

1 **CITY OF MORENO VALLEY PLANNING COMMISSION**
2 **SPECIAL MEETING**
3 **CITY HALL COUNCIL CHAMBER – 14177 FREDERICK STREET**
4

5 **Thursday, December 21, 2017 at 7:00 PM**

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8 **CALL TO ORDER**
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11 **CHAIR BARNES** – Good evening ladies and gentlemen. I would like to call this
12 Special Meeting of the Planning Commission to order. It is Thursday, December
13 21, 2017, and the time is 7:02 PM. First item on the Agenda is the roll call.
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16 **ROLL CALL**
17

18 Commissioners Present:

19 Commissioner Lowell
20 Commissioner Baker
21 Commissioner Sims
22 Chair Barnes

23
24 Vice Chair Korzec – excused absent
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27 Staff Present:

28 Rick Sandzimier, Planning Official
29 Paul Early, Assistant City Attorney
30 Ashley Aparicio, Recording Secretary/Administrative Assistant
31 Gabriel Diaz, Associate Planner
32 Michael Lloyd, Traffic Engineer
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35 Speakers:

36 Rafael Brugueras
37 Kendrick Rivas
38 Roy Bleckert
39 David Marshall
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43 **PLEDGE OF ALLEGIANCE**
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3 **CHAIR BARNES** – Next, could Commissioner Sims lead us in the Pledge of
4 Allegiance?

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7 **APPROVAL OF THE AGENDA**

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9 Approval of Agenda

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12 **CHAIR BARNES** – Thank you, Jeff.

13
14 **COMMISSIONER SIMS** – Thanks.

15
16 **CHAIR BARNES** – Next item, approval of the Agenda.

17
18 **COMMISSIONER BARNES** – I'll motion to approve.

19
20 **CHAIR BARNES** – Motion from Commissioner Lowell.

21
22 **COMMISSIONER BAKER** – I'll second.

23
24 **CHAIR BARNES** – A second from Commissioner Baker. All in favor say aye.

25
26 **COMMISSIONER BAKER** – Aye.

27
28 **COMMISSIONER SIMS** – Aye.

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30 **COMMISSIONER LOWELL** – Aye.

31
32 **CHAIR BARNES** – Aye.

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34 **CHAIR BARNES** – Opposed. The motion carries 4-0.

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37 Opposed – 0

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40 **Motion carries 4 – 0**

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46 **CONSENT CALENDAR**

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2 *All matters listed under Consent Calendar are considered to be routine and all*
3 *will be enacted by one rollcall vote. There will be no discussion of these items*
4 *unless Members of the Planning Commission request specific items be removed*
5 *from the Consent Calendar for separate action.*
6

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8 **APPROVAL OF MINUTES**
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10 Planning Commission - Regular Meeting – Oct 26, 2017 at 7:00 PM

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12 Planning Commission - Regular Meeting – Nov 9, 2017 at 7:00 PM
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16 **CHAIR BARNES** – Next is the Consent Calendar, and I see no items on the
17 Consent Calendar.
18

19 **PLANNING OFFICIAL RICK SANDZIMIER** – The two sets of Minutes.
20

21 **CHAIR BARNES** – Just the Minutes. I need to indent that so I know it's a part of
22 the...alright, approval of the Minutes, and they need to go separately, correct?
23 Together? Okay.
24

25 **PLANNING OFFICIAL RICK SANDZIMIER** – You can do them together.
26

27 **CHAIR BARNES** – Okay, separate voting blocks. So the first Minutes to be
28 approved are October 26, 2017.
29

30 **COMMISSIONER SIMS** – I'll make a motion to approve the Minutes of the
31 Regular Meeting of the Planning Commission of October 26, 2017.
32

33 **COMMISSIONER BAKER** – I'll second that.
34

35 **CHAIR BARNES** – Motion from Commissioner Sims, second from Baker. All in
36 favor....
37

38 **COMMISSIONER BAKER** – Aye.
39

40 **COMMISSIONER SIMS** – Aye.
41

42 **COMMISSIONER LOWELL** – Aye.
43

44 **CHAIR BARNES** – Aye.
45

46 **CHAIR BARNES** – Opposed. The motion carries 4-0.

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3 Opposed – 0
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6 **Motion carries 4 – 0**
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10 **CHAIR BARNES** – Next we have the Meeting Minutes of November 9, 2017.
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12 **COMMISSIONER SIMS** – I’m going to abstain.
13

14 **CHAIR BARNES** – Commissioner Sims was not here, so he must abstain.
15

16 **COMMISSIONER LOWELL** – I’ll motion to approve as presented.
17

18 **COMMISSIONER BAKER** – I’ll second it.
19

20 **CHAIR BARNES** – Motion approved from Commissioner Lowell, a second from
21 Commissioner Baker.
22

23 **COMMISSIONER LOWELL** – Does Patricia need to be here to vote on it since
24 she would make the full quorum for that four.
25

26 **CHAIR BARNES** – Do we have a quorum?
27

28 **ASSISTANT CITY ATTORNEY PAUL EARLY** – You still have a quorum having
29 four people here.
30

31 **CHAIR BARNES** – Oh, I see, just three voters.
32

33 **ASSISTANT CITY ATTORNEY PAUL EARLY** – The three votes will still pass it,
34 and there is no requirement that somebody abstain just because they weren’t at
35 the meeting. You can always familiarize yourself with the Minutes at a later date,
36 but it is customary to do so, so there is no problem here.
37

38 **CHAIR BARNES** – Alright, thanks Paul. Alright, having a motion and a second,
39 all in favor....
40

41 **COMMISSIONER BAKER** – Aye.
42

43 **COMMISSIONER LOWELL** – Aye.
44

45 **CHAIR BARNES** – Aye.
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1 **CHAIR BARNES** – Opposed. The motion carries 3-0.

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4 Opposed – 0

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7 **Motion carries 3 – 0 – 1 with one abstention**

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10 **PUBLIC COMMENTS PROCEDURE**

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12 *Any person wishing to address the Commission on any matter, either under*
13 *Public Comments section of the Agenda or scheduled items or public hearings,*
14 *must fill out a “Request to Speak” form available at the door. The completed*
15 *form must be submitted to the Secretary prior to the Agenda item being called by*
16 *the Chairperson. In speaking to the Commission, member of the public may be*
17 *limited to three minutes per person, except for the applicant for entitlement. The*
18 *Commission may establish an overall time limit for comments on a particular*
19 *Agenda item. Members of the public must direct their questions to the*
20 *Chairperson of the Commission and not to other members of the Commission,*
21 *the applicant, the Staff, or the audience. Upon request, this Agenda will be made*
22 *available in appropriate alternative formats to persons with disabilities in*
23 *compliance with the Americans with Disabilities Act of 1990. Any person with a*
24 *disability who requires a modification or accommodation in order to participate in*
25 *a meeting should direct their request to Guy Pegan, our ADA Coordinator, at*
26 *(951) 413-3120 at least 72 hours prior to the meeting. The 72-hour notification*
27 *will enable the City to make reasonable arrangements to ensure accessibility to*
28 *this meeting.*

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31 **CHAIR BARNES** – Alright, next item on the Agenda is the Public Comments
32 portion of the meeting. Do we have any Speaker Slips?

33
34 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – Yes, we do. We have
35 two, starting with Rafael Brugueras and Kendrick Rivas.

36
37 **CHAIR BARNES** – Alright, Mr. Brugueras.

38
39 **SPEAKER RAFAEL BRUGUERAS** – Good evening Chair, Commissioners,
40 Staff, Residents, and our Guests. This month, the Staff put the Ordinance No.
41 926 on the website to be viewed by the City and the residents that live here, and
42 they are the new rules that you are going to be applying in the future as
43 applicants come to apply for the marijuana initiative in our city. There are 49
44 pages of all the new rules and something that you need to have in your hand in
45 the future to understand when the staff comes to you for approval and the
46 questions that you may need to ask to make sure that the applicant is going to

1 follow the rules because that's important. I know they are going to do what they
2 have to do because I've seen that already, but sometimes the applicants find a
3 different way of reinterpreting a word. Oh, I didn't see it. Somebody didn't tell
4 me. We don't want that problem to happen in 2018, and I wanted to thank you
5 also for all the work that I see in my city for your guys and this counselor that is
6 not here for your approvals, how we have the city now generated with
7 excitement, and I hope the bill that got passed yesterday will bring even more
8 entrepreneurs to our city and more development, so we can have jobs, revenue.
9 Because with all that, we can do things to better our lives, and our city, and our
10 surrounding neighbors, and I thank you for your votes and your concerns, and I
11 wish you and each one of you a Merry Christmas because you've done wonders
12 for us, this city. It all comes together at the end of the year, and this is our year.
13 Thank you so much.

14

15 **CHAIR BARNES** – Thank you Mr. Brugueras. Next speaker...

16

17 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – Kendrick Rivas.

18

19 **SPEAKER KENDRICK RIVAS** – Good evening. I have one quick question. I
20 can speak on whatever I want in this section, right? Okay. Good evening Chair,
21 Chairmen, Staff, and our fellow American Citizens. I started to get into politics
22 about in the sophomore grade when I first wrote a letter to the 44th President of
23 the United States about physical education and how we should have more
24 physical education all the way through the 12th grade and, since then, I got
25 response back, but it was a stamp signature response, which means someone
26 wrote the letter and just stamped his signature on it. Ever since, I have had a
27 great love for politics and, in my senior year in high school, my youth government
28 teacher had us, had us elect one for president, like a fake election. And every
29 12th grader in government classes were voting in the school and, in the end, I
30 won the US Presidency, but I only like to say because I wasn't part of....the other
31 candidate was probably not prepared to deliver a speech that day and, second, is
32 that I am so glad that the World Logistics Center hasn't been built yet. I am very
33 happy that every day in the morning on the eastern side of Moreno Valley there
34 is nothing but land and forest you can see, and I thank God every day to make
35 sure the World Logistics Center has not been built. Thank you.

