



**REGULAR MEETING
AGENDA**

April 23, 2026

6:00 PM

City Hall Council Chamber – 14177 Frederick Street

PLANNING COMMISSION

Alvin DeJohnette, Chairperson

Ray Baker, Vice Chairperson

JoAnn Stephan, Commissioner

David Zeitz, Commissioner

Nicole Taylor, Commissioner

Vacant, Commissioner

Vacant, 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

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.

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 CONTINUANCE MEMO_PEN25-0136

Per City Attorney's Office recommendation, the request is to continue the subject item (PEN25-0136) to a Planning Commission Meeting on a date to be determined.

Recommendation(s):

That the Planning Commission:

1. ADOPT Resolution No. 2026-05

a) DETERMINING that Conditional Use Permit PEN25-0136 is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines as a Class 32 Exemption (In-Fill Development), in accordance with CEQA Guidelines Section 15332; and

b) APPROVING Conditional Use Permit PEN25-0136, subject to the attached conditions of approval included as Exhibit A of Resolution No. 2026-05 and as shown on the approved plan.

I.2 Plot Plan (PEN22-0193) (District 3)

Plot Plan For The Development Of A 4,150 Square Foot Car Wash Building (Moreno Valley Express Car Wash) With Vacuum Stations On An Approximate 1.33-Acre Vacant Site Located At The Northeast Corner Of Dracaea Avenue and Perris Boulevard (APN: 479-120-050).

Recommendation(s):

That the Planning Commission:

1. ADOPT Resolution No. 2026-06

a) DETERMINING that the Addendum prepared to the Initial Study and Mitigated Negative Declaration for the original Commercial Project (PEN19-0206, PEN19-0207, PEN19-0204, and PEN19-0205) (2020 IS/MND) complies with the applicable provisions of the California Environmental Quality Act (CEQA) Guidelines; and

b) APPROVING Plot Plan PEN22-0193, subject to the attached conditions of approval included as Exhibit A of Resolution No. 2026-06 and as shown on the approved plan.

J. OTHER COMMISSION BUSINESS

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.