

**REGULAR MEETING
AGENDA**

February 27, 2025

6:00 PM

City Hall Council Chamber – 14177 Frederick Street

PLANNING COMMISSION

Alvin DeJohnette, Chairperson

Ray Baker, Vice Chairperson

Omar Cobian, Commissioner

JoAnn Stephan, Commissioner

Daryl C. Terrell, Commissioner

David Zeitz, Commissioner

Nicole Taylor, Commissioner

Gabriela Mendez, Alternate Commissioner

Vacant, Alternate Commissioner

MEETING CALENDAR

Planning Commission Regular Meetings

Second and Fourth Thursday of the Month at 6:00 PM

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. ROLL CALL
- D. APPROVAL OF THE AGENDA

Recommendation(s):
 Approve the Agenda

- E. PUBLIC COMMENT PROCEDURES
- F. PUBLIC COMMENTS ON MATTERS NOT ON THE AGENDA
- G. 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.

Recommendation(s):
 Approve the Consent Calendar

G.1 Planning Commission Minutes – Regular Meeting - January 9, 2025

H. NON-PUBLIC HEARINGS

Public comment on each Non-Public Hearing item shall be limited to three minutes per speaker and must pertain to the subject under consideration.

Those wishing to speak are encouraged to complete and submit a BLUE speaker slip to the Planning Staff.

H.1 HIRE MOVAL PRESENTATION

Receive a presentation from Economic Development on the Hire MoVal Program

Recommendation(s):
 That the Planning Commission:

1. RECEIVE a presentation from the Economic Development and Housing Department on the Hire MoVal Program.

I. PUBLIC HEARINGS

Public testimony on each Public Hearing item shall be limited to three minutes per speaker and must pertain to the subject under consideration.

Those wishing to testify are encouraged to complete and submit a GOLDENROD speaker slip to the Planning Staff.

I.1 CONDITIONAL USE PERMIT (PEN24-0082)

Conditional Use Permit to allow the off-sale of beer, wine, and distilled spirits (Type 21 – Off-Sale General) at an existing convenience store (Jacksons Food Store) located within 300 feet from a residential zone.

Recommendation(s):

That the Planning Commission:

1. ADOPT Resolution No. 2025-02

a) DETERMINING that Conditional Use Permit PEN24-0082 is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines as a Class 1 Exemption (Existing Facilities), in accordance with CEQA Guidelines Section 15301; and

b) APPROVING Conditional Use Permit PEN24-0082, subject to the attached conditions of approval included as Exhibit A of Resolution No. 2025-02 and as shown on the approved plan.

J. OTHER COMMISSION BUSINESS

J.1 COMMISSION APPAREL / SELECTION OF COLORS

Discussion of the City logo apparel and selection of color for the Planning Commission.

Recommendation(s):

That the Planning Commission:

1. DISCUSS whether to proceed with ordering City logo apparel for use by the Planning Commission.
2. SELECT color for City logo apparel.

K. STAFF COMMENTS

L. PLANNING COMMISSIONER COMMENTS

M. ADJOURNMENT

PUBLIC INSPECTION & DISTRIBUTION

The contents of the agenda packet are available for public inspection on the City's website at www.moval.org and in the Planning Division office at 14177 Frederick Street during normal business hours.

Any written information related to an open session agenda item that is known by the City to have been distributed to all or a majority of the Planning Commission less than 72 hours prior to this meeting will be made available for public inspection on the City's website at www.moval.org and in the Planning Division office at 14177 Frederick Street during normal business hours.

AMERICANS WITH DISABILITIES ACT NOTICE

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 and all related federal rules and regulations. 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.



MINUTES

PLANNING COMMISSION OF THE CITY OF MORENO VALLEY

January 9, 2025

6:00 pm

PLANNING COMMISSION

A. CALL TO ORDER

This regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 6:02 p.m., by Chairperson DeJohnette

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Taylor.

Following the Pledge of Allegiance, the Deputy City Clerk arrived to swear in Nicole Taylor to her official position as Commissioner.

C. ROLL CALL

D. APPROVAL OF THE AGENDA

Moved by: Ray Baker

Seconded by: JoAnn Stephan

Approve the Agenda

Ayes (7): Ray Baker, Omar Cobian, Alvin DeJohnette, JoAnn Stephan, Daryl C. Terrell, David Zeitz, and Nicole Taylor

RESULT: Approved (7 to 0)

E. PUBLIC COMMENT PROCEDURES

F. PUBLIC COMMENTS ON MATTERS NOT ON THE AGENDA

Speakers

Ron Dudeck

Justin Jackson

G. CONSENT CALENDAR

Moved by: Ray Baker

Seconded by: David Zeitz

Approve the Consent Calendar

Ayes (7): Ray Baker, Omar Cobian, Alvin DeJohnette, JoAnn Stephan, Daryl C. Terrell, David Zeitz, and Nicole Taylor

RESULT: Approved (7 to 0)

G.1 Planning Commission Minutes – Regular Meeting - December 12, 2024

H. NON-PUBLIC HEARINGS

I. PUBLIC HEARINGS

I.1 MOSS TOYOTA EXPANSION PROJECT – PLOT PLAN PEN23-0067

Speakers

Chris Post

Wirt Shellman

Julio Flores

Justin Jackson

Roy Blecker

Moved by: JoAnn Stephan

Seconded by: Ray Baker

That the Planning Commission:

1. ADOPT Resolution No. 2025-01

a) DETERMINING that Plot Plan PEN23-0067 is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines as a Class 32 Exemption (In-Fill Development Projects), in accordance with CEQA Guidelines Section 15332; and

b) APPROVING Plot Plan PEN23-0067, subject to the attached conditions of approval included as Exhibit A of Resolution No. 2025-01 and as shown on the approved plan.

Ayes (6): Ray Baker, Alvin DeJohnette, JoAnn Stephan, Daryl C. Terrell, David Zeitz, and Nicole Taylor

Abstain (1): Omar Cobian

RESULT: Approved (6 to 0)

J. OTHER COMMISSION BUSINESS

K. STAFF COMMENTS

L. PLANNING COMMISSIONER COMMENTS

Commissioner Terrell made a request that staff bring information related to training programs available to the public and the local hiring.

Director Frausto-Lupo responded to the Commissioner and stated staff would be happy to invite the Economic Development Department to present at a future meeting.

M. ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson adjourned the meeting at 7:12 PM.

Submitted by:

Stacy Dunning
Planning Commission Secretary

Approved by:

Alvin DeJohnette
Chairperson



Report to Planning Commission

TO: The Planning Commission

FROM: Angelica Frausto-Lupo, Community Development Director

AGENDA DATE: February 27, 2025

TITLE: HIRE MOVAL PRESENTATION

TITLE SUMMARY: Receive a presentation from Economic Development on the Hire MoVal Program

Recommendation(s)

That the Planning Commission:

1. RECEIVE a presentation from the Economic Development and Housing Department on the Hire MoVal Program.

SUMMARY

At the January 9, 2025, regularly scheduled Planning Commission Meeting, the Commission requested more information on the City's economic development training and incentive programs, specifically the hire local program.

