



## 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