36

37 **CHAIR BARNES** – Thank you Mr. Rivas. Any other speakers?

38

39 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – We do have one more.
40 Roy, but I am unclear how to say his last name.

41

42 **CHAIR BARNES** – Alright. Bleckert.

43

44 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – Bleckert.

45

46 **CHAIR BARNES** – Lead addition, Mr. Bleckert.

1
2 **SPEAKER ROY BLECKERT** – Last Tuesday at the City Council Meeting, they
3 addressed consolidating some of the commissions, and they made a
4 recommendation some of the other commissions and boards need to be looked
5 at, and one thing I hope the Planning Commissioners and the Staff will look at in
6 the future, because the Council indicated they would look at this, is this Planning
7 Commission specifically. It's got seven members....or it is supposed to have
8 seven members on. It's only had five for a very long time. It The council should
9 either appoint two more people or cut the commission back to five members if
10 that's what they want. So, with this, I mean if one member here did not show up,
11 you would not have a quorum and you would not have a meeting. If they cut it
12 down to five members, then you could at least have three and have a meeting.
13 They expressed that they wanted to do things more efficiently in the future in the
14 city and make things run, so I believe they should either do either action to make
15 that...to facilitate that because we would not want a situation coming up where
16 people had development projects up here, and they couldn't be heard because
17 they didn't have a quorum. So, again, I would hope that the Planning
18 Commissioners would relay that, Staff would relay that to Council, and hopefully
19 we can facilitate either action, so when people bring projects up here they will be
20 heard in a timely manner. Thank you.

21
22 **CHAIR BARNES** – Thank you Mr. Bleckert

23
24 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – We have no more
25 speakers at this time.

26
27 **CHAIR BARNES** – No more speakers, alright.

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31 **NON-PUBLIC HEARING ITEMS**

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33 None

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37 **CHAIR BARNES** – Moving onto Non-Public Hearing Items, we have none, so the
38 Public Hearing section of the meeting.

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41 **PUBLIC HEARING ITEMS**

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44 1. Case: PEN16-0107 Plot Plan
45 Applicant: Gary Wang & Associates
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Owner: Yum Yum Donut Shop Inc.
Representative: Grachel Cornelio of Gary Wang & Associates
Location: Northwest corner of Alessandro Boulevard and Day Street
Case Planner: Gabriel Diaz
Council District: 1
Proposal: Plot Plan for a proposed 4236 square foot donut shop/convenience store

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2017-43, and thereby:

- 1. **CERTIFY** that the proposed Plot Plan is exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Categorical Exemption, CEQA Guidelines, Section 15332 (In-Fill Development); and
- 2. **APPROVE** Plot Plan PEN16-0107 based on the findings contained in the Planning Commission Resolution 2017-43, subject to the Conditions of Approval included as Exhibit A of the Resolution.

CHAIR BARNES – Case 1: PEN16-0107. It is a Plot Plan. The Applicant is Gary Wang and Associates. Do we have a Staff Report?

PLANNING OFFICIAL RICK SANDZIMIER – We do. I would like to introduce Associate Planner Gabriel Diaz who is going to give you the Staff Report.

ASSOCIATE PLANNER GABRIEL DIAZ – Thank you Chairman and Commissioners. There was a memo on your desk before the meeting, and there are some changes to the Conditions of Approval or basically just clarifying the Conditions of Approval for this case. We will start with that. Land Development was missing some headings, so that was added to the Conditions of Approval.

1 Then, Building Condition No. 24 was added to clarify, and the clarification of a
2 will-serve letter must be obtained and all applicable fees and charges shall be
3 paid to Box Springs Mutual Company prior to permit issuance, and then that is
4 Building Condition No. 24.

5
6 Alright, the proposal is a Plot Plan to allow the development of a Winchell's
7 Donut Shop and Convenient Store, approximately 4,263 square feet on 0.6 of an
8 acre parcel. The project is located on the northwest corner of Alessandro
9 Boulevard and Day Street. The Applicant Representative is Grachel of Gary
10 Wang and Associates. The project is located in Council District 1. The project
11 property is basically rectangular in shape, presently vacant, although you do see
12 a home on this older aerial, but currently it is vacant. There are a couple of
13 mature trees adjacent to the western property line and some old stumps one the
14 site that have been removed. The project property is zoned Community
15 Commercial. Some other surrounding land uses include multifamily residential to
16 the north, which is zone Community Commercial; a small grocery store, La
17 Buena Market is located immediately to the west of the site and is zoned
18 Community Commercial. To the south, across from Alessandro Boulevard, is a
19 self-storage facility, which is zoned Community Commercial, and to the
20 southeast, there is an industrial warehouse facility currently zoned Industrial.
21 Immediately to the west, across Day Street, is vacant land owned by the city
22 zoned for Multifamily Residential, up to 30 dwelling units per acre, Residential 30.
23 The proposal for the 4,263 square foot Winchell's Donut Shop and Convenience
24 Store is located on the southeast corner of the property, and you have parking to
25 the rear and to the side of the property. The main access to the property will be
26 from Alessandro Boulevard. There is an additional driveway located on Day
27 Street. Both entrances and exits are right in and right out. Per the Municipal
28 Code, the parking on the site has exceeded the requirement of 19 parking
29 spaces that are required. The project is providing 20, which includes a carpool
30 and fuel-efficient parking space. The architecture of the building is a
31 contemporary modern style with elongated pitched roofs and prominent entrance
32 feature from the parking lot. The tower element is what leads the customers to
33 the main entrance of the building, and you see that on the top slide. The
34 elevations...the exterior finishes include a blend of earth tones for the stone
35 veneer treatments, some fiber cement, vintage wood, steel awnings, and
36 standing seam roof for the tower elements. The proposed project will add
37 architectural character to Alessandro Boulevard, and the proposed project will
38 add architectural character to the Alessandro Corridor in the proximity westerly
39 gateway to the city. Public notice was sent to all property owners'. The
40 proposed project was posted on site and published in the Press Enterprise. No
41 public comments have been reported. I have received no calls. Environmentally,
42 the project has been reviewed in accordance with the latest addition of the
43 Environmental Quality Act, CEQA Guidelines, and Staff determined that the
44 project will not result in a potential significant impact. The project qualifies as a
45 Class 32 Exemption, Section 15332 of the CEQA Guidelines, as an In-Fill
46 Development project. Therefore, Staff recommends that the Planning

1 Commission approve Resolution 2017-43 and thereby certify that the proposed
2 Plot Plan is exempt by the provisions of CEQA and approve Plot Plan PEN16-
3 0107, subject to the Conditions of Approval. This concludes staff presentation. If
4 you have any questions, I'm open for questions.

5
6 **CHAIR BARNES** – Thank you Mr. Diaz.

7
8 **ASSOCIATE PLANNER GABRIEL DIAZ** – Thank you.

9
10 **CHAIR BARNES** – We do have a question from Commissioner Lowell.

11
12 **COMMISSIONER LOWELL** – On the Architectural Engineering Plans 105, it has
13 a copy of the Conditions of Approval, and they don't match what was provided to
14 us. Is that going to be updated or, if we approve it, is that going to be a problem?

15
16 **ASSISTANT CITY ATTORNEY PAUL EARLY** – Yeah, I wouldn't see that as a
17 problem. It's just an administrative correction for it to be reflected on the final
18 plan, so that we would make sure that happens anyway if there are changes that
19 happen at this meeting.

20
21 **COMMISSIONER LOWELL** – Thank you.

22
23 **CHAIR BARNES** – Commissioner Sims.

24
25 **COMMISSIONER SIMS** – Well, on the summary here, it references a Winchell's
26 Donut Shop and Convenience Store, so are these separate and distinct? It looks
27 like it is one building and is the convenience component of this project a separate
28 stand alone and, if so, what is being sold in the convenience component of this
29 project?

30
31 **ASSOCIATE PLANNER GABRIEL DIAZ** – It is all under one roof, and I believe
32 it's maybe a new branding by Winchell's to incorporate donuts and convenience
33 store. I'm not too sure exactly...here's the floor layout. They do make donuts
34 onsite, and I....it's kind of more like your typical gas station that you go in in the
35 morning and pick up your daily needs or beverages. Kind of quick to get in and
36 out, but it is being provided by Winchell's. The architect is here and could
37 provide additional information on the items being sold inside potentially or
38 specifics to that.

39
40 **COMMISSIONER SIMS** – So is this going to be a liquor store?

41
42 **ASSOCIATE PLANNER GABRIEL DIAZ** – No liquor store is being proposed at
43 this time. If that were to happen, it would require a CUP application.

44
45 **COMMISSIONER SIMS** – Okay, the other question is you mentioned in your
46 Staff Report that the exterior architectural layout or elevation of the building along

1 Alessandro is going to add enhancement to the Alessandro Corridor. Is
2 there...that was one of the things when I became a Planning Commissioner, I've
3 always believed that the entry portals into the city, especially the westerly one, is
4 a sight for sore eyes right now on, on, on Alessandro. Is there an overall
5 planning document or a plan for the westerly portal along, along that similar to
6 what happened on Sunnymead Boulevard from Day Street going up to Heacock?
7 And the question is, I don't have a problem with the elevation, but is there a plan
8 that Staff is working toward that there is some consistency in that, as new
9 development happens, it looks cohesive?