Staff has invited the City's Economic Development team to provide a presentation on the Hire MoVal Program.

NOTIFICATION

The agenda and staff report were posted at least 72 hours in advance of the meetings on this item, in accordance with the Brown Act for public review and inspection

PREPARATION OF STAFF REPORT

Prepared By:
Angelica Frausto-Lupo
Community Development Director

Department Head Approval:
Angelica Frausto-Lupo
Community Development Director

Report Approval Details

Document Title:	STAFFREPORT_PC HIREMOVAL PROGRAM.docx
Attachments:	
Final Approval Date:	Feb 20, 2025

This report and all of its attachments were approved and signed as outlined below:

Danielle Harper-Scott

Angelica Frausto-Lupo

No Signature - Task assigned to Sean Kelleher was completed by assistant Rachel Ramirez

Sean Kelleher

Stacy Dunning



Report to Planning Commission

TO: The Planning Commission

FROM: Grace Espino-Salcedo, Associate Planner

AGENDA DATE: February 27, 2025

TITLE: **CONDITIONAL USE PERMIT (PEN24-0082)**

TITLE SUMMARY: Conditional Use Permit to allow the off-sale of beer, wine, and distilled spirits (Type 21 – Off-Sale General) at an existing convenience store (Jacksons Food Store) located within 300 feet from a residential zone.

Recommendation(s)

That the Planning Commission:

1. ADOPT Resolution No. 2025-02

a) DETERMINING that Conditional Use Permit PEN24-0082 is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines as a Class 1 Exemption (Existing Facilities), in accordance with CEQA Guidelines Section 15301; and

b) APPROVING Conditional Use Permit PEN24-0082, subject to the attached conditions of approval included as Exhibit A of Resolution No. 2025-02 and as shown on the approved plan.

SUMMARY

Steve Rawlings of Rawlings Consulting (“Applicant”) is requesting approval of a Conditional Use Permit (PEN24-0082), to allow the off-sale of beer, wine, and distilled spirits (Type 21 – Off-Sale General) at an existing convenience store (Jacksons Food Store) located within 300 feet from a residential zone (“Proposed Project”). The Proposed Project is located at 15980 Perris Boulevard (“Project Site”), situated at the northeast corner of Perris Boulevard and Iris Avenue (APN: 486-211-021), within the Community

Commercial (CC) zone.

DISCUSSION

Project Description

The Applicant is requesting approval of a Conditional Use Permit to allow the off-sale of beer, wine and distilled spirits (Type 21 – Off-Sale General), within 300 feet from a residential zone, at an existing 1,600-square-foot convenience store (Jacksons Food Store), located at 15980 Perris Boulevard (APN: 486-211-021).

Jacksons Food Store operates daily from 5:00 a.m. to 11:00 p.m. and employs 2 to 4 employees per shift. Beer, wine, and packaged ready-to-drink mixed drinks will be stored and displayed in the existing walk-in coolers, located to the right and rear of the building. Distilled spirits will only be displayed in a locked glass cabinet that is approximately 8 square feet and will be located behind the cashier station, out of reach of customers. Alcohol consumption is not permitted on the premises.

The Applicant is requesting to upgrade the current Type 20 license to a Type 21 license, allowing the off-sale of beer, wine, and distilled spirits. The Type 20 alcohol license will be surrendered upon issuance of the Type 21 alcohol license.

Site and Surrounding Area

The Project Site is on a developed parcel with a fueling station, a car wash, and the Jacksons Food Store convenience store. The Project Site is surrounded by commercial development to the north, south, east, and west. There is an established single-family residential development within 300 feet northeast of the Project Site.

Access/Parking

Access to the Project Site is provided via two (2) shared driveways with an adjacent commercial center along Iris Avenue on the south side of the property and along Perris Boulevard on the west side of the property. Pedestrian walkways are provided throughout the Project Site for adequate pedestrian circulation. There are 10 existing parking spaces at the Proposed Project site.

Design Landscaping

The Proposed Project is located within an existing commercial building. The existing convenience store is designed with full-height glass windows to provide clear and unobstructed views of the inside and outside. The site is equipped with indoor and outdoor lighting to provide a safe environment for customers and employees and to discourage loitering.

The existing landscape includes turf, shrubs, street trees, palm trees, and other landscape treatments around the perimeter of the Project Site that meets the Municipal

Code requirements.

REVIEW PROCESS

As part of the standard review process, all appropriate outside agencies have considered the Proposed Project. The Proposed Project's application materials were circulated and reviewed by all appropriate City Departments and Divisions. Following subsequent revisions and staff review, the Project was deemed complete.

ENVIRONMENTAL

The Proposed Project has been evaluated in compliance with the criteria set forth in the California Environmental Quality Act (CEQA) and CEQA Guidelines. The Proposed Project was found to be categorically exempt from the provisions of CEQA under CEQA Guidelines Section 15301 for Existing Facilities, (Class 1 Exemption). Pursuant to the California Code of Regulations, a Class 1 Exemption can be applied to a project when the project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The Existing Facilities exemption is applicable to the Proposed Project since the Proposed Project involves interior alterations and no expansion of use.

NOTIFICATION

Consistent with the Moreno Valley Municipal Code provisions and exceeding the posting and distance requirement of applicable state law, a public notice was sent to all property owners of record within 600 feet of the Project Site, and notices were posted on the Project Site and published in the Press Enterprise Newspaper, at least 10 days prior to the public hearing. As of the preparation of this Staff Report, no public comment has been received regarding the Proposed Project.

PREPARATION OF STAFF REPORT

Prepared By:
Grace Espino-Salcedo
Associate Planner

Concurred By:
Danielle Harper-Scott
Principal Planner

Department Head Approval:
Angelica Frausto-Lupo
Community Development Director

Report Approval Details

Document Title:	STAFFREPORT_PEN24-0082 (1).docx
Attachments:	- RESOLUTION_PC_2025-02.pdf - Project Plans.pdf - Location Map.pdf
Final Approval Date:	Feb 20, 2025

This report and all of its attachments were approved and signed as outlined below:

Danielle Harper-Scott

Angelica Frausto-Lupo

Sean Kelleher

Stacy Dunning

RESOLUTION NUMBER 2025-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (PEN24-0082) TO ALLOW THE OFF-SALE OF BEER, WINE AND DISTILLED SPIRITS (TYPE 21 – OFF-SALE GENERAL) AT AN EXISTING CONVENIENCE STORE (JACKSONS FOOD STORE) LOCATED WITHIN 300 FEET FROM A RESIDENTIAL ZONE LOCATED AT 15980 PERRIS BOULEVARD (APN: 486-211-021)

