

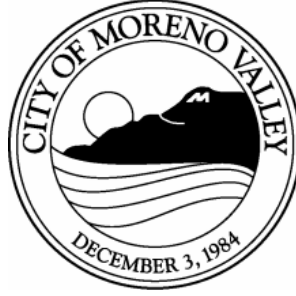
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**PLANNING COMMISSIONERS**

ALVIN DEJOHNETTE  
Chairperson

OMAR COBIAN  
Vice Chairperson

JOANN STEPHAN  
Commissioner



RAY BAKER  
Commissioner

VACANT  
Commissioner

VACANT  
Commissioner

VACANT  
Commissioner

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# PLANNING COMMISSION

## Regular Meeting

### Agenda

Thursday, June 22, 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 – June 8, 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: Conditional Use Permit (PEN22-0179)  
Applicant: Jaime Verde  
Property Owner: Canyon Springs Plaza LTD Partnership  
Project Site: 12125 Day Street, Suite T101, on the south side of Box Springs Road, west of Day Street  
Case Planner: Danielle Harper-Scott, Associate Planner  
Council District: 2  
Proposed Project: Conditional Use Permit to allow for the sale of beer and wine for off-site consumption (Type 20 License) within an existing market (Tres Islas Seafood Market) located within three 300 feet from a residential zone  
CEQA: Determine that Conditional Use Permit (PEN22-0179) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301 (Existing Facilities)
  
2. Case: Tentative Tract Map No. 38621 (PEN19-0039) Master Plot Plan (PEN21-0273), and Plot Plans (PEN19-0041); (PEN19-0042); (PEN19-0043); (PEN20-0204); (PEN20-0205); Conditional Use Permit (PEN19-0044); (PEN19-0045); (PEN20-0203)  
Applicant: Danny Singh of Northwest Moreno Properties, LLC  
Property Owner: Northwest Moreno Prop  
Representative: Gregory Hann, Empire Design Group, Inc.  
Project Site: Northwest corner of Alessandro Boulevard and Lasselle Street (APN: 479-631-010)  
Case Planner: Gabriel Diaz, Associate Planner  
Council District: 3

Proposed Project: The Proposed Project consists of a commercial center which includes sit down and drive-through restaurants, a fueling station with an associated convenience store and fast food restaurant with drive-through, a bank with a drive-through, two office buildings, three retail buildings, and an express car wash on approximately 8.51 gross acres. The project site is located within the Corridor Mixed Use (COMU) Zoning District.

CEQA: Adopt Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

**OTHER COMMISSION BUSINESS**

No items for discussion.

**STAFF COMMENTS**

**PLANNING COMMISSIONER COMMENTS**

**ADJOURNMENT**

Planning Commission Regular Meeting Thursday, July 13 at 6:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.