: John Moreno, Contract Planner
- Council District: 3
- Proposal: Conditional Use Permit for a Planned Unit  
Development and a Tentative Tract Map No. 38442 to  
subdivide approximately 19.1 acres into 108 single-  
family residential lots with associated public  
improvements.
- CEQA: Adopt Initial Study/Mitigated Negative Declaration and  
Mitigation and Monitoring and Reporting Program.

3. Case: Municipal Code Amendment (PEN23-0125)
- Applicant: City of Moreno Valley
- Case Planner: Claudia Manrique, Associate Planner  
Danielle Harper-Scott, Associate Planner
- Council District: All Districts
- Proposed Project The proposed Omnibus Municipal Code amendment includes various updates and text clean-ups for the purpose of complying with State Law and clarifying and streamlining various development standards within Title 9 (Planning and Zoning), including Chapter 9.02 (Permits and Approvals), Chapter 9.03 (Residential Districts), Chapter 9.05 (Industrial Districts), Chapter 9.14 (Land Divisions), and Chapter 9.16 (Design Guidelines) of the Moreno Valley Municipal Code.
- CEQA: The Proposed amendments are exempt from the California Environmental Quality Act in accordance with Section 15061(b)(3) of the CEQA Guidelines in that the amendments involve general policy and procedure making, and it can be seen with certainty that there is no possibility that the amendments will have a significant effect on the environment.

**OTHER COMMISSION BUSINESS**

No items for discussion.

**STAFF COMMENTS**

**PLANNING COMMISSIONER COMMENTS**

**ADJOURNMENT**

Planning Commission Regular Meeting Thursday, November 23<sup>rd</sup> at 6:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.