WHEREAS, the City of Moreno Valley (“City”) is a general law city and a municipal corporation of the State of California, and

WHEREAS, Steve Rawlings of Rawlings Consulting (“Applicant”) applied for a Conditional Use Permit PEN24-0082 to allow the off-sale of beer, wine and distilled spirits (Type 21 – Off-Sale General) at an existing 1,600 square foot convenience store (Jacksons Food Store) (“Proposed Project”) located at 15980 Perris Boulevard (APN: 486-211-021) (“Project Site”); and

WHEREAS, the application for the Proposed Project was evaluated in accordance with Section 9.02.060 (Conditional Use Permit) of the Moreno Valley Municipal Code with consideration given to the Moreno Valley General Plan and other applicable laws and regulations; and

WHEREAS, consistent with the requirements of Section 9.02.060 (Conditional Use Permit) of the Moreno Valley Municipal Code, at a public hearing, the Planning Commission considered Conditions of Approval to be imposed upon Conditional Use Permit PEN24-0082 (“Conditional Use Permit”), which conditions were prepared by the Planning Division staff who deemed said conditions to be necessary to protect public health, safety, and welfare and to ensure the Proposed Project will be developed in accordance with the purpose and intent of Title 9 (“Planning and Zoning”) of the Moreno Valley Municipal Code; and

WHEREAS, at the public hearing on February 27, 2025, in accordance with the provisions of the California Environmental Quality Act (CEQA¹) and CEQA Guidelines², the Planning Commission determined that the Proposed Project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 for Existing Facilities, which is applicable to the Proposed Project since the Proposed Project involves interior alterations and no expansion of use; and

WHEREAS, pursuant to the provisions of Section 9.02.200 (Public Hearing and Notification Procedures) of the Moreno Valley Municipal Code and Government Code Section 65905, a public hearing was scheduled for February 27, 2025, and notice thereof

¹ Public Resources Code §§ 21000-21177

² 14 California Code of Regulations §§15000-15387

was duly published in the Press Enterprise Newspaper, posted at the Project Site, and mailed to all property owners of record within 600 feet of the Project Site; and

WHEREAS, on February 27, 2025, the public hearing to consider the Proposed Project was duly conducted by the Planning Commission, at which time all interested persons were provided with an opportunity to testify and present evidence; and

WHEREAS, at the public hearing, the Planning Commission considered whether each of the requisite findings specified in Section 9.02.060 of the Moreno Valley Municipal Code and set forth herein could be made concerning the Proposed Project as conditioned.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals and Exhibits

That the foregoing Recitals and attached exhibits are true and correct and are hereby incorporated by this reference.

Section 2. Notice

That pursuant to Government Code Section 66020(d)(1), notice is hereby given that the Proposed Project is subject to certain fees, dedications, reservations, and other exactions as provided herein, in the staff report and conditions of approval (collectively, "Conditions"); and these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions, and pursuant to Government Code Section 66020(d)(1) the applicant is hereby further notified that the 90 day approval period in which you may protest these fees, dedications, reservations, and other exactions, has commenced upon the date of adoption of this Resolution.

Section 3. Evidence

That the Planning Commission has considered all evidence submitted into the Administrative Record for the Proposed Project, including, but not limited to, the following:

- a. Moreno Valley General Plan and all other relevant provisions contained therein;
- b. Title 9 (Planning and Zoning) of the Moreno Valley Municipal Code and all other relevant provisions referenced therein;
- c. Applications for Conditional Use Permit (PEN24-0082), and all documents, records, and references contained therein;
- d. Conditions of Approval for Conditional Use Permit (PEN24-0082), attached hereto as Exhibit A;
- e. Staff Report prepared for the Planning Commission's consideration and all documents, records, and references related thereto, and Staff's presentation at the public hearing;

- f. Testimony, and/or comments from Applicant and its representatives during the public hearing; and
- g. Testimony and/or comments from all persons provided in written format or correspondence, at, or prior to, the public hearing.

Section 4. Findings

That based on the foregoing Recitals and the Evidence contained in the Administrative Record as set forth above, the Planning Commission makes the following findings in approving the Proposed Project:

- a. The Proposed Project is consistent with the goals, objectives, policies and programs of the General Plan;
- b. The Proposed Project complies with all applicable zoning and other regulations;
- c. The Proposed Project will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity; and
- d. The location, design and operation of the Proposed Project will be compatible with existing and planned land uses in the vicinity.

Section 5. Determination of Categorical Exemption

That the Planning Commission hereby determines that the Proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Existing Facilities) since the Proposed Project involves interior alterations and no expansion of use.

Section 6. Notice of Exemption

That the Planning Division is hereby directed to prepare, execute, and file a Notice of Exemption as required by Section 5.2 (Noticing Requirements) of the City's Rules and Procedures for the Implementation of the California Environmental Quality Act and CEQA Guidelines Section 15062.

Section 7. Approval

That based on the foregoing Recitals, Administrative Record and Findings, the Planning Commission hereby approves the Proposed Project, Conditional Use Permit PEN24-0082, subject to the Conditions of Approval, attached hereto as Exhibit A and incorporated herein and as shown on the approved plan.

Section 8. Repeal of Conflicting Provisions

That all the provisions as heretofore adopted by the Planning Commission that conflict with the provisions of this Resolution are hereby repealed.

Section 9. Severability

That the Planning Commission declares that, should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

Section 10. Effective Date

That this Resolution shall take effect immediately upon the date of adoption.

Section 11. Certification

That the Secretary of the Planning Commission shall certify to the passage of this Resolution.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED THIS 27th DAY OF FEBRUARY 2025.

CITY OF MORENO VALLEY
PLANNING COMMISSION

Alvin DeJohette, Chairperson

ATTEST:

Angelica Frausto-Lupo
Community Development Director

APPROVED AS TO FORM:

Steven B. Quintanilla,
City Attorney

Exhibits:

Exhibit A: Conditions of Approval for Conditional Use Permit PEN24-0082

RESOLUTION JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, _____, Planning Commission Secretary of the City of Moreno Valley, California, do hereby certify that Planning Commission Resolution No. 2025-02 was duly and regularly adopted by the Planning Commission of the City of Moreno Valley at a regular meeting thereof held on the 27th day of February 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Planning Commission Members, Vice Chair, and Chair)

PLANNING COMMISSION SECRETARY

Exhibit A

Conditions of Approval
Conditional Use Permit (PEN24-0082)

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN24-0082)

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CITY OF MORENO VALLEY
CONDITIONS OF APPROVAL
Conditional Use Permit (PEN24-0082)