10
11 **PLANNING OFFICIAL RICK SANDZIMIER** – The answer is yes but also some
12 progress is being made. So the yes part of it is that we do have the Alessandro
13 Corridor Study that was done a few years back that does address some of the
14 aesthetics and some of the expected zoning and mixes of uses that will occur
15 along Alessandro Boulevard. In addition, we have within our landscape
16 standards, we have defined the types of street trees that we want along all of our
17 designated arterials by name, and so we are following that. But to be developed
18 in our Strategic Plan that was approved in August of 2016, we actually identified
19 an initiative. It's a three-year work plan item to develop an arterial gateway and
20 freeway streetscape concepts, and so we are currently working with doing an
21 assessment with what all those gateways look like. In fact, I had an intern going
22 out this week who was going out and shooting some photographs, and we're
23 actually looking at the infrastructure. We're looking at the landscaping. We're
24 looking at the maintenance standards. We're looking at the interface between
25 Caltrans facilities, the off-ramps, and we are going to be working with our Public
26 Works Department, and I met with our Public Works Director, I believe, it was on
27 Monday this week to talk about this topic. So I know he and his staff are also
28 looking at addressing that and, over the last year or two, you have seen some of
29 the signage going up at Alessandro and Old 215, and you saw the new
30 monument sign that went up on Alessandro here at Frederick. We're looking at
31 trying to enhance the signage that lets people know where they are, that you're in
32 Moreno Valley, and we want to be proud of that. So the landscaping and the
33 signage features are all part of the progress that we're looking towards.

34
35 **COMMISSIONER SIMS** – I would, this is off topic, but just for....I do think that is
36 something that the city should focus on. We're working hard, and one of the
37 speakers mentioned about all the building and whatnot. I mean, we want to
38 make....when you get to Moreno Valley, you want to know you're at Moreno
39 Valley, not being afraid to come into Moreno Valley because when you're going
40 through the gate it looks like, oh, what am I getting into, so we should really work
41 on that.

42
43 **CHAIR BARNES** – Alright, thank you Jeff. Any other questions of Staff? Alright,
44 would the Applicant like to come forward and maybe add to the dialogue?
45

1 **SPEAKER LINCOLN WATASE** – Chair, Commissioners, Staff good evening.
2 My name is Lincoln Watase. I'm the president for Yum Yum Donuts. Winchell's
3 is a dba of Yum Yum. A question was raised about the project. I just wanted to
4 share a little background or context. So it is a combination of a convenience
5 store, fast food, and a donut-fresh bakery on site. So this is a new concept for
6 us, and we're very excited about it. The idea is to achieve value for our
7 customers and speed of service. So we're hoping that by providing attractive
8 prices for our offerings and by having that combination all on one site of those
9 three revenue streams that we would be able to have a high-volume operation
10 that is very well received and appreciated by the local community. Are there any
11 other specific questions about the nature of the project?

12
13 **COMMISSIONER LOWELL** – What are the hours of operation going to be?

14
15 **SPEAKER LINCOLN WATASE** – All of our donut shops are 24 hours. That's
16 the world that we live in, so we will be 24 hours for our customers.

17
18 **COMMISSIONER LOWELL** – Do you have any security concerns being open at
19 2 o'clock in the morning?

20
21 **SPEAKER LINCOLN WATASE** – No. That is what we do, and that is who we
22 are. So we have a lot of experience in that regard, and so we bring that
23 experience to bear if and when there is a special situation or an issue.

24
25 **COMMISSIONER LOWELL** – Well, once it's open, I will be visiting there after the
26 Planning Commission meetings to bring some donuts home for breakfast.

27
28 **SPEAKER LINCOLN WATASE** – And, also some good news, I brought a couple
29 of dozen donuts as well, so I will make those available as well.

30
31 **CHAIR BARNES** – We'd have to pay for those, right Paul?

32
33 **ASSISTANT CITY ATTORNEY PAUL EARLY** – I think they follow under the gift
34 gap.

35
36 **CHAIR BARNES** – Ah, excellent. Okay, alright, any other questions for the
37 Applicant?

38
39 **COMMISSIONER BAKER** – I have one question here, and this may not have
40 anything to do with this, but it looks like you may have...there's some booth
41 seating in there?

42
43 **SPEAKER LINCOLN WATASE** – There's no seating. As it is a convenience
44 store, that is really not compatible.

45
46 **COMMISSIONER BAKER** – So those are just racks for?

1
2 **SPEAKER LINCOLN WATASE** – Correct.

3
4 **COMMISSIONER BAKER** – Got it, and no sit-down counter or anything, right?

5
6 **SPEAKER LINCOLN WATASE** – No.

7
8 **COMMISSIONER BAKER** – Okay, got it.

9
10 **SPEAKER LINCOLN WATASE** – Thank you.

11
12 **COMMISSIONER BAKER** – Thanks.

13
14 **CHAIR BARNES** – Commissioner Sims.

15
16 **COMMISSIONER SIMS** – I do have a, I don't know if this is best of Staff or of the
17 Applicant's team but, in my prior life, I worked for the Water District and have
18 some knowledge of the Box Springs Mutual Water Company fire flow situation,
19 and I do have concerns about the actual ability whether or not Box Springs
20 issuance of a will-serve letter....that's fine for domestic, but it has always been
21 well known at the City, at Western Municipal Water District, who is the wholesaler
22 over the Box Springs Mutual Water Company that buys wholesale water from
23 Western Municipal Water District to supplement its water supply due to high
24 nitrites for blending purposes. So, because of the infrastructure conditions in Box
25 Springs, there have been issues of the ability for development within the entire
26 Box Springs area, essentially from Old 215 up to Elsworth from Alessandro to
27 Eucalyptus. This property is remote to Box Springs pumping their tanks and so
28 forth, and so I do see Conditions of Approval in here. I just would be, this....it's
29 not to say this is a no vote for it, but I would be, as a fire department for the city,
30 be very, very strenuous on the application of the....of the hydraulics done and
31 have actual confirmation that the fire flow can, at this particular point, meet
32 whatever the fire flow criteria is because it is known to be inadequate in that
33 entire service area.

34
35 **CHRIS COX, FIRE SAFETY SPECIALSIT** - Yes, I personally witnessed the fire-
36 flow test that was conducted for this site, and it was...it passed, and so we were
37 sufficient with the fire flow and met the fire flow requirement.

38
39 **COMMISSIONER SIMS** – That's good. Then there must have been
40 improvements in the last three years.

41
42 **COMMISSIONER LOWELL** – Well, we voted on an apartment complex over off
43 Eucalyptus by the elementary school and part of the \$400,000 that was paid to
44 connection fees was to improve a chunk of pipe, and I think that might have been
45 what we're connecting off of.

46

1 **COMMISSIONER SIMS** – The apartments are over close in proximity, the tank,
2 the pumps...

3
4 **COMMISSIONER LOWELL** – Right, but there was like 1,000 or 2,000 feet of 12-
5 inch pipe that was put down Day Street, and I think that probably helped a little
6 bit.

7
8 **COMMISSIONER SIMS** – That’s excellent. Good, then I’ll go back to sleep. As
9 long as there is fire flow, that’s good.

10
11 **CHAIR BARNES** – Before we get too far down the road, I think we have some
12 public speakers, so I think we should move to the Public Hearing. Do we have
13 any....do we have Speaker Slips?

14
15 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – Correct. I have two. I
16 have Rafael Brugueras and Kendrick Rivas.

17
18 **CHAIR BARNES** – Well, I think I have to officially open the Public Hearing, which
19 I’ve done. Mr. Brugueras come forward.

20
21 **SPEAKER RAFAEL BRUGUERAS** – Good evening, once again, Chair,
22 Commissioners, Staff, Residents, and Guests. I went to that site yesterday, and I
23 was able to park my truck in the back of the lot where I believe is going to be the
24 exit, so that was only....I mean, it’s a skinny thing. It’s only one....only one car
25 can fit at a time, that’s for sure. I got out, couldn’t get on the lot because it had a
26 fence, so I want people to know that I was there, and then I walked all the way
27 around. Then we have the grocery store heading towards the freeway. As I kept
28 looking and reading the Staff Report, I came up with four issues that I needed to
29 clear up, and Mr. Sims did one of them, and that was the liquor. The word
30 convenience is a big word. They’ve got convenience stores, even at the gas
31 station, they sell liquor and water and soda and potato chips. If this Winchell’s is
32 going to be anything like the one on Chicago and University where they have hot
33 sandwiches and donuts? It’s a beautiful thing, and it’s a small place. This is
34 going to be bigger, so this is really going to attract that corner real well? And I’m
35 glad that they chose to come to Moreno Valley. Really, I would love to see the
36 project get approved, but I have four concerns, and the liquor one was one of
37 them. The second one was open 24 hours, because we’re talking about
38 Edgemont, okay? Alessandro, okay? We know the type of people that hang out
39 there, and a lot of them don’t live indoors. They hangout outside, so anything
40 that’s open 24 hours....I expect Yum Yum or Winchell’s to be ready for that
41 because we mentioned security here, okay. And I’m not saying there’s going to
42 be trouble, but you’ve got people hanging out looking to get out of the rain and
43 out of the cold, and they’ll buy a cup of coffee and they can sit there for two
44 hours. I mean, you know, it’s done, okay. My next one was the driveway, one
45 way in, one way out. Now, I’m not sure because I didn’t hear it and I didn’t read
46 it. There’s a bus stop in front of this project. Okay? And the driveway that they

1 are going to go in, the bust stop is in front of it. So I looked and I said to myself,
2 congestion, because people are going to go in from Alessandro and come out
3 through Day Street, but there is a bus stop right in front of it, and it's the
4 entrance. I don't know if that's the entrance. I know you can't be behind...I know
5 you cannot build behind it because you'd be now in front of the bus somehow, so
6 there's a bus stop there, and you didn't see it and I didn't see it up there. My
7 other one is, if they do decide and this gets approved, that they put up signs
8 entrance only and exit only because these are small driveways that only fit one
9 car at a time going in and going out. So we know that people are going to try to
10 get out the Alessandro way just to jump on that freeway right away. You're going
11 to have many of those. Okay, this is Moreno Valley. This is America. People
12 think they can do whatever they want. So, if we put up signs, we could avoid
13 accidents, especially on Alessandro, people going to the freeway going to work.
14 It's a beautiful project, but those were my concerns when I was standing there
15 and reading the Staff Report. I did see some things. Two things that clear up.
16 The bus stop is one of them, and the signs are my other one. Thank you for
17 listening.

