

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

**REGULAR MEETING
February 22, 2024**

CALL TO ORDER

This regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 6:00 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
	David Zeitz	Commissioner	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Zeitz.

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

Chair DeJohnette read procedures aloud for the public and the record.

PUBLIC COMMENTS

No public comments.

CONSENT CALENDAR

Planning Commission - Regular Meeting - Nov 9, 2023 6:00 PM
Planning Commission - Regular Meeting - Jan 11, 2024 6:00 PM
Planning Commission - Regular Meeting - Feb 8, 2024 6:00 PM

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

Commissioner Zeitz moved to approve the Minutes with a revision to mark him “Present” for all of the meetings.

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. CONDITIONAL USE PERMIT TO PERMIT A CHARTER SCHOOL WITHIN THE ALESSANDRO PLAZA SHOPPING CENTER
 - A. Staff recommends that the Planning Commission **ADOPT Resolution No. 2024-13:**
 1. **DETERMINING** that the Proposed Project (CUP PEN23-0068) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1 (“Existing Facilities”) and Class 32 (In-Fill Development Projects) Categorical Exemptions, and the Common Sense Exemption, in accordance with CEQA Guidelines Sections 15301, 15332, and 15061(b)(3); and
 2. **APPROVING** the Proposed Project (CUP PEN23-0068), subject to the attached Conditions of Approval included as Exhibit A.

Public Hearing Opened: 6:23 p.m.

Speakers:
David Rivera

Public Hearing Closed: 6:25 p.m.

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

2. **CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SELF-STORAGE FACILITY PROJECT**

A. Staff recommends that the Planning Commission **ADOPT Resolution No. 2024-15:**

1. **DETERMINING** that the Proposed Project (Conditional Use Permit [PEN22-0251]) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Exemption (CEQA Guidelines, Section 15332, In-Fill Development Projects), and
2. **APPROVING** the Proposed Project (Conditional Use Permit [PEN22-0251]) based on the Recitals, Evidence contained in the Administrative Records, and Findings as set forth in this Resolution, subject to the approved conditions of approval.

Public Hearing Opened: 6:41 p.m.

No public comment.

Public Hearing Closed: 6:43 p.m.

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

3. **PLOT PLAN (PEN23-0017) AND TENTATIVE TRACT MAP 38676 FOR CONDOMINIUM PURPOSES (PEN23-0016) FOR A SIXTEEN (16) UNIT, MULTI-FAMILY RESIDENTIAL PROJECT**

A. Staff recommends that the Planning Commission **ADOPT Resolution 2024-14:**

1. **DETERMINING** that the Proposed Project Tentative Tract Map 38676 for Condominium Purposes (PEN23-0016) and Plot Plan (PEN23-0017) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 32 Exemption (CEQA Guidelines, Section 15332, In-Fill Development Projects), and
2. **APPROVING** the Proposed Project (Tentative Tract Map 38676 for Condominium Purposes and Plot Plan (PEN23-0017)), based on the Recitals, Evidence contained in the Administrative Records, and Findings as set forth in Resolution No. 2024-14, subject to the conditions of approval attached thereto.

Public Hearing Opened: 6:56 p.m.

No public comment

Public Hearing Closed: 6:57 p.m.

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

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

Planning Official, Robert Flores, thanked the Commission and informed them that this is his first meeting.

PLANNING COMMISSIONER COMMENTS

Commissioners thanked the Planning Official and the Community Development Director. Commissioner Gonzalez requested information pertaining to the Academy event. The Planning Official indicated staff will send them the information.

ADJOURNMENT

Chairperson adjourned the meeting at 7:02 PM to the next regularly scheduled meeting.

Submitted by:

Approved by:

Patty Castreje
Planning Commission Secretary

Alvin DeJohnette
Chairperson