EFFECTIVE DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. A change or modification to the land use or the approved site plans may require a separate approval. Prior to any change or modification, the property owner shall contact the City of Moreno Valley Community Development Department to determine if a separate approval is required.
2. In accordance with the Developer's obligation to defend, indemnify and hold harmless the City, including but not limited to as set forth in more detail in the Project's Conditions of Approval, Moreno Valley Municipal Code Section 9.02.310 (Indemnification of City for Discretionary Approvals), and the Project application, Developer shall enter into an Advanced Funding Agreement with the City no later than ten (10) calendar days from Planning Commission's approval of the Project. A copy of said Agreement is on file with the Community Development Director.
3. Any expansion to this use or exterior alterations will require the submittal of a separate application(s) and shall be reviewed and approved under separate permit(s), per the Municipal
4. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion, and dust per the Municipal Code.
5. This approval shall expire after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise, it shall become null and void and of no effect whatsoever. "Use" means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval per the Municipal Code.
6. The Developer shall defend, indemnify and hold harmless the City, city council, commissions, boards, subcommittees and the City's elected and appointed officials, commissioners, board members, officers, agents, consultants and employees ("City Parties") from and against any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN24-0082)

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of defense, settlement and reasonable attorneys' fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to the legality, validity or adequacy of any of the following items: (i) any prior or current agreements by and among the City and the Developer; (ii) the current, concurrent and subsequent permits, licenses and entitlements approved by the City; (iii) any environmental determination made by the City in connection with the Project Site and the Project; and (iv) any proceedings or other actions undertaken by the City in connection with the adoption or approval of any of the above. In the event of any administrative, legal, equitable action or other proceeding instituted by any third party (including without limitation a governmental entity or official) challenging the legality, validity or adequacy of any of the above items or any portion thereof, the Parties shall mutually cooperate with each other in defense of said action or proceeding. Notwithstanding the above, the City, at its sole option, may tender the complete defense of any third party challenge as described herein. In the event the City elects to contract with special counsel to provide for such a defense, the City shall meet and confer with the Developer regarding the selection of counsel, and the Developer shall pay all costs related to retention of such counsel by the City.

7. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris per the Municipal Code.
8. The site shall be developed in accordance with the approved plans on file in the Community Development Department - Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to occupancy or any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official per the Municipal Code.

Special Conditions

9. The site has been approved for PEN24-0082, Conditional Use Permit (CUP) to allow the off-sale of beer, wine, and distilled spirits (Type 21– Off-Sale General), within 300 feet from a residential zone, at an existing convenience store (Jacksons Food Store) located at 15980 Perris Boulevard (APN: 486-211-021). The Type 20 alcohol license will be surrendered upon issuance of the Type 21 alcohol license. For a Conditional Use Permit, violation may result in revocation of the Conditional Use Permit.
10. The owner or owner's representative shall establish and maintain a relationship with the City of Moreno Valley and cooperate with the Police Department.

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN24-0082)

Page 3

Building & Safety Division

11. The proposed non-residential project shall comply with the latest Federal Law, Americans with Disabilities Act, and State Law, California Code of Regulations, Title 24, Chapter 11B for accessibility standards for the disabled including access to the site, exits, bathrooms, workspaces, trash enclosures, etc.
12. All remodeled structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Standards Code, (Code of Regulations, Title 24) including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc.
13. Any construction within the city shall only be completed between the hours of seven a.m. to seven p.m. Monday through Friday, excluding holidays, and from eight a.m. to four p.m. on Saturday, unless written approval is first obtained from the Building Official or City Engineer per City of Moreno Valley Municipal Code (MC 8.14.040E).
14. The proposed non-residential project shall comply with California Green Building Standards Code, Section 5.106.5.3, mandatory requirements for Electric Vehicle Charging Stations (EVCS).
15. The proposed project's occupancy shall be classified by the Building Official and must comply with exiting, occupancy separation(s) and minimum plumbing fixture requirements. Minimum plumbing fixtures shall be provided per the California Plumbing Code, Table 422.1. The occupant load and occupancy classification shall be determined in accordance with the California Building Code.
16. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code. Electronic/Digital signature is acceptable as all plan submittals are electronic reviews.

FIRE DEPARTMENT

Fire Prevention Bureau

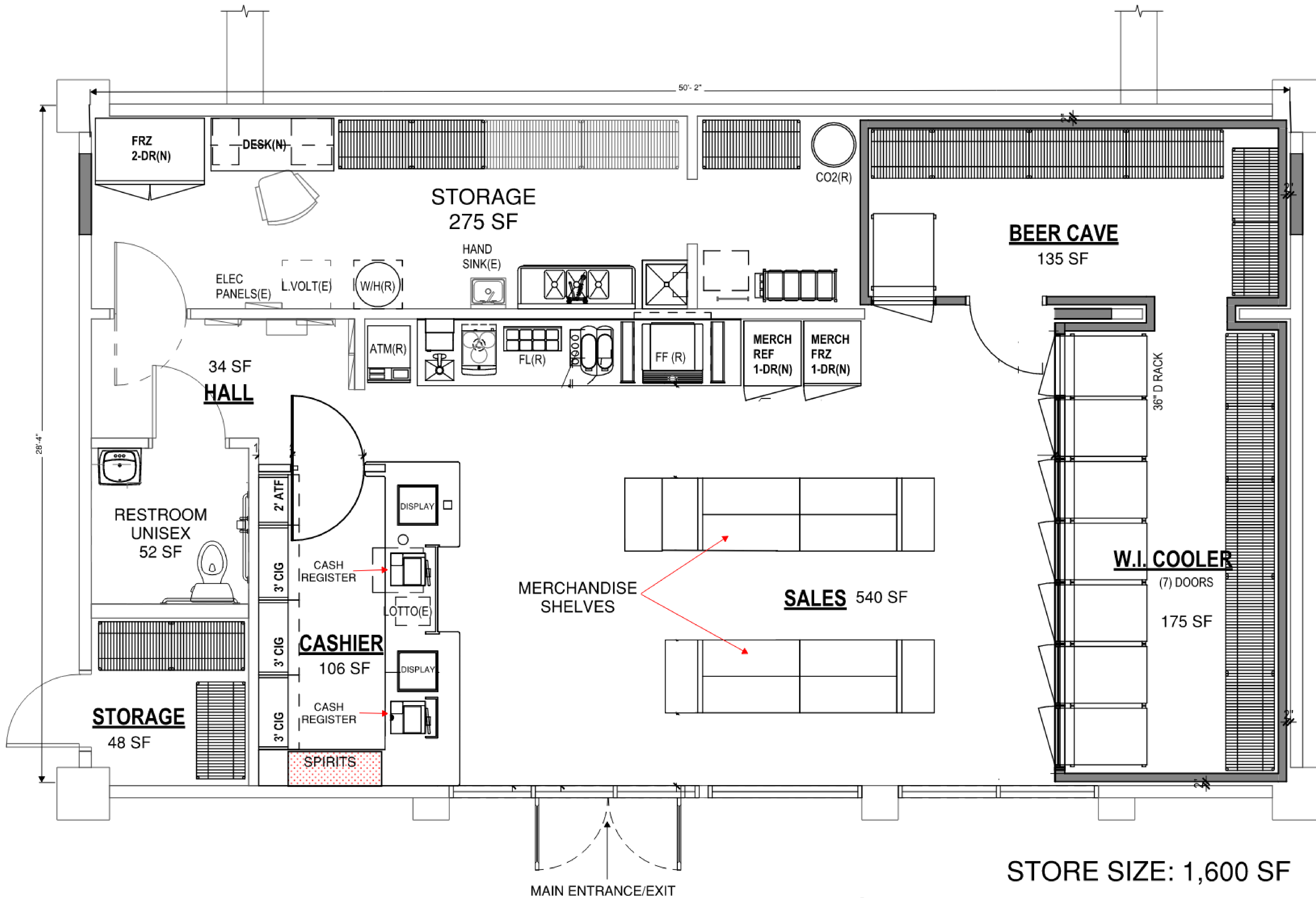
17. Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve inches in height. (CFC 505.1, MVMC 8.36.060[1])
18. Bulk Storage/Use of Hazardous Materials - A Separate submittal for the use and storage of CO2 shall be required.

