

**OFFICIAL MINUTES OF THE
PLANNING COMMISSION
OF THE CITY OF MORENO VALLEY**

**REGULAR MEETING – 6:00 PM
January 11, 2024**

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 in the Council Chambers located at 14177 Frederick Street, Moreno Valley, California.

ROLL CALL

Planning Commission:	Alvin DeJohnette	Chairperson	Present
	Omar Cobian	Vice-Chairperson	Present
	JoAnn Stephan	Commissioner	Present
	Ray L. Baker	Commissioner	Present
	Erlan Gonzalez	Commissioner	Present
	Daryl C. Terrell	Commissioner	Present
	Nicole Taylor	Alternate Commissioner	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Terrell.

APPROVAL OF AGENDA

RESULT: APPROVED [7 TO 0]
MOVER: Ray L. Baker, Commissioner
SECONDER: Erlan Gonzalez, Commissioner
AYES: Ray L. Baker, Erlan Gonzalez, Alvin DeJohnette, Omar Cobian, JoAnn Stephan, Daryl C. Terrell, David Zeitz

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

Speakers:
George Hague

CONSENT CALENDAR

RESULT: APPROVED [7 TO 0]
MOVER: Erlan Gonzalez, Commissioner
SECONDER: Ray L. Baker, Commissioner
AYES: Erlan Gonzalez, Ray L. Baker, Alvin DeJohnette, Omar Cobian, JoAnn Stephan, Daryl C. Terrell, David Zeitz

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Tentative Parcel Map (TPM 37896), Master Plot Plan, Plot Plan, and four Conditional Use Permits for the development of a commercial center with eight (8) buildings in the Community Commercial (Cc) District.
 - A. Staff recommends that the Planning Commission take the following actions:
 1. That the Planning Commission **ADOPT** Resolution No. 2024-01, attached hereto, and thereby:
 - a. **ADOPTING** the Initial Study/Mitigated Negative Declaration prepared for Tentative Parcel Map No. 37896 (PEN20-0045), Master Plot Plan (PEN21-0074), Plot Plan (PEN20-0047), and four Conditional Use Permits (PEN20-0049, PEN20-0050, PEN20-0051, and PEN20-0053) on file with the Community Development Department, incorporated herein by this reference, which was completed in compliance with CEQA and the CEQA Guidelines, and reflects that the Planning Commission reviewed and considered the information contained in the Initial Study/Mitigated Negative Declaration, and exercised its independent judgment and analysis of the Proposed Project's potential environmental impacts; and
 - b. **ADOPTING** the Mitigation Monitoring and Reporting Program prepared for the Proposed Project, which consists of Tentative Parcel Map No. 37896 (PEN20-0045), Master Plot Plan (PEN21-0074), Plot Plan (PEN20-0047), and four Conditional Use Permits (PEN20-0049, PEN20-0050, PEN20-0051, and PEN20-0053) pursuant to CEQA and the CEQA Guidelines.
 2. That the Planning Commission **ADOPT** Resolution No. 2024-02, attached hereto, and thereby:
 - a. **APPROVING** Tentative Parcel Map No. 37896 (PEN20-0045), Master Plot Plan (PEN21-0074), Plot Plan (PEN20-0047), and four Conditional Use Permits (PEN20-0049, PEN20-0050, PEN20-0051, and PEN20-0053) based on the Recitals, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2024-02.

Public Hearing Opened: 7:05 p.m.

Speakers

Dale Hall
David Borja
Brent McClintock
George Hague
Gabrielle Pina

Public Hearing Closed: 7:25 p.m.

RESULT: APPROVED [UNANIMOUS]
MOVER: Ray L. Baker, Commissioner
SECONDER: JoAnn Stephan, Commissioner
AYES: Ray L. Baker, JoAnn Stephan, Alvin DeJohnette, Omar Cobian,
Erlan Gonzalez, Daryl C. Terrell, David Zeitz

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson DeJohnette adjourned the meeting at 7:51 PM.

Submitted by:

Approved by:

Rachel Ramirez
Planning Commission Secretary

Alvin DeJohnette
Chairperson