18
19 **CHAIR BARNES** – Thank you Mr. Brugueras. Next speaker.

20
21 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – Kendrick Rivas.

22
23 **SPEAKER KENDRICK RIVAS** – Hello. I am, most of the time, in Moreno Valley
24 bus stop and have been on Route 20, which serves Alessandro. I have stopped
25 on that bus before, and I have been on that bus when they have picked up
26 people at that segment of the bus stop and the bus stop and the bus, the one on
27 Alessandro is a 40-foot long bus. I worry about not having enough room for the
28 bus to come to a complete stop and trying to prevent from hitting a car because
29 I've been on buses before when, out a nowhere, like a car goes in front of us and
30 the bus has to like stop immediately, and it's like not a good feeling to be on the
31 bus when that happens. And the second one is Alessandro. Where that store is
32 going to be placed is a two-lane road. We all know that Alessandro should be
33 like a three-lane road, and I'm worried about the space when we need to build a
34 third lane on it. And I like the store, but it's like too big on a small lot. I wish it
35 would be on a different lot, maybe on the east side, that's one of my main
36 concerns. I like the store. I would like to go in there and shop someday but not
37 at that location. It's like too small and too big at that location. Thank you.

38
39 **CHAIR BARNES** – Thank you. Any other speakers?

40
41 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – Not at this time.

42
43 **CHAIR BARNES** – Alright. Would the Applicant like to respond to any of the
44 comments?
45

1 **SPEAKER GRACHEL DORNELIO** – Good evening. My name is Grachel, and
2 I'm a representative from Gary Wang and Associates. The site it actually being
3 designed for the highway dedication, and the bus stop is being relocated to the
4 adjacent lot, as per the City Guidelines, that we received from the comments of
5 the Public Works and traffic engineers. So, currently, the bus stop is in front of
6 our lot and that is a question between the City if it is going to be relocated
7 because, per our plan, it is not going to be in front of our lot no more. It will be in
8 the adjacent lot. We designed our driveway on the Alessandro Street that it will
9 be a site for further development to be adjacent to the bus stop; however, at the
10 corner, on the top right corner right there, we are still trying to be compliant for
11 the site wall because we could not touch it because it is not part of our lot no
12 more. It is the adjacent lot and that's it.

13
14 **CHAIR BARNES** – Alright, thank you.

15
16 **SPEAKER GRACHEL DORNELIO** – Any questions from the Commissioners?

17
18 **CHAIR BARNES** – I don't think....any questions? I think that covers it. Thank
19 you very much. Any other Public Comments?

20
21 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – Not at this time, no.

22
23 **CHAIR BARNES** – Alright, well let's...we'll close the Public Hearing and
24 deliberate. Any thoughts, observations?

25
26 **COMMISSIONER LOWELL** – The Alessandro Boulevard/Day Street intersection
27 is a metered traffic-signalized intersection. Who is responsible for moving the
28 street light to the ultimate location?

29
30 **TRAFFIC ENGINEER MICHAEL LLOYD** – Good evening, Michael Lloyd with
31 Land Development. This project, as you heard, will be dedicating right-of-way
32 along its frontage. The site was designed for the ultimate configuration. There
33 are no proposed street improvements with this project, so at some point in time,
34 there would be a capital project city project to finish out the improvements. The
35 project would be required to pay DIF and TUMF, funding those improvements in
36 the future.

37
38 **COMMISSIONER LOWELL** – Gotcha. The Grading Plans looked like they were
39 designing for the ultimate right-of-way and the ultimate improvements, but they
40 are not actually building it. It's a future development.

41
42 **TRAFFIC ENGINEER MICHAEL LLOYD** – That is correct. So the proposed
43 right-of-way line that you see, they will be dedicating that right-of-way. They
44 have designed that sign, so that it will work for future right-of-way. However,
45 there are no proposed improvements along the frontage.

46

1 **COMMISSIONER LOWELL** – And are they going to be widening the driveways
2 to realign with the proposed driveways? The existing driveways don't line up.

3
4 **TRAFFIC ENGINEER MICHAEL LLOYD** – Correct. The driveways that you see
5 are what will be constructed. I believe this is accurate. They are not proposed
6 as one-way driveways. They should be 24 feet wide, which would accommodate
7 two-way traffic.

8
9 **COMMISSIONER LOWELL** – Okay, thanks.

10
11 **CHAIR BARNES** – Thank you. Any other comments, observations? Alright, I
12 think we'd be open to that.

13
14 **COMMISSIONER SIMS** – I'd like to make a recommendation that the Planning
15 Commission approve Resolution No. 2017-43 and further certify that the
16 proposed Plot Plan is exempt from the provisions of CEQA as a Class 32
17 Categorical Exemption being as an In-Fill Development, and secondly approve
18 the Plot Plan PEN16-0107 based on the findings contained in the Planning
19 Commission Resolution and with substitution of the Conditions on the dais this
20 evening.

21
22 **COMMISSIONER BAKER** – I'll second that.

23
24 **CHAIR BARNES** – I have motion from Commissioner Sims and a second from
25 Commissioner Baker. Yeah.

26
27 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – Unfortunately, we are
28 having some technical difficulties tonight...

29
30 **CHAIR BARNES** – Oh, okay.

31
32 **COMMISSIONER SIMS** – We'll have to do it old school.

33
34 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – So voting is
35 unavailable?

36
37 **CHAIR BARNES** – We're going to do it the old school way?

38
39 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – Yeah, thank you.

40
41 **COMMISSIONER LOWELL** – Roll call.

42
43 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – We're going to do a roll
44 call vote?

45
46 **CHAIR BARNES** – Yes, we're going to do a roll call.

1 **COMMISSIONER SIMS** – Yes.

2
3 **COMMISSIONER LOWELL** – Yes.

4
5 **COMMISSIONER RAY BAKER** – Yes.

6
7 **CHAIR BARNES** – Yes. The motion carries 4-0. Congratulations to the
8 Applicant. Do we have a staff wrap-up?

9
10
11 Opposed – 0

12
13
14 **Motion carries 4 – 0**

15
16
17
18 **PLANNING OFFICIAL RICK SANDZIMIER** – We do. For the public and the
19 Applicant, the decision taken here by the Planning Commission is an appealable
20 action. If any interested party would like to file an appeal, they can do so within
21 15 days of this action. That appeal should be filed through the Community
22 Development Director in a letter detailing the reasons for the appeal and that
23 appeal would be taken forward to the City Council within 30 days for a public
24 hearing.

25
26
27 **CHAIR BARNES** – Thank you Rick. Next up, Case 2, PEN16-0113, a Plot Plan.
28 The Applicant is Alisam Moreno, LLC. Do we have a Staff Report?

29
30
31
32
33
34
35 2. Case: PEN16-0113 Plot Plan
36
37 Applicant: Alisam Moreno, LLC
38
39 Owner: SH-60 at Heacock Street, LLC
40
41 Representative: Bijan Shahmoradi
42
43 Location: North side of Sunnymead Boulevard, west of
44 Heacock Street, south of State Highway 60
45
46 Case Planner: Gabriel Diaz

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Council District: 1
Proposal: Plot Plan for a new 5430 square foot automated car wash facility

STAFF RECOMMENDATION

A. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2017-44, and thereby:

- 1. **CERTIFY** that the Mitigated Negative Declaration prepared for Plot Plan PEN16-0113 on file with the Community Development Department, incorporated herein by this reference, has been completed in compliance with the California Environmental Quality Act, that the Planning Commission reviewed and considered the information contained in the Mitigated Negative Declaration, and the document reflects the City’s independent judgment and analysis; attached hereto as Exhibit A; and
- 2. **ADOPT** the Mitigation Monitoring and Reporting Program prepared for Plot Plan PEN16-0113, attached hereto as Exhibit B.

B. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2017-45 and thereby:

- 1. **APPROVE** Plot Plan PEN16-0113 based on the findings contained in this Resolution and subject to the Conditions of Approval included as Exhibit A.

PLANNING OFFICIAL RICK SANDZIMIER – We do. Gabriel Diaz will be providing this again.

ASSOCIATE PLANNER GABRIEL DIAZ – Thank you Chairman and Commissioners. We will start with the changes to the Conditions of Approval. For this one, there was only the amendment to Land Development Conditions, and there was only the heading. The actual conditions did not change. They are attached. Thank you.