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN24-0082)

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19. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)



STORE SIZE: 1,600 SF

JACKSONS
MORENO VALLEY, CA

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ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS
PROHIBITED WITHOUT THE WRITTEN CONSENT OF
JACKSONS FOOD STORES, INC.

STORE NO. 214
JACKSONS FOOD STORES, INC.
15980 PERRIS BLVD | MORENO VALLEY, CA | 92551

Jacksons
JACKSONS FOOD STORES, INC.
3450 E COMMERCIAL COURT | MERIDIAN, ID 83642
ph 208.888.6061 | fx 208.888.3585
www.jacksons.com

No.	Description	Date

DRAWN DATE
7/15/24

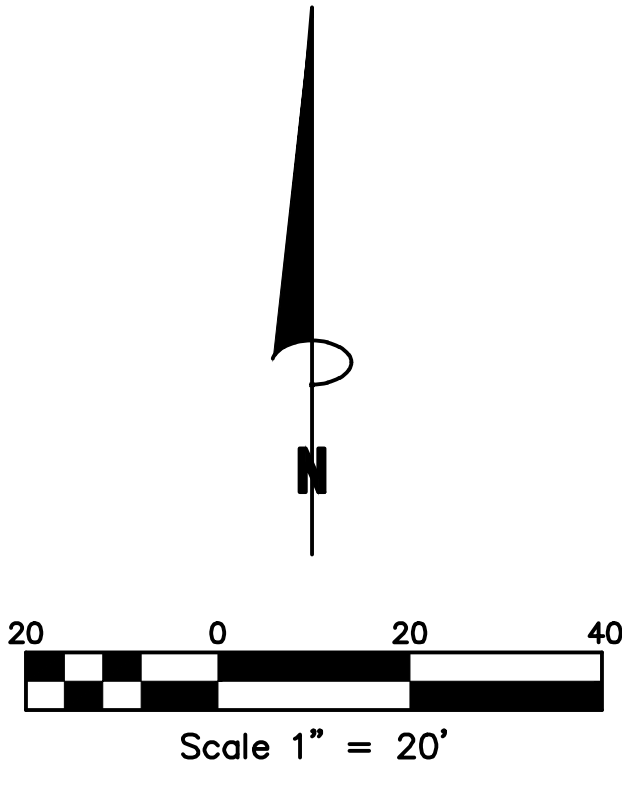
SHEET TITLE
Floor Plan

SHEET NO.
A100

SCALE: 1/4" = 1'-0"

Record Number - PEN24-0082

FD. S&W (ILLEGIBLE) IN LIEU OF 1" I.P.
PER P.M. NO. 25884, P.M.B. 166/99



LEGEND:

- | | | | |
|-------|--------------------------|----|---------------------------------|
| A.C. | ASPHALT CONCRETE | ● | DRAIN INLET |
| CONC. | CONCRETE | ⊕ | FIRE HYDRANT |
| HC | HANDICAPPED PARKING | ○ | WATER VALVE |
| CB | CATCH BASIN | EV | ELECTRIC VAULT |
| — | SIGN | Ⓢ | STORM DRAIN MANHOLE |
| EP | ELECTRIC TRANSFORMER PAD | EC | ELECTRIC CABINET |
| * | LIGHT POLE | GM | GAS METER |
| □ | TELECOMMUNICATION BOX | SL | STREET LIGHT |
| Ⓢ | SEWER MANHOLE | CB | COMMUNICATION BOX |
| • | SEWER CLEANOUT | MB | MAILBOX |
| • | BOLLARD | VR | VAPOR RECOVERY ENCLOSURE & TANK |
| □ | ELECTRIC BOX | ○ | MONITORING WELL |
| □ | WATER METER | PP | PAY PAPER BOX |
| ↔ | BACKFLOW PREVENTER | AW | AIR & WATER |
| | | □ | VACUUM |

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCEL 1, OF PARCEL MAP NO. 25884, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 166 PAGES 97 THROUGH 99 INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS AND OTHER MINERALS IN AND UNDER SAID REAL PROPERTY BEING CONVEYED TO GRANTEE HEREBY, TOGETHER WITH THE RIGHT AS HEREINAFTER LIMITED TO DRILL, REDRILL, DEEPEN, COMPLETE AND MAINTAIN WELL HOLES UNDER THROUGH AND BEYOND SAID REAL PROPERTY, AND TO DRILL FOR, PRODUCE, EXTRACT, TAKE AND REMOVE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS FROM AND THROUGH SAID REAL PROPERTY, TOGETHER WITH RIGHTS OF WAY AND EASEMENTS FOR ANY AND ALL OF THE ABOVE MENTIONED PURPOSES, BUT WITH NO RIGHT OF ENTRY UPON OR THROUGH SAID REAL PROPERTY EXCEPT BENEATH A DEPTH OF 500.00 FEET BELOW THE PRESENT SURFACE OF SAID REAL PROPERTY, AS RESERVED BY THE ROMAN CATHOLIC ARCHBISHOP OF LOS ANGELES, A CORPORATION SOLE IN DEED RECORDED JULY 18, 1979 AS INSTRUMENT NO. 150238 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND BY DEED RECORDED SEPTEMBER 18, 1979 AS INSTRUMENT NO. 196485 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL A-1: (INGRESS AND EGRESS EASEMENT)

AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:
A PORTION OF PARCEL 2, AS SHOWN ON PARCEL MAP NO. 25884 IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS FILED IN BOOK 166 PAGES 97 THROUGH 99, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1 OF SAID PARCEL MAP;
THENCE NORTH 0° 41' 37" WEST, 17.50 FEET ALONG THE WESTERLY LINE OF SAID PARCEL 2;
THENCE NORTH 89° 18' 27" EAST, 41.00 FEET;
THENCE SOUTH 0° 41' 37" EAST, 6.09 FEET;
THENCE NORTH 89° 18' 27" EAST, 11.59 FEET;
THENCE SOUTH 45° 13' 09" EAST, 16.00 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 1;
THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1, SOUTH 89° 18' 27" WEST, 63.81 FEET TO THE POINT OF BEGINNING.

