

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

**REGULAR MEETING – 7:00 PM  
December 13, 2018**

**CALL TO ORDER**

This Regular Meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:03 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
	Robert Harris	Commissioner	Present
	JoAnn Stephan	Commissioner	Present
	Jeffrey Sims	Commissioner	Present
	Ray L. Baker	Commissioner	Present
	Alvin DeJohnette	Commissioner	Present

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Sims.

**APPROVAL OF AGENDA**

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Motion made by Commissioner Baker and seconded by Commissioner Alvin DeJohnette.

**Vote:** 7-0

**Ayes:** Vice Chair Korzec, Commissioners Harris, Stephan, Sims, Baker, Vice Chair Barnes and Commissioner DeJohnette

**Action:** **Approved**

**STAFF PRESENT**

Paul Early	City Attorney
Patty Nevins	Planning Official
Chris Ormsby	Senior Planner
Gabriel Diaz	Associate Planner
Eric Lewis	City Traffic Engineer
Michael Lloyd	Assistance City Engineer
Vince Giron	Associate Engineer
Doug Bloom	Assistant Fire Marshal
Ashley Aparicio	Planning Commission Secretary

## CONSENT CALENDAR

### APPROVAL OF MINUTES

Planning Commission - Regular Meeting – October 25, 2018 7:00 PM

Motion made by Commissioner Baker and seconded by Commissioner Harris.

**Vote:** 6-1

**Ayes:** Vice Chair Korzec, Commissioners Harris, Stephan, Baker, Vice Chair Barnes and Commissioner DeJohnette

**Abstain:** Commissioner Jeffrey Sims

**Action:** **Approved**

### PUBLIC COMMENTS PROCEDURE

#### Rafael Bruqueras

1. Wished the Commissioners a Merry Christmas and Happy New Year, as it has been a wonderful 2018 working alongside all of them and watching our City grow.
2. He has seen a lot of projects being built and states we are still waiting on those who committed to build so we can get those houses, apartments, jobs, streets, etc., and is thankful for the work that has been done.
3. He is deeply grateful for those who have served in the past and who have helped make Moreno Valley great today, because today Moreno Valley is brand new. There are many new developers looking to come to town. We have many new residents, 210,000 residents from the Mayor's reference at Snow Day.
4. He is deeply grateful for living in the City of Moreno Valley for 25 years under the M of Hope. Do not lose hope and for those who listen, you know what is coming and we need you to be involved, so stay involved because we need you to be.

### NON-PUBLIC HEARING ITEMS

No Items for Discussion

### PUBLIC HEARING ITEMS

1. Request for Continuance to the January 10, 2019 Planning Commission Meeting for a proposed Conditional Use Permit for a 116 Bed Moreno Valley Skilled Nursing Facility, located on the north side of Alessandro Boulevard and easterly of Kitching Street. (Report of: Planning Commission)

Motion made by Commissioner Stephan and seconded by Commissioner Sims to approve the request for continuance to the January 10, 2019 Planning Commission Meeting.

**Vote:** 7-0

**Ayes:** Vice Chair Korzec, Commissioners Harris, Stephan, Sims, Baker, Vice Chair Barnes and Commissioner DeJohnette

**Action:** **Approved**

2. **CONDITIONAL USE PERMIT FOR A GAS STATION WITH 8 FUEL STATIONS, CAR WASH, AND CONVENIENCE STORE INCLUDING TYPE-20 ALCOHOL SALES FOR BEER AND WINE (Report of: Planning Commission)**

A. Staff recommends that Planning Commission APPROVE Resolution Nos. 2018-54 and 2018-55, and thereby:

Resolution No. 2018-54

1. ADOPT the Mitigated Negative Declaration prepared for Conditional Use Permit PEN18-0016 pursuant to the California Environmental Quality Act (CEQA) Guidelines, and included as Exhibit A; and
2. ADOPT the Mitigated Monitoring and Reporting Program prepared for Conditional Use Permit PEN18-0016 pursuant to the California Environmental Quality Act (CEQA) Guidelines, and included as Exhibit B;

Resolution No. 2018-55

3. APPROVE Conditional Use Permit PEN18-0016, a request by Sater Oil International, LLC, for a 24-hour gas station operation with 8 fuel stations, convenience store, including type-20 alcohol sales for beer and wine, and a car wash, on a 1.31 acre property located at the northwest corner of Iris Avenue and Oliver Street, subject to the attached conditions of approval included as Exhibit A.

**Public Hearing Opened:** 7:42 p.m.

Public Comments

- Raymond Talbut opposes the item.
- Sylvia A Taylor opposes the item.
- Josie Arias opposes the item.
- Gabrielle Sibley opposes the item.
- Gerardo Rios opposes the item.
- Emily Engelsohall opposes the item.
- Leonardo Gonzalez opposes the item.

Jose Morales opposes the item.  
Rafael Brugueras supports the item.  
Angelica Avina opposes the item.  
Josie Robles opposes the item.  
Alfred Lopez opposes the item.  
Flennette Antoine opposes the item.  
Charles Robinson opposes the item.

**Public Hearing Closed:** 8:26 p.m.

Motion made by Vice Chair Korzec and seconded by Commissioner Baker to approve Resolution Nos. 2018-54 and 2018-55.

**Vote:** 6-1  
**Ayes:** Vice Chair Korzec, Commissioners Harris, Stephan, Sims, Baker and Vice Chair Barnes  
**Noes:** Commissioner Alvin DeJohnette  
**Action:** **Approved**

#### **OTHER COMMISSION BUSINESS**

No Items for Discussion

#### **STAFF COMMENTS**

Patty Nevins, Planning Official, gave an update for the following projects and stated that at the City Council meeting last Tuesday, December 18, 2018 the following items have been approved.

The Yum Yum Donuts projects on Perris and Cottonwood.  
The Brodiaea Centerpointe Project on Frederick and Brodiaea  
The Brodiaea Residential Project on Brodiaea and Quincy

#### **PLANNING COMMISSIONER COMMENTS**

No Items for Discussion

#### **ADJOURNMENT**

There being no further business to come before the Planning Commission, Chair Barnes adjourned the meeting at 8:47 PM.

Submitted by:

Approved by:

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Ashley Aparicio  
Planning Commission Secretary

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Jeffrey Barnes  
Chair