The proposal is for a development of a 5,430 square foot fully automated car wash with vacuum stalls on a 1.68 acre site. The project is located on the north

1 side of Sunnymead Boulevard west of Heacock Street and south of State
2 Highway 60. It is on the 60/Heacock off-ramp. It is directly to the north. The
3 representative is Bijan, the applicant's representative. The project is located in
4 Council District 1. The property is rectangular in shape, presently vacant and
5 flat. There are two signs on the property and, I believe, one mature plant in the
6 middle of the property. The surrounding uses of the property includes a Chevron
7 gas station to the east, along with Jack's Burgers, Jack's Famous Burger, and
8 Jack in the Box immediately to the east fronting on Heacock. The Moreno Valley
9 Plaza and related parking is to the south across Sunnymead Blvd and, to the
10 west, you have automotive uses. All around the property, the Specific Plan is
11 204, Community Commercial, even across Sunnymead Boulevard. Here is the
12 Zoning Map. The fully automated car wash includes an enclosed building for
13 washing the vehicles. Before entering the car wash building, the people will pay
14 at a service...for the service at an automatic station, which will take your money,
15 and there is adequate stacking for vehicles. The tunnel is approximately 130 feet
16 in length, and the height of the entrance is about 10 feet. The height of the
17 entrance has been mitigated for the sound attenuation for the car wash. The
18 automated car wash does reduce the number of staff at the facility and the
19 reduction of need for staff parking onsite. The customers do have the option of
20 continuing to dry off their vehicles and vacuum in the self-service vacuum area
21 immediately exiting the car wash facility, and it is covered by metal awnings. The
22 primary access to the development is from the driveway on Sunnymead
23 Boulevard. The driveway will be right in and right out and is controlled by an
24 existing raised median on Sunnymead Boulevard. The project does have a total
25 of 39 parking spaces and, for our code requirement for car washes, the
26 requirement is only 12. The architectural design of the building is contemporary
27 style with some flat roofs, some faux windows on the east and west elevation,
28 and two tower elements for the entrance and exit of the building. The exterior
29 finishes include a series of earth tones for the paint, stone veneer, some metal
30 fascia, striped canvas awnings, and a clay roof at the entrance tower and the exit
31 tower. The proposed project is in-fill development. It is surrounded by current
32 uses and will fill in the empty lot on Sunnymead Boulevard. Public notice was
33 sent to all property owners. The proposed project was posted onsite and
34 published in the public newspaper. I do have one call to report. I believe there
35 was an adjacent car wash or a car wash owner in the area that called in and was
36 concerned about the car wash, and I did let him know that the car wash was not
37 a Conditional Use Application. It is a permitted use, and he did say he would
38 come to the meeting. I'm not too sure if he is here today. Environmentally, an
39 initial study was prepared. The initial study provided information in support of a
40 Mitigated Negative Declaration with implementation of Mitigation Measures. With
41 the Mitigation Measures in place, this will not have a significant effect on the
42 environment. Studies prepared for this project included an Air Quality and
43 Greenhouse Gas Analysis, a Biological Resource Assessment, a Phase 1
44 Cultural Resource Technical Report, and preliminary Drainage Study, a
45 Geotechnical Investigation, a Noise Impact Analysis, and a Water Quality
46 Management Plan. Mitigation Measures are recommended for the following

1 project in the following areas: Biological resources and cultural historical
2 resources, noise, and tribal resources. The measures for the cultural and tribal
3 resources have been included to address input from the tribal agencies. The
4 measures are intended to ensure potential resources that might be discovered
5 are protected. Staff recommends that the Planning Commission approve
6 Resolution 2017-44 and thereby certify that the Mitigated Negative Declaration
7 prepared for Plot Plan PEN16-0113 on file with the Community Development
8 Department has been completed in compliance with the California Environmental
9 Quality Act, that the Planning Commission reviewed and considered the
10 information contained in the Mitigated Negative Declaration, and the document
11 reflects the City's independent judgment and analysis; (2) adopt the Mitigated
12 Monitoring and Reporting Program; and (b) Staff recommends that Planning
13 Commission approve Resolution No. 2017-45 and thereby approve Plot Plan
14 PEN16-0113 based on the findings contained in the Resolution and subject to
15 the Conditions of Approval. This concludes Staff presentation.

16
17 **CHAIR BARNES** – Thank you Mr. Diaz.

18
19 **ASSOCIATE PLANNER GABRIEL DIAZ** – Thank you.

20
21 **CHAIR BARNES** – Any questions from the Commissioners?

22
23 **COMMISSIONER LOWELL** – The Cultural Resource Board has to be involved in
24 the cultural analysis. Has there been any determination whether it is a culturally
25 significant site? It looks like it was developed already, and I don't think there's
26 anything crazy there.

27
28 **ASSOCIATE PLANNER GABRIEL DIAZ** – That is correct. There is a cultural
29 study submitted, and there were not any significant outcomes, but we have two
30 tribal agencies, the Pechanga and Soboba who were involved, and those
31 Mitigation Measures were applied to the project.

32
33 **CHAIR BARNES** – Any other questions. Alright, would the Applicant like to
34 make a presentation?

35
36 **SPEAKER BIJAN SHAHMORADI** – Good evening, my name is Bijan I am one
37 of the principals with the Water Drops Express Carwashes, and there are any
38 questions or concerns I would be happy to answer.

39
40 **CHAIR BARNES** – There doesn't appear to be so, if that's the case, if there are
41 no questions, let's open the Public Hearing. Do we have any public speakers?

42
43 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – We do. We have Rafael
44 Brugueras, Kendrick Rivas, and David Marshall.

45
46 **CHAIR BARNES** – Thank you.

1
2 **SPEAKER RAFAEL BRUGUERAS** – Good evening, once again, Chair,
3 Commissioners, Staff, Residents, and Guests. Okay, I went to the site, and the
4 only way I got on to the site, I had to park my vehicle at Jack in the Box, and I
5 walked over, okay. Now, again, there is a bus stop in front of this project, again,
6 and on the sidewalk I didn't see any driveway on Sunnymead Boulevard that will
7 allow traffic to go onto the property to do business. So I am not sure if they are
8 going to put a driveway. I don't know. Now, the only way onto that property, you
9 gotta go between Jack in the Box, that dirt lot right there. That's the only way
10 you can get onto that property from Heacock, okay? There is no other way.
11 There is no... bus stop, sidewalk, that's it on, on, on Sunnymead Boulevard,
12 Okay, so I don't know what they're going to do with that one. There is a bus stop
13 there again, right, bus stop. Okay, I didn't hear anything about are they going to
14 be open 24 hours because this is automatic, and I know that they are going to
15 have fewer staff because it is automatic, so I don't know if this is going to be
16 open 24 hours. I didn't see anything between 9:00 and 5:00, okay. I didn't see
17 that either on the Staff Report. Okay, I am only going by what I can get out of the
18 computer Staff Report. You may have more. They may have more. I'm only
19 going by what I see and read. My second one is, it's a big place. Are they going
20 to sell food, shampoo, automobile parts, little things inside? I didn't see any of
21 that, like a convenient stand inside. I mean, I don't know what they are going to
22 do on the site. I didn't see that either so, if this is a car wash, I don't know if they
23 are going to have automatic machines where you put the money in, and it just
24 drops out of the slot. Okay, once again, this is Sunnymead/Heacock, okay, next
25 to the freeway, and each one of us that lives in the city sees the activities that go
26 on on that corner. I'm only thinking about the residents' safety and their
27 investment. I didn't hear anything about security. I didn't hear anything about
28 that either so, again, I'm just saying that, for whatever reason, our city has
29 become generous where people come and get things for free, and we have a lot
30 of transients. You know what I'm saying, but we do have our fair share,
31 especially on that corner. So I'd like to see that cleared up, the driveway,
32 because I didn't see one, and if it is going to be 24 hours, and are they going to
33 sell food or product because, if they have machines, people like to break into
34 things. I don't know what they are going to do, but I do welcome them really. I
35 am happy that they are going to fill up that lot. I mean, I do want them there, but
36 I do want to make sure that safety comes first because there is a bus stop there,
37 and that is a main street of our city, Sunnymead Boulevard and Heacock. It's a
38 pretty, pretty busy street. Thank you so much.

39
40 **CHAIR BARNES** – Thank you Mr. Brugueras. Next speaker...

41
42 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – Kendrick Rivas.

43
44 **CHAIR BARNES** – Mr. Rivas.

45

1 **SPEAKER KENDRICK RIVAS** – Good evening, since I moved...since I moved
2 to Moreno Valley from China when I was four, I have relocated this year. I still
3 live in Moreno Valley, but I relocated to the northeast side of the freeway and that
4 off-ramp, almost like every weekend, we will get off that ramp, and I will see that
5 empty land and like transient encampment. Like almost every six years it will be
6 cleaned out, and also this bus stop there, and I do not feel like there is enough
7 room to put a driveway in there. Plus, next month, Route 19, which serves that
8 Sunnymead Boulevard, will be increased to 15 minutes every bus from 6 a.m. to
9 6 p.m., so there will be four buses per hour, and I am concerned about like my
10 fellow bus commuters because I am mostly a bus commuter person in Moreno
11 Valley. Thank you.

12
13 **CHAIR BARNES** – Thank you. Any other public speakers?

14
15 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – David Marshall.

16
17 **CHAIR BARNES** – Mr. Marshall.

18
19
20 **SPEAKER DAVID MARSHALL** – Good evening, David Marshall, resident 12449
21 Loraine Terrace since the 80s. There are six lots on Loraine Terrace. Four of
22 them are owner occupied. There wasn't a single mention about a residence
23 being in the neighborhood. The City has often overlooked us in their zoning or
24 whatever. There is a stereo shop right down the street from me that puts in great
25 stereos because I can hear them clear as day in my living room, but that wasn't a
26 problem because they were zoned for it. So let's not overlook the zoning. Let's
27 look at the residents that live there or just a mention of us anyway. We put up
28 with a lot already just from the automotive repair place that's there. Parking has
29 been an awful problem. That's been unresponsive from the City. Trash,
30 abandoned cars, the 5 a.m. trash pickup because it's a business; we're just the
31 residents. We don't count. We'd like to see something done about the noise
32 because behind us there is a storage unit and the Caltrans noise wall. We are
33 built into a concrete canyon there, and I can almost clearly hear orders from Jack
34 in the Box. It is that bad. It echoes real bad in there, so I'd like to know what
35 we're going to do about killing that noise a little bit. We've got the washers and
36 driers that are going to be there, the vacuums, car stereos. You know, what else
37 do you do when you dry your car? You crank up your stereo. Leaf blowers at 2
38 a.m. cleaning the parking lots open. That's got to happen, so we've got to take
39 care of that. I've put up with that from the people across the street. Then, when
40 it does come to the construction, when do they start? What time do you do that?
41 What time does that stop? What do you about the dust and all the related stuff
42 with that? Like you said, there were no days/hours. If it is automated, if it's 24,
43 that's just not going to happen. They can't do that unless somebody finds their
44 little decibel meter all of a sudden and can put down that 75 decibels at the
45 property line. You guys don't seem to be able to find that. Concerns about the
46 trash that is going to come from there, the smell of the recirculated water; I don't