PARCEL A-2 (INGRESS AND EGRESS EASEMENT)

AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:
A PORTION OF PARCEL 2, AS SHOWN ON PARCEL MAP NO. 25884, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS FILED IN BOOK 166 PAGE 97 THROUGH 99, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 1 OF SAID PARCEL MAP;
THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 1, NORTH 0° 15' 20" EAST, 51.99 FEET;
THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1, NORTH 45° 13' 09" WEST, 66.50 FEET;
THENCE SOUTH 51° 29' 59" EAST, 68.30 FEET;
THENCE SOUTH 37° 51' 53" EAST, 18.26 FEET;
THENCE SOUTH 0° 15' 20" WEST, 41.98 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 2;
THENCE NORTH 89° 44' 58" WEST, 17.50 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

APN: 486-211-021

Lot Size: 33,976

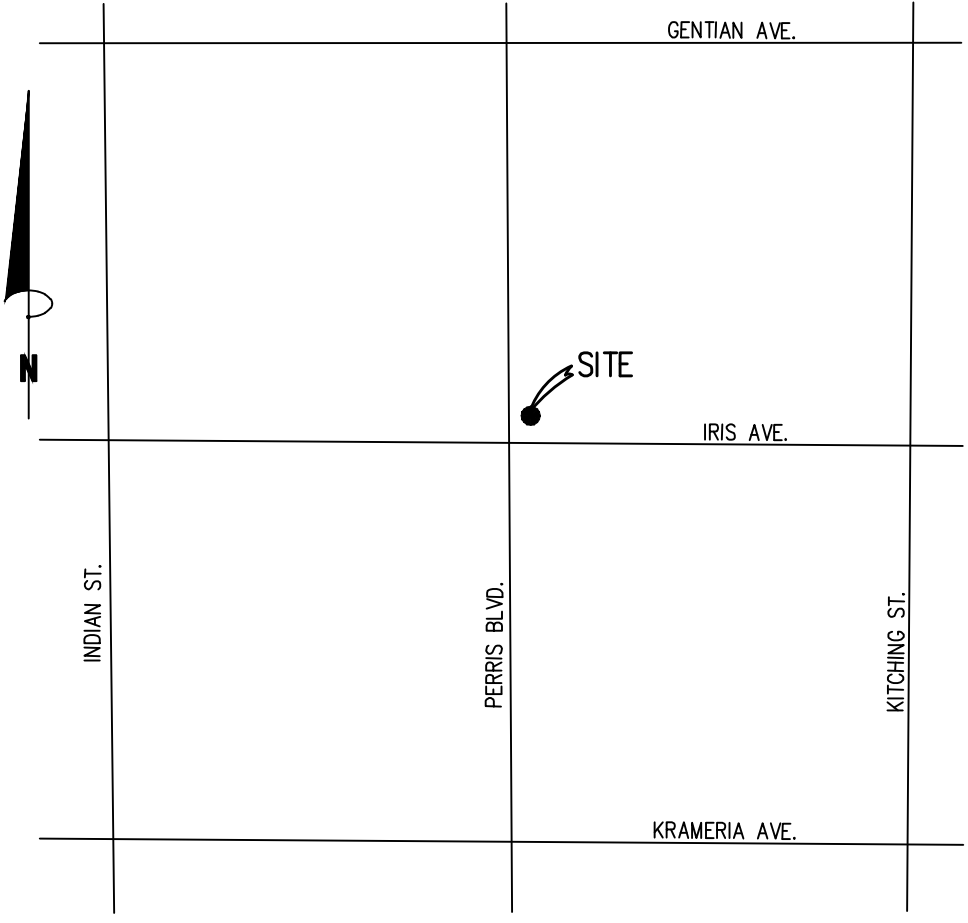
Zoning: COMU (Corridor Mixed Use)

CAR WASH: 510 SF
CONVENIENCE STORE: 1,600 SF

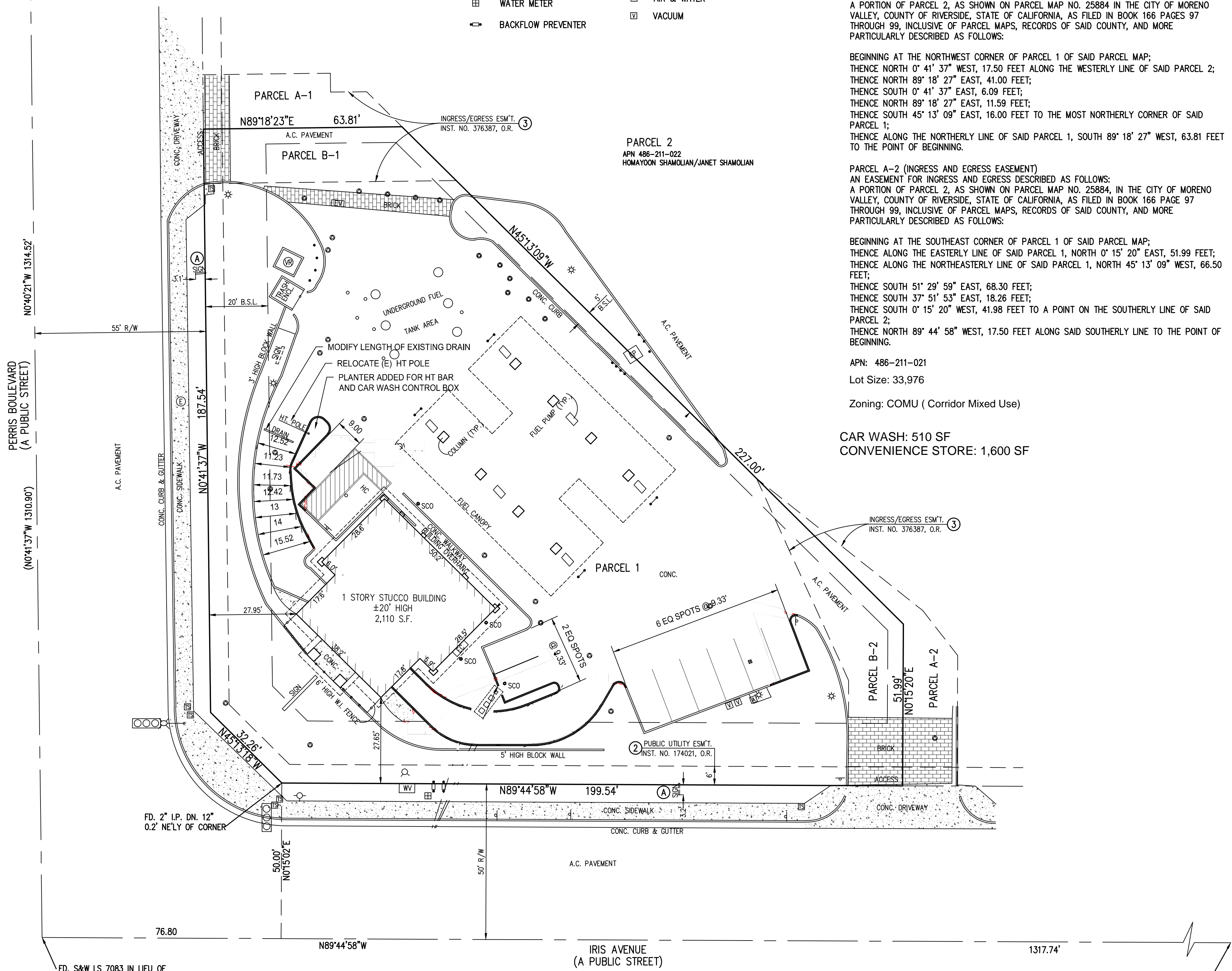
EXCEPTIONS:

FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 42080CA-502-502-JK0, DATED FEBRUARY 8, 2021.

- ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩ ⑪ ⑫ ⑬ ⑭ ⑮ ⑯
ITEMS AFFECT AND HAVE NO DELINEABLE EASEMENTS.
- ② EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDING DATE: AUGUST 6, 1985
RECORDING NO: AS INSTRUMENT NO. 174021, OFFICIAL RECORDS
EASEMENT AFFECTS AND IS SHOWN HEREON.
- ③ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT;
PURPOSE: INGRESS, EGRESS
RECORDING DATE: OCTOBER 12, 1990
RECORDING NO: AS INSTRUMENT NO. 376387 OF OFFICIAL RECORDS
EASEMENT AFFECTS AND IS SHOWN HEREON.
- ④ DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:
RECORDING DATE: OCTOBER 12, 1990
RECORDING NO: AS INSTRUMENT NO. 376388 OF OFFICIAL RECORDS
EASEMENTS FOR UTILITIES AND SURFACE DRAINAGE AFFECT AND ARE BLANKET IN NATURE OVER SHOPPING CENTER.
- ⑤ DEVELOPMENT AGREEMENT
RECORDING DATE: OCTOBER 12, 1990
RECORDING NO: AS INSTRUMENT NO. 376389 OF OFFICIAL RECORDS
EASEMENTS FOR UTILITIES AND DRAINAGE AFFECT AND ARE BLANKET IN NATURE OVER SUBJECT PROPERTY.
- ⑥ COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT
RECORDING DATE: AUGUST 5, 1988
RECORDING NO: AS INSTRUMENT NO. 325460 OF OFFICIAL RECORDS
EXCEPTION AFFECTS AND IS BLANKET IN NATURE.
- ⑦ INTENTIONALLY DELETED.
- ⑧ INTENTIONALLY DELETED.
- ⑨ COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT
RECORDING DATE: MAY 23, 2007
RECORDING NO: AS INSTRUMENT NO. 2007-0340986 OF OFFICIAL RECORDS
EXCEPTION AFFECTS AND HAS NO PLOTTABLE EASEMENTS.
- ⑩ MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: ACCESS AGREEMENT
DATED: MAY 10, 2007
EXECUTED BY: EQUILON ENTERPRISES, LLC D/B/A SHELL OIL PRODUCTS US, A DELAWARE LIMITED LIABILITY COMPANY AND TESORO SOUTH COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDING DATE: MAY 23, 2007
RECORDING NO: AS INSTRUMENT NO. 2007-0340987 OF OFFICIAL RECORDS
EASEMENT AFFECTS AND IS BLANKET IN NATURE.



VICINITY MAP
N.T.S.



SURVEYOR'S NOTES:

1. FLOOD ZONE DESIGNATION:
COMMUNITY #: 063074
PANEL #: 0606307650
DATE OF PANEL: 8/28/2008
FLOOD ZONE: X
2. BUILDING RESTRICTIONS/ZONING PER CITY OF MORENO VALLEY PLANNING DEPT.
ZONING: CC (COMMUNITY COMMERCIAL)
SETBACKS PER ZONING: 20' FRONT/STREET, 5' SIDES & REAR
MAXIMUM HEIGHT: 30'
3. BASIS OF BEARINGS: THE BEARING N89°44'58"W ON THE CENTERLINE OF IRIS AVENUE AS SHOWN ON PARCEL MAP NO. 25884, P.M.B. 166/99, RIVERSIDE COUNTY RECORDS.
4. ACCESS TO PROPERTY: FROM IRIS AVE. AND PERRIS BLVD., BOTH PUBLIC STREETS.
5. EXISTING PARKING SPACES: 5 REGULAR, 1 HANDICAP
REQUIRED PARKING: 1 SPACE PER 225 S.F. OF BUILDING AREA FOR RETAIL USE.
6. AREA OF PROPERTY: 34,115 SQ. FT. = 0.78 ACRES
7. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
8. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM CONTROLLING JURISDICTION.
9. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, CEMETERY OR SANITARY LANDFILL.
11. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED. NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
12. ENCROACHMENTS: SUBJECT PROPERTY SIGN 3.1' & 3.2' INTO STREET R/W.

