

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

**REGULAR MEETING – 7:00 PM
March 28, 2019**

CALL TO ORDER

This Regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:07 p.m., by Chair Barnes in the Council Chambers located at 14177 Frederick Street, Moreno Valley, California.

ROLL CALL

Planning Commission:	Jeffrey Barnes	Chairman	Present
	Patricia Korzec	Vice Chairman	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 Chair Barnes.

APPROVAL OF AGENDA

Motion to approve the agenda was made by Commissioner Baker and seconded by Commissioner Sims.

Vote: 7-0
Ayes: Commissioner Baker, Sims, Vice-Chair Korzec, Commissioner Harris, Stephan, Chair Barnes and Commissioner DeJohnette
Action: Approved

STAFF PRESENT

Paul Early	City Attorney
Richard Sandzimier	Community Development Director
Patty Nevins	Planning Official
Sean Kelleher	Senior Planner
Chris Ormsby	Senior Planner
Jeff Zwack	Contract Planner
Julia Descoteaux	Associate Planner
Michael Koehler	Lt. Division Commander
Doug Bloom	Assistant Fire Marshal
Michael Wolfe	City Engineer

Eric Lewis
Michael Lloyd
Ashley Aparicio

City Traffic Engineer
Assistant City Engineer
Planning Commission Secretary

CONSENT CALENDAR

APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Mar 14, 2019 7:00 PM

Motion to approve the minutes of March 14, 2019 was made by Commissioner Sims and Seconded by Vice-Chair Korzec.

Vote: 7-0
Ayes: Vice-Chair Korzec, Commissioner Sims, Baker, Harris, Stephan, Chair
Barnes and Commissioner DeJohnette
Action: Approved

SPECIAL PRESENTATION

Special Presentation given by Richard Sandzimier, Community Development Director, in recognition of Planning Commissioner Jeff Barnes and appreciation of his dedicated service to the City of Moreno Valley .

PUBLIC COMMENTS PROCEDURE

Roy Bleckert

Congratulated Mr. Barnes on his service as he has represented himself and the City well. He hopes that he have will have success in his future endeavors. He hopes that he enjoyed people like himself who express their opinions but all in all we are all here to build a better and stronger Moreno Valley.

He asked about the General Plan Amendment and what the status is as there are a lot of projects that are coming in, the World Logistics Center and Cannabis are examples. A lot of these projects have changes to the land use but no update has been done to the General Plan in 12 years.

If we could focus on the General Plan, the upcoming items could have been streamlined and it would make our City more business friendly and make developers want to come here.

The second thing is the Hillside Ordinance. If we could get the General Plan Amendment and the Hillside ordinance going Moreno Valley would be better and stronger for it.

NON-PUBLIC HEARING ITEMS

PUBLIC HEARING ITEMS

1. General Plan Amendment and Change of Zone for approximately 19.7 acres of the west end of the 36.8 acre project site, along with a Plot Plan for a 768,000 square foot industrial building and associated site improvements over the full 36.8 acres for Phase 2 of the Highland Fairview Corporate Park Plan (Report of: Planning Commission)

Staff recommends that the Planning Commission take the following actions:

- A. APPROVE Resolution No. 2019-17 and thereby RECOMMEND that the City Council:
 1. CERTIFY that the Addendum, prepared for Plot Plan (PEN18-0254), General Plan Amendment (PEN18-0191), and Change of Zone (PEN18-0192), to the previously adopted Highland Fairview Corporate Park Environmental Impact Report is on file with the Community Development Department; that the Addendum has been completed in compliance with the California Environmental Quality Act, that the Planning Commission reviewed and considered the information contained in the Addendum, and that the document reflects the City's independent judgment and analysis; attached to Resolution No. 2019-17 as Exhibit A; and
 2. APPROVE the Mitigation Monitoring Program prepared for Plot Plan PEN18-0254, attached to Resolution No. 2019-17 as Exhibit B.
- B. APPROVE Resolution No. 2019-18, and thereby RECOMMEND the City Council:
 1. APPROVE General Plan Amendment application PEN18-0191 based on the findings contained in the resolution, and as shown on Exhibit A attached to Resolution No. 2019-18.
- C. APPROVE Resolution No. 2019-19, and thereby RECOMMEND the City Council:
 1. APPROVE Zone Change application PEN18-0192, based on the findings contained in the resolution, and as shown on Exhibit A attached to Resolution No. 2019-19.
- D. APPROVE Resolution No 2019-20, and thereby RECOMMEND that the City Council:
 1. APPROVE Plot Plan application PEN18-0254, based on the findings contained in the resolution and subject to

Public Hearing Opened: 8:16 P.M.

Public Comments

Danira Sanchez supports the item.