1 know if the oil separator in there, if that is going to be a problem. The security,
2 like you mentioned, there are going to be lights there, bright lights. Am I going to
3 have to put up with that looking out my front door now? Are there going to be
4 gates? Are they going to be able to close it off? Oh, what else do we have
5 here? The traffic. The only way you can come out of Jack in the Box there is to
6 make the right-hand turn. The only way you are going to be able to come out of
7 this is to make the right-hand turn with the bus that takes up one lane of
8 Sunnymead Boulevard. It's already a giant cluster. You're going to make that a
9 little bit worse. Flooding. We have a little thing we affectionately call Lake
10 Loraine. When the storm drains get plugged up, it gets deep. Last year, it
11 swallowed a car. It gets that deep there. I can imagine with all that being
12 concrete, the runoff there into the street making....maybe I'll buy a boat. There
13 are three gates now that go from the auto repair opening into that lot. Are they
14 going to be opened? It that going to be accessible? Don't know about that. How
15 many car washes do we need? There's five or six within half a mile of right
16 there. I mean, what happens when they all go under. What do you do with a
17 carwash? What do you make it into? Just a thought there and, what am I going
18 to look out when I open my front door? I mean, am I going to see a carwash?
19 Am I'm going to see another 12 foot monstrosity now in front of my front door? I
20 bought this property. I don't rent it. I bought it, and I need to be respected as a
21 homeowner in Moreno Valley for once.

22

23 **CHAIR BARNES** – Excuse me, thank you. Your time is up. Thank you. Alright,
24 any other comments....pardon me, any other speakers?

25

26 **ADMINISTRATIVE ASSISTANT ASHLEY APARICIO** – Not at this time.

27

28 **CHAIR BARNES** – Alright, would the Applicant like to respond to any of those
29 comments?

30

31 **SPEAKER BIJAN SHAHMORADI** – I was trying to maybe demonstrate a
32 couple of minutes to make everybody understand how these car washes are
33 working, and then I want to address some.....

34

35 **PLANNING OFFICIAL RICK SANDZIMIER** – Sir, if you could pull the
36 microphone down.

37

38 **SPEAKER BIJAN SHAHMORADI** – I'm sorry. The most important thing is
39 we're not 24 hours a day operation. We are opened up mostly based on
40 daylight. Mostly in summertime between 8:00 to 6:00, maybe latest 7:00, if the
41 sun is still available and during this time, winter time, we are open from 8:00 to
42 5:00, and that is the latest we stay open because it is dark and it is cold. You
43 know, we don't have too many employees. I can explain this to.....

44

45 **CHAIR BARNES** – Hold on a second, we'll get you a microphone.

46

1
2 **SPEAKER BIJAN SHAHMORADI** – Thank you, sir. These car washes are
3 designed to provide services to the customers for maximum five to seven
4 minutes. That’s how we normally operate, and we already have about 14 of
5 these type of carwashes operating, and we’re planning on hopefully building one
6 in here and hoping we could just expand this thing within the area here, if that is
7 going to get supported by the neighbors. Total number of employees working in
8 these car washes are about probably three to maximum four people, and there
9 were questions about what type of security do we have. We have the most
10 sophisticated camera systems and security systems. We have the gates for the
11 entrance and exits, and we normally have someone who does a very silent
12 cleaning and spending the night out there at out site. Yeah, spending night out
13 there during the night, so he could do the cleaning and get the stuff prepared for
14 the next shift, which is in the morning. When they come, everything is all ready
15 to go. As far as the noise, the gentleman had a concern about the noise. The
16 type of equipment that we have, I mean as we go on, I promise, you are never
17 going to hear nothing from our carwash to I don’t know how far away he lives
18 from our property out there, but recently there was a drying system that came
19 into the market, and we were the very first basically chain in the car wash, which
20 we are using those type of drying systems, which all pretty much are noiseless. I
21 mean, you don’t probably hear anything from exit or entrance of the carwash
22 entering into our facility out there, so I don’t know what else, as far as the
23 parking, we were required by the City to provide almost 12 to 15 parking but,
24 including all the stalls we have for the vacuums, we have almost 25 to 26 parking
25 spaces that we are providing and everything else we provided exceeded
26 requirements to the landscaping to the area. And, honestly, I think this lot needs
27 to be improved because the very first or second time I visited the site, I was a
28 little bit concerned about homelessness and people out there, and it is really not
29 a very good situation out there, so I think we’re doing something really good, and
30 we would appreciate us if you guys would support us to get on with this project.
31 When I started coming here, I had kind of black hair when I applied for these
32 applications, but it’s almost two-and-a-half years or so, so we hopefully definitely
33 can get some support from you guys. Thank you very much.

34
35 **CHAIR BARNES** – Yeah, question to the Applicant? Don’t go away.

36
37 **COMMISSIONER SIMS** – I have a question, so on the, would be the west
38 property line that runs north and south, I don’t have the section here going
39 through the property...is that a...what is that treatment there? Is that a wall or a
40 block wall or is it...

41
42 **SPEAKER BIJAN SHAHMORADI** – This is Fred Scott, our architect.

43
44 **SPEAKER FRED SCOTT** – Fred Scott, architect, Visalia, California, 1009 North
45 Demaree, Visalia, California. I’d like to address the entrance right here and your
46 question also. I think the first gentleman that got up here was looking at how we

1 access the site. There is a driveway approach right here, and that....so it is not
2 across the other property line. Second thing, I think one of the other persons that
3 came up addressed the vagrants in the area and things like that. We would like
4 to cover the trash enclosure. We'd like to do that because that keeps vagrants
5 from camping out in the trash enclosure, so I think that would help. The property
6 line along here, we'll put a block wall up, take care it. So those, I think, are the
7 three main items...Yes, Bijan....

8
9 **SPEAKER BIJAN SHAHMORADI** – What about the bus stop?

10
11 **SPEAKER FRED SCOTT** – Oh, the bus stop. We're leaving the bus stop
12 exactly where it is. Not going to touch it, but we will do a nice driveway approach
13 right here, split median with a median in the center and make it happen. We've
14 done a number of car washes for Sam, Alisam Properties, and they all turned out
15 very nice. I think it would be a great, great addition to the City of Moreno Valley.
16 Any questions?

17
18 **CHAIR BARNES** – I have a couple questions.

19
20 **SPEAKER FRED SCOTT** – Yes sir.

21
22 **CHAIR BARNES** – So, when the patrons pay, are they paying a machine or are
23 they paying a person?

24
25 **SPEAKER FRED SCOTT** – I'm sorry....

26
27 **SPEAKER BIJAN SHAHMORADI** – I can answer that question. Right by
28 this...right in this area when you enter into the car wash before you get to the
29 point of the tunnel, we have four what we call like HDK's, just like an ATM
30 machine. However, you can pay that thing directly yourself, but we always have
31 a person or two, girls out there, just screening the customers if they have any
32 issue with just dispensing the money or credit card at least for the first six months
33 or so, and we normally have at least one attendant out there to greet the
34 customers. We do have electronic HDK's out there, which does all the
35 transactions for credit cards or cash, and they get their receipts, so they
36 approach to the back of the tunnel, and there is someone out there by the tunnel
37 to provide, you know direction to the tunnel, and then they drive their own car
38 through the....and then driving back to area that they can vacuum their own car
39 and go. So we would have probably one or two employees here, one employee
40 in front of the tunnel, and one person and maybe two persons at all times to
41 provide cleaning, pick up trash, and make sure everything is all....just in case
42 someone needs help or whatever in the back; elderly people, handicapped, we
43 always provide a service for them just as well.

44
45 **CHAIR BARNES** – Okay, and then I had one other question. Is the driveway
46 gated so that, when the facility is closed, people can't get into the parking lot or

1 not? Yeah, my contractor is here. In all of our washes, we normally have at the
2 entrance, we have the post with the chain. It is not an automatic gate or
3 anything, but we lock it up at night, and then we open up in the morning, we
4 open, so there's, there's a sign for the trespassing. Nobody is allowed to get in
5 and out unless we open up the gates.
6

7 **CHAIR BARNES** – So, after hours, it's not a parking lot?
8

9 **SPEAKER BIJAN SHAHMORADI** – No sir, not at all.
10

11 **CHAIR BARNES** – Alright. Commissioner Sims.
12

13 **COMMISSIONER SIMS** – So on the...there were some questions about runoff
14 on Loraine. I don't know what the issue is, if that is a CIP project or something in
15 the future or it's a Caltrans issue that water is getting on Loraine. Suffice to say,
16 is there water....how's the water runoff handled on this site?
17

18 **SPEAKER FRED SCOTT** – That's for me to answer. We're looking at porous
19 concrete here, trying to retain the water onsite. Tidal....or let's see, the CBC
20 2010 Code, the California Green Code, requires retention onsite and then you
21 pump it out after the storm, so you don't impact your storm drain system, so
22 we're taking care of that onsite.
23

24 **COMMISSIONER SIMS** – Okay and the second question is, on the water usage
25 for the carwash, what percent of the water is recycled?
26

27 **SPEAKER BIJAN SHAHMORADI** – I can answer that question. We are
28 recycling up to about 94% of the water. Actually, up to about two years ago, we
29 were at about almost 89% to 90%, but the new additional tank that we were
30 actually advised to install, so it would be five clarifier tanks that would be installed
31 and, by doing the fifth one, it's going to help us save another 4%, which is
32 unbelievably, I think it's amazing development to have. Every car that you're
33 washing is about almost six gallons, seven gallons or whatever that you could
34 wash the whole thing.
35

36 **COMMISSIONER SIMS** – And then my last question is on the blowers for the
37 vacuum or for the vacuums and whatnot, are the motors and the blowers...and
38 sound attenuated.....
39

40 **SPEAKER BIJAN SHAHMORADI** – Honestly, there was a gentleman who had
41 a concern. You know, that's the last thing we wanted to do was be disturbing our
42 neighbors or providing any kind of inconvenience. No, we do have what they call
43 a silencer in our new vacuum systems, which honestly I would love to invite,
44 especially that gentleman, to come to one of our locations which we have in
45 Northern California, actually in Central Valley and Ventura County, and for him to
46 physically see exactly what we're doing out there, and he would have just a

1 different idea. No, we do have silencer in all of our vacuum systems, which when
2 we pick up the vacuum in order for the customers to vacuum their car, there's
3 barely....you can't even hear anything going on.

