

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

**REGULAR MEETING – 7:00 PM  
July 26, 2018**

**CALL TO ORDER**

This Regular Meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:01 p.m. by Chair Barnes in the Council Chamber located at 14177 Frederick Street.

**ROLL CALL**

Planning Commission:	Jeffrey Barnes	Chair	Present
	Patricia Korzec	Vice Chair	Present
	Jeffrey Sims	Commissioner	Excused Absence
	Ray L. Baker	Commissioner	Excused Absence
	Jeffrey Barnes	Commissioner	Present
	Alvin Dejohnette	Commissioner	Present
	Robert Harris	Commissioner	Present
	JoAnn Stephan	Commissioner	Present

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Robert Harris.

**APPROVAL OF AGENDA**

Motion made by Vice Chair Patricia Korzec and seconded by Commissioner Robert Harris.

Vote: 5-0-0-2  
Ayes: Vice Chair Korzec, Commissioners Harris, Stephan, Dejohnette,  
and Chair Barnes  
Noes:  
Abstain:  
Action: Approved  
Excused: Commissioners Sims and Baker

**STAFF PRESENT**

Paul Early	City Attorney
Albert Armijo	Interim Planning Manager
Chris Ormsby	Senior Planner
Jeff Bradshaw	Associate Planner
Vince Girón	Associate Engineer
Michael Lloyd	Assistant City Engineer
Eric Lewis	City Traffic Engineer
Chris Cox	Fire Safety Specialist

Ashley Aparicio      Planning Commission Secretary

## **CONSENT CALENDAR**

No items for Discussion

## **APPROVAL OF MINUTES**

Minutes - Planning Commission Regular Meeting of May 24, 2018 7:00 PM

Motion made by Vice Chair Patricia Korzec and seconded by Commissioner Robert Harris with the recommendation to update the attendance of Commissioner Jeffrey Sims to reflect excused absence.

Vote:            5-0-0-2  
Ayes:           Vice Chair Korzec, Commissioners Harris, Stephan, Dejohnette,  
                      and Chair Barnes  
Noes:  
Abstain:  
Action:        Approved  
Excused:      Commissioners Sims and Baker

## **PUBLIC COMMENTS PROCEDURE**

### Rafael Bruqueras

1. The City's progress and economic growth due to the City approving great projects. We have an estimated 210,000 residents. We are the 3rd in the nation for our budget and we are the 21st largest city in the State of CA and we are doing very well.
2. We need to continue to offer jobs and affordable housing as that is the reason for people to continue to choose Moreno Valley.
3. Continue filling our lots until there are no more lots to fill.

### Ken Iglesias

1. Recommendation to expand RTA Route 40 through Moreno Valley from the north east of Moreno Valley, similar to route 18 or route 31.

### Louise Zulueta

1. Asked to withdraw request to speak.

## **NON-PUBLIC HEARING ITEMS**

No items for Discussion

## **PUBLIC HEARING ITEMS**

1. Street Vacation of a Portion of Hemlock Avenue, westerly of Heacock Street and easterly of Swegles Lane along the Frontage of an Approved Multi-family Project (Report of: Planning Commission)

**Recommendations:**

Staff recommends that the Planning Commission APPROVE Resolution No. 2018-39, and thereby FINDS that the vacation of Hemlock Avenue is in conformance with the General Plan and current zoning, and RECOMMENDS that the City Council approve the street vacation for a portion of Hemlock Avenue, LGL17-0014.

**Public Hearing Opened:** 7:17 p.m.

Public Comments:

Rafael Brugueras supported the item.

**Public Hearing Closed:** 7:18 p.m.

Motion made by Vice Chair Patricia Korzec and seconded by Commissioner Dejohnette.

Vote: 5-0-0-2  
Ayes: Vice Chair Korzec, Commissioners Harris, Stephan, Dejohnette, and Chair Barnes  
Noes:  
Abstain:  
Action: Approved  
Excused: Commissioners Sims and Baker

2. Conditional Use Permit and Zone Change for Moreno Valley Storage, a proposed 538 unit mini-storage facility with a caretaker's residence. The Zone Change from Neighborhood Commercial to Community Commercial is required for the proposed use to be approved. (Report of: Planning Commission)

A. Staff recommends that the Planning Commission APPROVE Resolution No. 2018-32, and thereby RECOMMEND that the City Council:

