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**PLANNING COMMISSIONERS**

JEFFREY BARNES  
Chair

PATRICIA KORZEC  
Vice-Chair

RAY L. BAKER  
Commissioner



JEFFREY SIMS  
Commissioner

ALVIN DEJOHNETTE  
Commissioner

VACANT  
Commissioner

VACANT  
Commissioner

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# PLANNING COMMISSION

## Regular Meeting

### Agenda

**Thursday, April 26, 2018 at 7:00 PM**  
**City Hall Council Chamber – 14177 Frederick Street**

#### **CALL TO ORDER**

#### **ROLL CALL**

#### **PLEDGE OF ALLEGIANCE**

#### **APPROVAL OF AGENDA**

APPROVAL OF AGENDA

#### **CONSENT CALENDAR**

*All matters listed under Consent Calendar are considered to be routine and all will be enacted by one roll call vote. There will be no discussion of these items unless Members of the Planning Commission request specific items be removed from the Consent Calendar for separate action.*

#### **APPROVAL OF MINUTES**

NONE

#### **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, member 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.*

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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 Guy Pegan, ADA Coordinator, at 951.413.3120 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**

### **PUBLIC HEARING ITEMS**

1. Case: PEN17-0044 – Master Plot Plan, PEN17-0045 – Plot Plan, and PEN17-0046 – Conditional Use Permit
- Applicant: Western States Engineering
- Owner: Royal Excel Enterprises
- Representative: Western States Engineering
- Location: Southwest corner of Moreno Beach Drive and John F. Kennedy Drive
- Case Planner: Jeff Bradshaw
- Council District: 4
- Proposal: Moreno Beach Commercial Center - proposal to develop a commercial center with a gas station, convenience store, a detached self serve car wash and retail/restaurant space

### **STAFF RECOMMENDATION**

- A. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2018-23, and thereby:
1. **CERTIFY** that the Mitigated Negative Declaration prepared for Master Plot Plan PEN17-0044, Plot Plan PEN17-0045 and Conditional Use Permit PEN17-0046 on file with the Community Development Department, incorporated herein by this reference, has been completed in compliance with the California Environmental Quality Act, that the Planning Commission reviewed and considered the information contained in the Mitigated Negative Declaration and the document reflects the City's independent judgment and analysis; attached hereto as Exhibit A; and
  2. **APPROVE** the Mitigation Monitoring Program prepared for Master Plot Plan PEN17-0044, Plot Plan PEN17-0045 and Conditional Use Permit PEN17-0046, attached hereto as Exhibit B.
- B. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2018-24, and thereby:

1. **APPROVE** Master Plot Plan PEN17-0044 based on the findings contained in this resolution, and subject to the conditions of approval included as Exhibit A.
- C. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2018-25, and thereby:
1. **APPROVE** Plot Plan PEN17-0045 based on the findings contained in this resolution, and subject to the conditions of approval included as Exhibit A.
- D. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2018-26, and thereby:
1. **APPROVE** Conditional Use Permit PEN17-0046 based on the findings contained in this resolution, and subject to the conditions of approval included as Exhibit A.
2. Case: PEN18-0061
- Applicant: City of Moreno Valley
- Owner: City of Moreno Valley
- Representative: Community Development Department
- Location: Citywide
- Case Planner: Claudia Manrique
- Council District: All
- Proposal: An amendment to the City's Temporary Use Permit (TUP) regulations (Section 9.02.150 of the Municipal Code) adding "safe and sane" fireworks sales as a permitted temporary use

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2018-28, and thereby recommend that the City Council:

1. **CERTIFY** that application PEN18-0061 (Municipal Code Amendment), which will allow provisions for sales of safe and sane fireworks as a temporary land use in the City, qualifies as a Class 4 categorical exemption in accordance with CEQA Guidelines, Section 15304 (Minor Alternations to Land).

2. **APPROVE** PEN18-0061, a proposed amendment to Title 9 of the City Municipal Code adding provisions for sales of safe and sane fireworks as a temporary land use in the City.

**OTHER COMMISSION BUSINESS**

**STAFF COMMENTS**

**PLANNING COMMISSIONER COMMENTS**

**ADJOURNMENT**

Planning Commission Regular Meeting, May 24, 2018 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.