4
5 **SPEAKER FRED SCOTT** –Also, sometimes, especially in a residential area, we
6 have done sound attenuation walls out here, but this is not a residential
7 neighborhood, so it is very minor by comparison, but in Fresno we did, on Shaw
8 Avenue or Barstow, we did sound attenuation walls, and it solved the problem for
9 us.

10
11 **COMMISSIONER SIMS** – Well, the one gentleman probably would disagree
12 with you from....he lives very close to the property there....there's four or five
13 residential homes there but, as far as that, as long as the sound is attenuated to
14 whatever the appropriate Code requires....my last question would be, if my
15 Commissioners would indulge me, is on the lighting. If you have hours where
16 there is lighting. I assume there is going to be parking lighting and so forth
17 throughout the facility. Are those going to be hooded and shielded so that there
18 is not glare that comes off the top there?

19
20 **SPEAKER FRED SCOTT** – Yes, the 2010 CBC, California Building Code Green
21 Code requires indirect lighting, so it doesn't create glare to adjacent properties.
22 It's required by Code.

23
24 **CHAIR BARNES** – Thank you. Any other questions of the Applicant?

25
26 **COMMISSIONER LOWELL** – Yeah, I got a question. You said that the onsite
27 WMP (Water Quality Management Plan) is probably going to be using porous
28 concrete....

29
30 **SPEAKER FRED SCOTT** – Porous concrete...

31
32 **COMMISSIONER LOWELL** – And you're going to be pumping the water out
33 after the fact? The WQMP doesn't show anything about porous concrete or
34 pumping.

35
36 **SPEAKER FRED SCOTT** – No, I think we have concrete paving right here, all
37 through here.

38
39 **COMMISSIONER LOWELL** – Concrete is different than porous concrete.

40
41 **SPEAKER FRED SCOTT** – Porous concrete.

42
43 **COMMISSIONER LOWELL** – City Staff, is that true, because I didn't see
44 anything in here that says porous concrete?
45

1 **TRAFFIC ENGINEER MICHAEL LLOYD** – A little more accurate depiction of
2 what will be happening is...
3
4 **COMMISSIONER LOWELL** – Hold on. We have too many people talking.
5 Michel Lloyd, please.
6
7 **TRAFFIC ENGINEER MICHAEL LLOYD** – A little more accurate description
8 would be that the paved area will drain into the landscaped area.
9
10 **SPEAKER FRED SCOTT** – Our contractor says....I'm sorry.
11
12 **CHAIR BARNES** – Mr. Lloyd, go ahead.
13
14 **TRAFFIC ENGINEER MICHAEL LLOYD** – Thank you, Chair. The paved area
15 will drain into the landscaped area. It will be picked up by an onsite storm drain
16 and go into the basin. The basin would then drain into the triple barrel culvert
17 that goes under Sunnymead.
18
19 **COMMISSIONER LOWELL** – So the bioretention and the WQMP is the accurate
20 form of WQMP and BMP's?
21
22 **TRAFFIC ENGINEER MICHAEL LLOYD** – You are correct.
23
24 **COMMISSIONER LOWELL** – And the porous concrete, although would be great
25 if they did, is not part of the plans?
26
27 **TRAFFIC ENGINEER MICHAEL LLOYD** – You are correct.
28
29 **COMMISSIONER LOWELL** – Okay.
30
31 **SPEAKER FRED SCOTT** – We've done both. Bioretention, you know, I'm not
32 the civil engineer, but the civil engineer is designing it to meet the Code.
33
34 **COMMISSIONER LOWELL** – Well, my concern is you said porous concrete and,
35 if you're proposing porous concrete.....
36
37 **SPEAKER FRED SCOTT** – Well, I was thinking....that was my thought.
38
39 **COMMISSIONER LOWELL** – Let me, let me finish....
40
41 **SPEAKER FRED SCOTT** – On what we were going to do, but I see it says
42 concrete paving, and I know we do have bioretention.
43
44 **COMMISSIONER LOWELL** – My concern is that, if you are proposing porous
45 concrete, that needs to be addressed tonight, so by your statement, we are not
46 doing porous concrete? No porous pavement at all?

1
2 **SPEAKER FRED SCOTT** – No, we are not.

3
4 **SPEAKER BIJAN SHAHMORADI** – No sir, not at all.

5
6 **COMMISSIONER LOWELL** – Okay, thank you.

7
8 **CHAIR BARNES** – Any other questions. None? Alright, with no questions, we
9 will close the Public Hearing.....

10
11 **PLANNING OFFICIAL RICK SANDZIMIER** – Before, before you do that, I would
12 like to respond to a couple of things, just in case we want to have a little more
13 dialogue with the Applicant.

14
15 **CHAIR BARNES** – Alright, go ahead.

16
17 **PLANNING OFFICIAL RICK SANDZIMIER** – As we're listening to the
18 Applicant's responses to some of your questions, some of the stuff is not
19 consistent with that we're seeing on the plans or what we've actually considered
20 with the plans. One was the security at the entrance. There is no indication on
21 the plans at this point that there would be any sort of bollards or chain installed.
22 That would want to be something that we would want to consider. We'd want our
23 Traffic Staff to look at to make sure that they are placed appropriately so that
24 there is no potential backing onto Sunnymead Boulevard itself and if they were
25 placed far enough back that that wouldn't create some sort of a trap condition
26 because they do have a raised median there. So the location of any bollards or
27 chains would be something that we would want to look at but, if it is of keen
28 interest to the Commission tonight, because you are talking about security, we'd
29 want to make sure that we draft an appropriate condition that reflects that, so that
30 we can work...we don't want to hold up the approval tonight. We could create a
31 condition but just wanted to make sure that we do it so that it's checked before
32 the grading and the building plans and those things are permitted. With regard to
33 the wall condition, I think the architect mentioned that they could place a block
34 wall for some sort of noise attenuation or for whatever purposes along the west
35 edge of the property. There already is a block wall between the two properties
36 that is shown on the plans that is existing and is expected to remain, so wanted
37 to point that out there would be no need to put in a new wall. With regard to
38 the....I think that covers it. I'm sorry. That was all that I wanted to cover.

39
40 **COMMISSIONER LOWELL** – Adding onto the block wall, they said there was a
41 series of pedestrian access gates through that block wall. Are those going to be
42 sealed off or locked or what's the issue, the desire on that?

43
44 **ASSOCIATE PLANNER GABRIEL DIAZ** – Currently, there is no proposal for
45 that. Everything that is there will stay. That is a neighbor to neighbor issue. I

1 believe they could, if they wanted in-fill, they could do that or create a block wall
2 to cover up those gates or they could just lock those gates or keep them as is.

3
4 **CHAIR BARNES** – Could we go back to the gate issue real quick? Well is this
5 something that we would have to....this is a general question...is this something
6 that we would have to address tonight because it sounds like, if they are
7 proposing it and it shows up on the plan, the plan check process and the current
8 Code would determine that it's placed appropriately, and we wouldn't have to get
9 into that specific detail it seems.

10
11 **PLANNING OFFICIAL RICK SANDZIMIER** – We could draft it without having to
12 get into the finite details but as I took the pause and I remembered the other
13 thing I wanted to say was, with regard to that security gate from the entrance, the
14 one other thing we would want to check is with our fire department because, if it's
15 locked and there is some sort of a need for an emergency response after hours,
16 that our fire department would have proper access through that location, so we'd
17 want to vet that with them, as well. The other thing, I don't know if our Staff
18 presentation that you have on your dais this evening had a modified condition
19 that it was similar to the previous project, so if you want to go into that. Did we
20 mention that?

21
22 **CHAIR BARNES** – Yeah, you did.

23
24 **PLANNING OFFICIAL RICK SANDZIMIER** – My apology, okay.

25
26 **SPEAKER BIJAN SHAHMORADI** – Can I explain something? As far as the
27 security gate and the chain, we normally place a little box on the side of these
28 two posts that we have, and there is a code lock actually that goes on the side of
29 this post and the first thing we do on all of our projects, we notify the fire
30 department as well as the police department with the code, and we have a place
31 out there on site, which they are aware of, just in case they have an emergency
32 they are getting in and out. So we have never had any issue as far as security
33 but, however, your gentleman wants us to proceed with the security of the case,
34 we have absolutely no problem. We are more than happy to get it all taken care
35 of one way or the other anyway.

36
37 **CHAIR BARNES** – Yeah, go ahead, Paul.

38
39 **ASSISTANT CITY ATTORNEY PAUL EARLY** – Yeah, I just wanted to make
40 clear on this gate issue, it's only an issue tonight for this Commission if this
41 Commission wants to require it. If you wanted to impose that condition that they
42 have such a gate, we would need to address that tonight. Otherwise, if it goes
43 forward as is, if a gate comes up in their plans, it will just be dealt with
44 administratively as part of the planning and approval process.

45

1 **CHAIR BARNES** – Yeah, that is kind of where my question was going, and it
2 seems that that is appropriate to me but, I'm hearing a deliberation. I apologize.

3
4 **COMMISSIONER SIMS** – Well we're not deliberating yet, so...