1. CERTIFY that the Mitigated Negative Declaration prepared for Zone Change PEN17-0134 and Conditional Use Permit PEN17-0135 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 that the document reflects the City's independent judgment and analysis; attached hereto as Exhibit A; and

2. APPROVE the Mitigation Monitoring Program prepared for Zone Change PEN17-0134 and Conditional Use Permit PEN17-0135, attached hereto as Exhibit B.
- B. Staff recommends that the Planning Commission APPROVE Resolution No. 2018-33, and thereby RECOMMEND that the City Council:
1. APPROVE Zone Change application PEN17-0134 based on the findings contained in this resolution, and as shown on the attachment included as Exhibit A.
- C. Staff recommends that the Planning Commission APPROVE Resolution No. 2018-34, and thereby RECOMMEND that the City Council:
1. APPROVE Conditional Use Permit PEN17-0135 based on the findings contained in this resolution, and subject to the conditions of approval included as Exhibit A.

**Public Hearing Opened:** 7:39 p.m.

Public Comments:

Rafael Brugueras supports the item.

Ken Iglesias supports the item.

**Public Hearing Closed:** 7:44 p.m.

Motion made by Vice Chair Patricia Korzec and seconded by Commissioner Harris to approve the project with the Conditions of Approval as amended.

Vote: 5-0-0-2  
 Ayes: Vice Chair Korzec, Commissioners Harris, Stephan, Dejohnette, and Chair Barnes  
 Noes:  
 Abstain:  
 Action: Approved  
 Excused: Commissioners Sims and Baker

3. Conditional Use Permit for Yum Yum Donuts Moreno Valley, a service station with convenience store and car wash on a 1.77 acre site located at the northeast corner of Perris Boulevard and Cottonwood Avenue. The applicant is also requesting approval for beer and wine sales in the convenience store. A General Plan Amendment from Residential Office to Commercial and a Zone Change from Office Commercial (OC) to Community Commercial (CC) is requested. (Report of: Planning Commission)

- A. Staff recommends that the Planning Commission APPROVE Resolution No. 2018-35, and thereby RECOMMEND that the City Council:
1. CERTIFY that the Mitigated Negative Declaration prepared for General Plan Amendment PEN16-0086, Zone Change PEN16-0087 and Conditional Use Permit PEN16-0088 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 that the document reflects the City's independent judgment and analysis; attached hereto as Exhibit A; and
  2. APPROVE the Mitigation Monitoring Program prepared for General Plan Amendment PEN16-0086, Zone Change PEN16-0087 and Conditional Use Permit PEN16-0088, attached hereto as Exhibit B.
- B. Staff recommends that the Planning Commission APPROVE Resolution No. 2018-36, and thereby RECOMMEND that the City Council:
1. APPROVE General Plan Amendment application PEN16-0086 based on the findings contained in this resolution, and as shown on the attachment included as Exhibit A.
- C. Staff recommends that the Planning Commission APPROVE Resolution No. 2018-37, and thereby RECOMMEND that the City Council:
1. APPROVE Zone Change application PEN16-0087 based on the findings contained in this resolution, and as shown on the attachment included as Exhibit A. 3 Packet Pg. 667 Page 8
- D. Staff recommends that the Planning Commission APPROVE Resolution No. 2018-38, and thereby RECOMMEND that the City Council:
2. APPROVE Conditional Use Permit PEN16-0088 based on the findings contained in this resolution, and subject to the conditions of approval included as Exhibit A.

**Public Hearing Opened: 8:10 p.m.**

Public Comments:

Rafael Brugueras supports the item.

Ken Iglesias supports the item.

Theresa Anchuleta supports the convenience store but opposes the gas station.

**Public Hearing Closed:** 8:19 p.m.

Motion made by Vice Chair Patricia Korzec and seconded by Commissioner Harris to approve the project with the Conditions of Approval as amended.

Vote: 5-0-0-2  
Ayes: Vice Chair Korzec, Commissioners Harris, Stephan, Dejohnette,  
and Chair Barnes  
Noes:  
Abstain:  
Action: Approved  
Excused: Commissioners Sims and Baker

**OTHER COMMISSION BUSINESS**

No items for Discussion

**STAFF COMMENTS**

No items for Discussion

**PLANNING COMMISSIONER COMMENTS**

No items for Discussion

**ADJOURNMENT**

There being no further business to come before the Planning Commission, Chairman Barnes adjourned the meeting at 8:29 PM.

Submitted by:

Approved by:

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Ashley Aparicio  
Planning Commission Secretary

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Jeffrey Barnes  
Chair