Victor Roman De Leon supports the item.

Santiago Hernandez supports the item.

Tom Thornsley opposes the item.

Lindsay Robinson opposes the item.

Eunice Kany supports the item.

Sandra Murphy supports the item.

Nelly Menjivar supports the item.

Maura Garcia supports the item.

Tony Reza supports the item.

Bob Palomarez supports the item.

Alejandra Flores supports the item.

Florentino Aoreguin supports the item.

Roxana Ramirez supports the item.

Tom Jerele Sr. supports the item.

Rafael Brugeran supports the item.

Louis Palomares supports the item.

Roy Blerckert supports the item.

Rosemary Martinez supports the item (submitted a speaker slip but did not speak).

Patricia H. Campos supports the item (submitted a speaker slip but did not speak).

Public Hearing Closed: 9:09 P.M.

Motion to approve Resolution Numbers 2019-17, 2019-18, 2019-19, 2019-20 with Exhibit A as amended, to include minor modifications to the Addendum Exhibit F, Supplemental Traffic Memo and modifications to the Cultural Resources Mitigations pursuant to SB-18 Consultations with local Native American Tribal representatives, and approval of revisions to Resolution No. 2019-17, including addition of Condition Number 75A and modifications to Condition Numbers 2, 75, 176 and 182 was made by Commissioner Sims and seconded by Commissioner Stephan.

Vote: 7-0

Ayes: Commissioner Sims, Stephan, Vice-Chair Krozec, Commissioner Baker, Chair Barnes and Commissioner DeJohnette

Action: **Approved**

At 9:20 p.m. Chair Barnes called for a 10-minute recess.

At 9:33 p.m. Chair Barnes reconvened the meeting.

2. Conditional Use Permit Application for a Retail Cannabis Dispensary at 27403 Alessandro Boulevard within the Sunnymead Village Shopping Center (Report of: Planning Commission)
 - A. Staff recommends that the Planning Commission APPROVE Resolution Number 2019-11 and thereby;
 1. CERTIFY that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 Existing Facilities; and
 2. APPROVE Conditional Use Permit PEN18-0241 subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

Public Hearing Opened: 9:45 p.m.

Public Comments

Richard Carrillo opposes the item.

Rafael Brugeran supports the item.

Tom Jerele Sr. supports the item.

Public Hearing Closed: 10:01 p.m.

Motion to approve Resolution Number 2019-11 with Exhibit A as amended to remove Condition Number 52 from the conditions of approval of Resolution No. 2019-11 was made by Vice-Chair Korzec and seconded by Commissioner Baker.

Vote: 7-0

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

Action: **Approved**

3. Proposed Conditional Use Permit for a Commercial Cannabis Distribution facility (Report of: Planning Commission)
 - A. Staff recommends that the Planning Commission APPROVE Resolution No. 2019-21, and thereby;

1. CERTIFY that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1) Existing Facilities; and
2. APPROVE PEN18-0213 Conditional Use Permit subject to the attached Conditions of Approval included as Exhibit A.

Public Hearing Opened: 10: 26 p.m.

Public Comments

Rafael Brugueras supports the item.

Public Hearing Closed: 10:31 p.m.

Motion to approve Resolution No. 2019-21 was made by Commissioner Baker and seconded by Commissioner Sims.

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

4. Proposed Conditional Use Permit for a Commercial Cannabis Dispensary (Report of: Planning Commission)
 - A. Staff recommends that the Planning Commission APPROVE Resolution No. 2019-22, and thereby;
 1. CERTIFY that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1) Existing Facilities; and
 2. APPROVE PEN19-0027 Conditional Use Permit subject to the attached Conditions of Approval included as Exhibit A.

Public Hearing Opened: 10:52

Public Comments

Rafael Brugueras supports the item.

Public Hearing Closed: 10:53 p.m.

Motion to approve Resolution No. 2019-22 was made by Commissioner DeJohnette and seconded by Commissioner Stephan.

Vote: 7-0
Ayes: Commissioner DeJohnette, Stephan, Vice-Chair Korzec,
Commissioner Harris, Sims, Baker and Chair Barnes
Action: **Approved**

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

Patty Nevins, Planning Official, thanked Chair Barnes for his service and stated that he will be missed.

PLANNING COMMISSIONER COMMENTS

Commissioner Sims gave his best wishes to Chair Barnes on everything he does going forward and thanked him for serving.

Commissioner DeJohnette thanked Chair Barnes and thanked him as he has learned a lot from him.

Chair Barnes gave a special thank you to everyone as he has enjoyed his time here.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairman Barnes adjourned the meeting at 10:56 PM.

Submitted by:

Approved by:

Ashley Aparicio
Planning Commissioner Secretary

Jeffrey Barnes
Chair