PROPERTY OWNER:
JACKSONS FOOD STORES INC
3450 E COMMERCIAL CT
MERIDIAN ID 83642

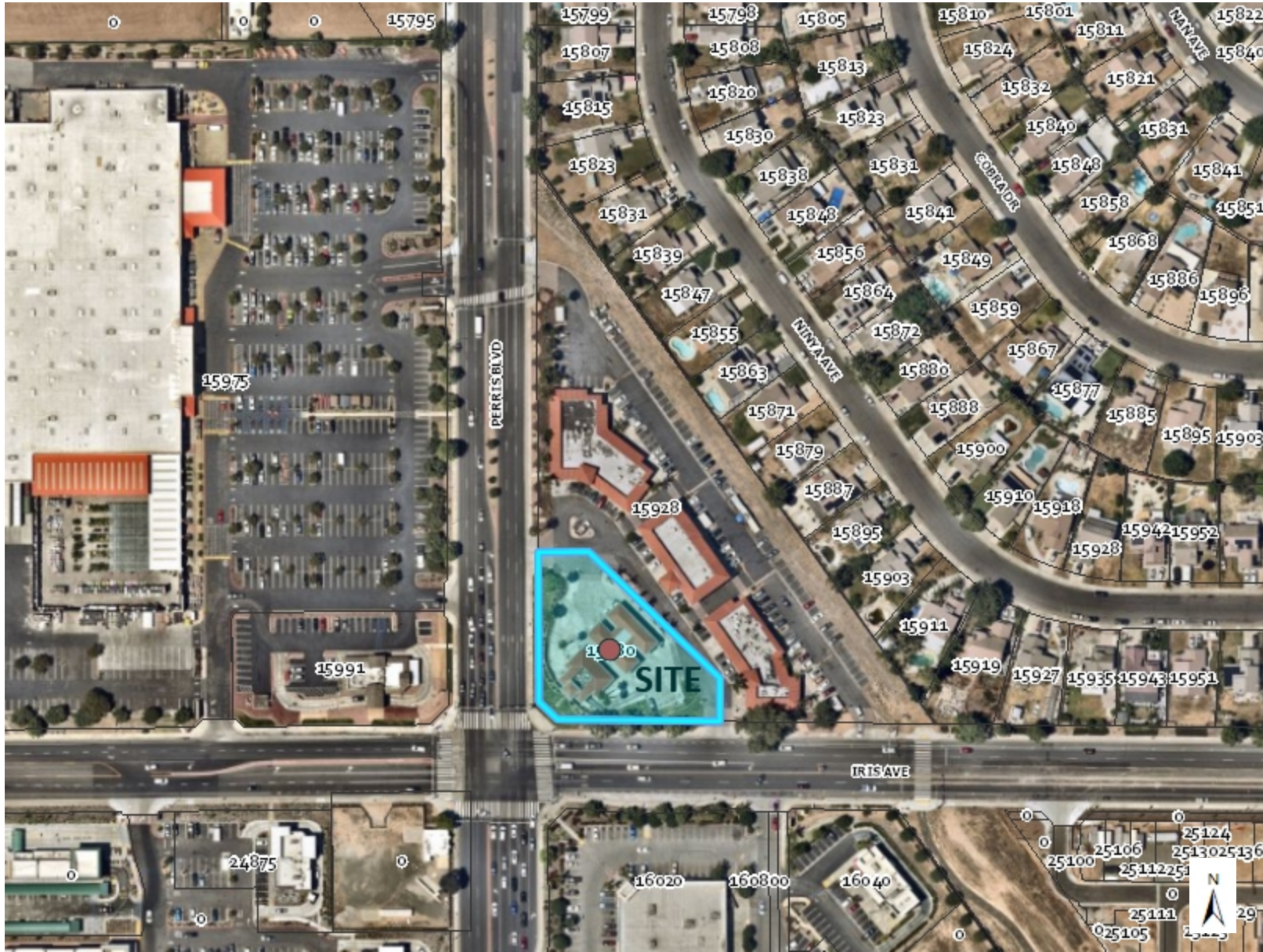
MARK	DATE	REVISION	BY	AP/VD
JACKSONS FOOD STORE #214				
PROJECT ADDRESS 15980 Perris Blvd. Moreno Valley, CA				
Record Number - PEN24-0082				
SCALE: 1"=20'		CHKD./AP/VD: LW		
DATE: 2/23/21		AZCA J.N. 20-4433		
DWN. BY: BW		STORE#: 4223		
CHKD. BY:				

FD. S&W LS 7083 IN LIEU OF
1" BAR PER CR 2020-0084

FD. 1" I.P. TAGGED LS 5390
PER CR 2020-0084

LOCATION MAP

15980 Perris Boulevard



Legend

- Public Facilities**
 - Public Facilities; Iris Plaza Branch L
 - ★ Fire Stations
- Road Labels**
- Parcels
- ⬜ City Boundary
- ⊞ Sphere of Influence

Image Source: Nearmap

Notes:

PEN24-0082
Jackson Foods Stores #214
APN: 486-211-021

372.8 0 186.38 372.8 Feet



Report to Planning Commission

TO: The Planning Commission

FROM: Danielle Harper-Scott, Principal Planner

AGENDA DATE: February 27, 2025

TITLE: COMMISSION APPAREL / SELECTION OF COLORS

TITLE SUMMARY: Discussion of the City logo apparel and selection of color for the Planning Commission.

Recommendation(s)

That the Planning Commission:

1. DISCUSS whether to proceed with ordering City logo apparel for use by the Planning Commission.
2. SELECT color for City logo apparel.

SUMMARY

On December 17, 2024, the Moreno Valley City Council adopted a new policy (Legislative Policy # 1.14) related to the purchase of apparel with City emblems or logos for City Boards, Commissions and Committees, for official use. The policy establishes guidelines and standards regarding the procurement of City Logo Shirts for Council appointed Boards, Commissions, and Committees. Should the Planning Commission choose to proceed with an order, the policy established the following guidelines and standards:

- Two (2) logo shirts will be provided for each of the members' term
- As Chair and Vice-Chair positions change annually, two (2) new shirts will be provided for those that are coming into and out of those positions for the remainder of their term
- Funding will come from the liaison department's budget
- All purchases must go through the City's approved apparel vendor to ensure that the embroidery is approved and consistent with City Policy 2.01 Emblem Use.

Discussion and official selection of the color for the Planning Commission's apparel is requested.

NOTIFICATION

The agenda, staff report and supporting documents were posted at least 72 hours in advance of the meetings for this item, in accordance with the Brown Act for public review and inspection.

PREPARATION OF STAFF REPORT

Prepared By:
Danielle Harper-Scott
Principal Planner

Department Head Approval:
Angelica Frausto-Lupo
Community Development Director

Report Approval Details

Document Title:	STAFFREPORT_COMMISSION APPAREL.docx
Attachments:	- 1.14 City Logo Shirt Policy (Appointees)-Final to Council 12.17.24.pdf
Final Approval Date:	Feb 20, 2025

This report and all of its attachments were approved and signed as outlined below:

Danielle Harper-Scott

Angelica Frausto-Lupo

Sean Kelleher

Stacy Dunning

CITY LOGO SHIRT POLICY (APPOINTEES)

PURPOSE: It is the purpose of this policy to establish guidelines and standards regarding the procurement of City Logo Shirts for Council appointed Boards, Commissions, and Committees.

DEFINITION: Guidelines and Standards Regarding Procurement of City Logo Shirts for Council Appointed Boards, Commissions, Committees.

POLICY: When purchasing City Logo Shirts for Council appointed Boards, Commissions, and Committees, the following guidelines and standards must be met:

- Two (2) logo shirts will be provided for each of the members' term
- As Chair and Vice-Chair positions change annually, two (2) new shirts will be provided for those that are coming into and out of those positions for the remainder of their term
- Funding will come from the liaison department's budget
- All purchases must go through the city's approved apparel vendor to ensure that the embroidery is approved and consistent with City Policy 2.01 Emblem Use.