5
6 **COMMISSIONER LOWELL** – Is the security something the City thinks that this
7 project would need to add the bollards and chains across the entrance? I mean,
8 it's pretty atypical.

9
10 **CHAIR BARNES** – Seems like they would've requested it before it got to us.

11
12 **ASSOCIATE PLANNER GABRIEL DIAZ** – Yes, this project was reviewed as an
13 open project. The City did request wrought iron gates with pilasters on the east
14 property to kind of add more security and prevent just people from walking from
15 Heacock through the property onto Sunnymead, so that'll prevent that pedestrian
16 access or, if you want to go do something inside this property, you'd have to do it
17 from Sunnymead Boulevard or you'd have to hop the two fences to get into the
18 property. There is no mention of any gates and chains as far as this property is
19 concerned. That might be a fire issue. Fire does have to come into the property,
20 go north, and then there is a T up top so they can turn around.

21
22 **CHAIR BARNES** – Go ahead.

23
24 **COMMISSIONER SIMS** – Well I just, I just, I've been that one that's on kind of
25 these automated ones....there's one on Alessandro. I can't remember the street.

26
27 **CHAIR BARNES** – Correct.

28
29 **COMMISSIONER SIMS** – And then there is another one down by...I think there
30 is another one down by Sunnymead Boulevard up just west of this one, this
31 proposal, and they are open. There's no....in fact, there's one that, further up the
32 street on Sunnymead, it's kind of like conjoined with an auto repair shop, so it's
33 kind of a wide open ingress/egress, so I would think that security would, for all
34 the reasons just talked about, getting the cars trapped coming in off the street or
35 all those kind of concerns....

36
37 **COMMISSIONER LOWELL** – Is the security issue something the Applicant
38 wants? Do you want to put a gated entrance, Sir?

39
40 **SPEAKER BIJAN SHAHMORADI** – To be very honest with you, no.

41
42 **COMMISSIONER LOWELL** – Okay. I don't think anybody up here is too eager
43 to impose the condition.

44
45 **CHAIR BARNES** – Yeah, I don't think we're advocating it, just a curiosity.
46

1 **COMMISSIONER LOWELL** – Okay.

2
3 **CHAIR BARNES** – Alright, any other questions? Alright, well then let's close the
4 Public Hearing and deliberate. So observations, comments?

5
6 **COMMISSIONER LOWELL** – I think this project is going to do wonders for that
7 little area. It is a homeless encampment that anything on that site could be better
8 than what is currently there. I completely understand Mr. Marshall's concerns
9 about noise. Unfortunately, he lives in a place that is surrounded by commercial
10 and freeway, and it is a busy area. No matter what goes in there, it is going to
11 add noise to the situation. I am sympathetic to your concerns, Mr. Marshall. I
12 don't know what we can do to help you out. With that said, I think this is a good
13 addition to the area.

14
15 **CHAIR BARNES** – Anyone else?

16
17 **COMMISSIONER BAKER** – I like the project. I think it's, like Brian said, I think
18 it's a good addition to that area there. You know, the noise issues, it looks like
19 they've got that kind of under control as much as can be, but you're sitting in a
20 commercial area there, and it is unfortunate, but I think it will be a good addition
21 there to Sunnymead Boulevard.

22
23 **CHAIR BARNES** – Can I ask a question of Staff? There is a Mitigation
24 Monitoring Program attached to this project?

25
26 **ASSOCIATE PLANNER GABRIEL DIAZ** – That is correct.

27
28 **CHAIR BARNES** – One of the issues is noise?

29
30 **ASSOCIATE PLANNER GABRIEL DIAZ** – That is correct. There was a Noise
31 Study prepared and one of the reasons was, when they originally submitted, I
32 reviewed the project and obviously I am aware that there is residential, so
33 residential was a concern and, when I asked for further information on the noise
34 of the machinery, it did exceed the Municipal Code requirements. So a Noise
35 Study was conducted and mitigation occurred, which the entrances were 12 feet
36 high, the entrance and exit, and that was reduced to 10 feet. There were two, at
37 the exit and at the entrance. There is a 10, I believe, 10 x 30 foot sound
38 attenuation wall that was...that is part of this project to reduce the sound and
39 meet the noise requirements per our Code.

40
41 **CHAIR BARNES** – Okay, so there are architectural modifications that helped
42 address that and with the plan in place, if there is a complaint, you have a
43 mechanism to apply leverage. Okay, thank you. Any other comments? Well, I
44 agree with what you guys have said. That property has been an eyesore sitting
45 there on the on-ramp for the 30+ years I've been living out here, so I think it's a

1 great project, and I'm happy to see that no longer dirt. So a motion?
2 Commissioner Baker....

3
4 **COMMISSIONER BAKER** – I move that we approve Resolution 2017-44 and
5 thereby (1) certify that the Mitigated Negative Declaration prepared to Plot Plan
6 PEN16-013 on file with the Community Development Department incorporated
7 herein by this reference has been completed in compliance with the California
8 Environmental Quality Act, that the Planning Commission reviewed and
9 considered the information contained in the Mitigated Negative Declaration, and
10 the document reflects the City's independent judgment and analysis attached
11 hereto in Exhibit A; and (2) adopt the Mitigated Monitoring and Reporting
12 Program prepared for Plot Plan PEN16-0113 attached thereto to Exhibit B and
13 also, on B, Staff recommends that the Planning Commission approve Resolution
14 2017-45 and thereby approve the Plot Plan PEN16-0113 based on the findings
15 contained in this Resolution and subject to the Conditions of Approval included in
16 Exhibit A....

17
18 **CHAIR BARNES** – And as modified by the revised Conditions....

19
20 **COMMISSIONER BAKER** – Yeah, and the modified Conditions.....

21
22 **CHAIR BARNES** – Prior to the meeting....

23
24 **COMMISSIONER BAKER** – Okay, let's see, that's....should I put a date on that
25 or?

26
27 **CHAIR BARNES** – No. I think it's appropriate.

28
29 **COMMISSIONER BAKER** – Okay, include the modified Conditions applied to
30 this particular.....

31
32 **COMMISSIONER LOWELL** – And, for clarity, the first Plot Plan for the Negative
33 Declaration was PEN16-0113. One of the numbers was omitted.

34
35 **COMMISSIONER BAKER** – I missed one, okay.

36
37 **CHAIR BARNES** – Boy you're picky. Does that pass inspection, Paul?

38
39 **ASSISTANT CITY ATTORNEY PAUL EARLY** – As long as those Resolution
40 Numbers are accurate. That's what matters to me the most.

41
42 **CHAIR BARNES** – Okay.

43
44 **COMMISSIONER LOWELL** – I'll second.
45

1 **CHAIR BARNES** – A second from Commissioner Lowell. Could we have a roll
2 call vote please?

3
4 **COMMISSIONER SIMS** – Yes.

5
6 **COMMISSIONER LOWELL** – Yes.

7
8 **COMMISSIONER BAKER** – Yes.

9
10 **CHAIR BARNES** – Yes. The motion carries 4-0. Congratulations to the
11 Applicant. Welcome to Moreno Valley.

12
13
14 Opposed – 0

15
16
17 **Motion carries 4 – 0**

18
19
20
21 **SPEAKER BIJAN SHAHMORADI** – Thank you.

22
23 **CHAIR BARNES** – We look forward to rapid progress. My car is dirty. Staff
24 wrap-up?

25
26 **PLANNING OFFICIAL RICK SANDZIMIER** – Yes, for the Applicant and the
27 public's benefit, the Commission's action taken this evening is an appealable
28 action. If any interested party would like to file an appeal, they can do so by filing
29 that appeal within 15 days of this action. That appeal should be directed to the
30 Director of Community Development and, if one is received, it will be agendized
31 for City Council consideration within 30 days.

32
33 **CHAIR BARNES** – Thank you, Rick.

34
35
36
37 **OTHER COMMISSION BUSINESS**

38
39 **CHAIR BARNES** – Alright, Other Commission Business. There is none.

40
41
42
43 **STAFF COMMENTS**

44
45
46 **CHAIR BARNES** – Staff comments?

1 .
2 **PLANNING OFFICIAL RICK SANDZIMIER** – I just want to wish you all a happy
3 holiday and Merry Christmas, and we'll see you in the New Year.

4
5 **CHAIR BARNES** – Thank you, Rick.
6
7

8
9 **PLANNING COMMISSIONER COMMENTS**

10
11 **CHAIR BARNES** – Planning Commissioner Comments.
12

13 **COMMISSIONER SIMS** – I echo the same. Happy holidays.
14

15 **COMMISSIONER LOWELL** – Same here, Merry Christmas, happy holidays,
16 Happy New Year.
17

18 **CHAIR BARNES** – Well, in addition to the happy holidays and Happy New Year
19 wish and all that, I want to thank the Staff and my fellow Commissioners for their
20 patience as I stumble through the process each meeting getting to the finish line.
21 So thank you all for your help, and I've really enjoyed it, so...
22

23 **COMMISSIONER SIMS** – Thank you.
24
25

26
27 **ADJOURNMENT**
28

29
30 **CHAIR BARNES** – Thank you for doing it because you don't want to. Anyway,
31 happy holidays everyone. The meeting is adjourned.
32

33 **COMMISSIONER LOWELL** – To what date?
34

35 **CHAIR BARNES** – To January 25, 2018 at 7:00 p.m. in these chambers.
36

37 **COMMISSIONER LOWELL** – The regular meeting of the Planning Commission.
38
39

40
41 **NEXT MEETING**

42 *Next Meeting: Planning Commission Regular Meeting, January 25, 2018 at 7:00*
43 *PM, City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street,*
44 *Moreno Valley, CA 92553.*
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Richard J. Sandzimier
Planning Official
Approved

_____ Date

Jeffrey Barnes
Chair

_____ Date