



Report to Planning Commission

TO: The Planning Commission

FROM: Gabriel Diaz, Associate Planner

AGENDA DATE: April 23, 2026

TITLE: Plot Plan (PEN22-0193) (District 3)

TITLE SUMMARY: 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).

DISTRICT: District 3

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.

SUMMARY

Richard Hoy (“Applicant”) requests approval of Plot Plan PEN22-0193 for the development of a 4,150 square foot car wash building with vacuum stations (“Proposed Project”) on an approximate 1.33-acre parcel identified as Assessor’s Parcel Number (APN) 479-120-050 (“Project Site”) located within the Community Commercial (CC) zoning district. The Proposed Project includes associated parking, and landscaping improvements to support the proposed use.

DISCUSSION

Project Description

The Proposed Project (PEN22-0193) involves the development of a 4,150 square foot car wash building with vacuum stations, associated parking, and landscaping improvements on an approximate 1.33-acre vacant parcel identified as Assessor's Parcel Number (APN) 479-120-050, located at the northeast corner of Dracaea Avenue and Perris Boulevard. The Project Site is zoned Community Commercial (CC), within which a car wash is a permitted use, subject to a Plot Plan approval.

As a matter of information, the proposed car wash parcel is part of a larger 2.3-acre commercial project (PEN19-0206, PEN19-0207, PEN19-0204, and PEN19-0205), approved by Moreno Valley City Council on December 15, 2020. The approved project includes development of a 3,000 square-foot drive through restaurant with a 400 square-foot outdoor patio and a 4,088-square foot convenience store with a 36-foot by 86-foot canopy covering 6 multiple product dispensers for fueling up to 12 vehicles (previously approved project).

Since adoption of the 2020 IS/MND and approval of the project on December 15, 2020, the Applicant has submitted an application to the City to replace the previously approved 3,000 square foot drive-through restaurant and 400 square-foot outdoor patio with a proposed 4,150 square-foot car wash building with vacuum stations.

Site and Surrounding Area

The Project Site is currently vacant and consists of approximately 1.33-acres located at the northeast corner of Dracaea Avenue and Perris Boulevard. The surrounding land uses include existing residential homes zoned Office (O) to the north, an existing auto center commercial building and residential homes zoned Specific Plan 204 Community Commercial (SP204CC) to the west across Perris Boulevard, existing residential homes zone Residential 15 (R15) to the east, and a vacant parcel to directly to the south which is zoned Community Commercial (CC).

Access/Parking

Access to the Project Site is provided via a 35-foot-wide, two-way driveway from Perris Boulevard. There are additional internal access points from driveways on Dracaea Avenue and Atwood Avenue. Pedestrian walkways are provided throughout the Project Site for adequate pedestrian circulation.

The Proposed Project provides a total of 32 on-site parking spaces. The number and type of parking spaces comply with the requirements of the Municipal Code.

Design/Landscaping

The Proposed Project features a modern commercial design, featuring a mix of high-quality materials and distinctive architectural elements. The car wash building height is approximately 21 feet, and the vacuum metal canopies are approximately 13 feet 9 inches. The carwash building exterior surfaces will be finished with smooth stucco, wood texture siding, painted in a coordinated color scheme of Lazy Gray, Serious Gray, and Cyber Space, with decorative windows, doors, and metal awnings, with a flat roof, resulting in a unified and visually appealing façade.

In addition, the landscape design includes landscaped setbacks, parking lot landscaping, street trees, and perimeter plantings around the Project Site. The proposed landscape has been designed to enhance the overall experience of the development, in compliance with the City's Municipal Code landscape requirements.

REVIEW PROCESS

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

Pursuant to Section 9.02.070 (Plot Plan) of Chapter 9.02 (Permits and Approvals) of Title 9 (Planning and Zoning) of the Municipal Code, the Planning Commission must make the following findings before approving in whole or in part the subject Plot Plan:

1. That the Proposed Project is consistent with the goals, objectives, policies and programs of the General Plan;
2. That the Proposed Project complies with all applicable zoning and other regulations;
3. That 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
4. That the location, design and operation of the Proposed Project will be compatible with the existing and planned land uses in the vicinity.

ENVIRONMENTAL

The Proposed Project has been evaluated in compliance with the criteria set forth in the California Environmental Quality Act (CEQA) Guidelines. An Addendum has been 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) which was certified and approved by the Moreno Valley City Council on December 15, 2020. Per CEQA Section 15164, the Addendum evaluates whether modifications and refinements associated with the Proposed Project would result in new or substantially more adverse significant effects or require new mitigation measures not identified in the 2020 IS/MND. Pursuant to Section 15162 of the CEQA Guidelines, it has been determined, on the basis of substantial evidence in the light of the whole record,

that implementation of the Proposed Project does not propose substantial changes to the approved project, no substantial changes in circumstances would occur which would require major revisions to the 2020 IS/MND, and no new information of substantial importance has been revealed since approval of the 2020 IS/MND that would result in new significant effects.

NOTIFICATION

Consistent with the public hearing notice requirements of the City of Moreno Valley Municipal Code provisions and exceeding the posting and distance requirements of applicable state law, public hearing notice was sent to all property owners of record within 600 feet of the Project site, and public hearing 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

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