

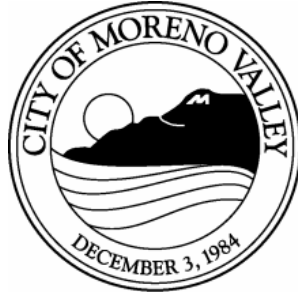
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**PLANNING COMMISSIONERS**

JEFFREY BARNES  
Chair

PATRICIA KORZEC  
Vice-Chair

RAY L. BAKER  
Commissioner



JEFFREY SIMS  
Commissioner

BRIAN LOWELL  
Commissioner

VACANT  
Commissioner

VACANT  
Commissioner

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# PLANNING COMMISSION

## Special Meeting

### Agenda

Thursday, December 21, 2017 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

Planning Commission - Regular Meeting - Oct 26, 2017 7:00 PM

Planning Commission - Regular Meeting - Nov 9, 2017 7:00 PM

#### 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*

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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.*

*the Chairperson of the Commission and not to other members of the Commission, the applicant, the Staff, or the audience.*

## **NON-PUBLIC HEARING ITEMS**

### **PUBLIC HEARING ITEMS**

1. Case: PEN16-0107 Plot Plan  
Applicant: Gary Wang & Associates  
Owner: Yum Yum Donut Shop Inc.  
Representative: Grachel Cornelio of Gary Wang & Associates  
Location: Northwest corner of Alessandro Boulevard and Day Street  
Case Planner: Gabriel Diaz  
Council District: 1  
  
Proposal: Plot Plan for a proposed 4,236 square foot donut shop/convenience store

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2017- 43, and thereby:

1. **CERTIFY** that the proposed Plot Plan is exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Categorical Exemption, CEQA Guidelines, Section 15332 (In-Fill Development); and
  2. **APPROVE** Plot Plan PEN16-0107 based on the findings contained in Planning Commission Resolution 2017- 43, subject to the conditions of approval included as Exhibit A of the Resolution.
2. Case: PEN16-0113 Plot Plan  
Applicant: Alisam Moreno, LLC  
Owner: SH-60 at Heacock Street, LLC  
Representative: Bijan Shahmoradi  
Location: North side of Sunnymead Boulevard, west of Heacock

Street, south of State Highway 60

Case Planner: Gabriel Diaz

Council District: 1

Proposal: Plot Plan for a new 5,430 square foot automated car wash facility

### **STAFF RECOMMENDATION**

A. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2017-44, and thereby:

1. **CERTIFY** that the Mitigated Negative Declaration prepared for Plot Plan PEN16-0113 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. **ADOPT** the Mitigation Monitoring and Reporting Program prepared for Plot Plan PEN16-0113, attached hereto as Exhibit B.

B. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2017-45, and thereby:

1. **APPROVE** Plot Plan PEN16-0113 based on the findings contained in this resolution, and subject to the conditions of approval included as Exhibit A.

### **OTHER COMMISSION BUSINESS**

### **STAFF COMMENTS**

### **PLANNING COMMISSIONER COMMENTS**

### **ADJOURNMENT**

Planning Commission Regular Meeting, January 25, 2018 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.