

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

**REGULAR MEETING – 7:00 PM
June 27, 2019**

CALL TO ORDER

This Regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:05 p.m., by Chairperson Sims in the Council Chambers located at 14177 Frederick Street, Moreno Valley, California.

ROLL CALL

Planning Commission:	Jeffrey Sims	Chairperson	Present
	Ray L. Baker	Vice Chairperson	Present
	Patricia Korzec	Commissioner	Present
	Robert Harris	Commissioner	Present
	JoAnn Stephan	Commissioner	Present
	Rafael Brugueras	Commissioner	Present
	Alvin DeJohnette	Commissioner	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Brugueras.

APPROVAL OF AGENDA

Motion to approve the agenda was made by Vice Chairperson Baker and seconded by Commissioner Harris.

Vote: 6-1

Ayes: Vice Chairperson Baker, Commissioner Harris, Korzec, Stephan, Chairperson Sims and Commissioner DeJohnette

Abstain: Rafael Brugueras

Action: **Approved**

STAFF PRESENT

Paul Early	City Attorney
Darren Ziegler	Deputy City Attorney
Richard Sandzimier	Community Development Director
Patty Nevins	Planning Official
Chris Ormsby	Senior Planner
Sean P. Kelleher	Senior Planner
Jeff Bradshaw	Associate Planner
Jeff Zwack	Contract Planner
Michael Koehler	Lt. Administration/Division Commander
Paul Villalobos	Fire Marshal
John Kerenyi	Senior Engineer, P.E.

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

No public speakers.

CONSENT CALENDAR

1. Planning Commission Minutes - Regular Meeting - May 23, 2019 7:00 PM

Motion to approve the minutes of May 23, 2019 was made by Commissioner Korzec and seconded by Vice Chairperson Baker.

Vote: 6-1
Ayes: Commissioner Korzec, Vice Chairperson Baker, Commissioner Harris, DeJohnette, Chairperson Sims and Commissioner Stephan
Abstain: Rafael Brugueras
Action: **Approved**

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Conditional Use Permit for a Retail Cannabis Dispensary in a 2,358 square foot Retail Space located at 12199 Heacock Street (Report of: Planning Commission)
 - A. Staff amended recommendation that the Planning Commission CONTINUE Conditional Use Permit PEN19-0005 to an unspecified date.

Public Hearing opened: 7:08 p.m.

No public speakers

Public Hearing closed: 7:08 p.m.

Motion to approve the continuance to a date unspecified was made by Commissioner Brugueras and seconded by Vice Chairperson Baker.

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

2. Conditional Use Permit for a 2,479 square foot coffee shop with drive-through located at the southwest corner of State Route 60 off-ramp and Frederick Street (Report of: Planning Commission)
 - A. Staff recommends that the Planning Commission APPROVE Resolution No. 2019-29 and thereby:
 1. Certify that Conditional Use Permit PEN19-0004 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Exemption, CEQA Guidelines Section 15332 (In-fill Development Projects); and
 2. Approve Conditional Use Permit PEN19-0004, subject to the attached Conditions of Approval included as Exhibit A.

Public Hearing opened: 7:20 p.m.

No public speakers

Public Hearing closed: 7:20 p.m.

Motion to approve Resolution Number 2019-29 was made by Commissioner Stephan and seconded by Commissioner Harris.

Vote: 7-0

Ayes: Commissioner Stephan, Harris, Korzec, Brugueras, Chairperson Sims, Vice Chairperson Baker and Commissioner DeJohnette

Action: **Approved**

3. Conditional Use Permit for a retail cannabis dispensary in a 5,100 square foot retail space located within the Canyon Springs shopping center. (Report of: Planning Commission)
 - A. Staff recommends that the Planning Commission APPROVE Resolution No. 2019-24, and thereby:
 1. Certify that Conditional Use Permit PEN18-0262 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 1 Exemption (Section 15301, Existing Facilities); and
 2. Approve Conditional Use Permit PEN18-0262 subject to the attached Conditions of Approval included as Exhibit A.

Public Hearing opened: 7:49 p.m.

Daniel Reed opposed the item.

Frank Tovar opposed the item.

Public Hearing closed: 8:00 p.m.

Motion to approve Resolution Number 2019-24 was made by Commissioner Korzec and seconded by Commissioner Stephan.

Vote: 7-0

Ayes: Commissioner Korzec, Stephan, Harris, Brugueras, Vice Chairperson Baker, Commissioner DeJohnette and Chairperson Sims

Action: **Approved**

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

Paul Early, City Attorney, introduced Darren Ziegler, Deputy City Attorney, who will be taking on the role as an alternate for Mr. Early. Mr. Ziegler is currently the legal advisor for the remaining Boards and Commissions of the City of Moreno Valley and when Mr. Early is not available Mr. Ziegler will be attending in his place. If a meeting occurs on July 25, 2019, this will be the first meeting for Mr. Ziegler to attend.

PLANNING COMMISSIONER COMMENTS

Chairperson Sims asked for an update on the Moreno Valley Ranch Apartment and Golf Course project.

Patty Nevins, Planning Official addressed the Commission noting that the developer is currently working on plans and hopes to start construction by end of the year.

Richard Sandzimier, Community Development Director added that Bridge Development, the developer, has obtained a stockpile permit to perform the grading needed to move the dirt from the driving range to rehabilitate the golf course. The applicant has indicated that they are looking at opening the golf course in October of this year with the apartments being under construction by the end of year. There are conditions on the project that do not allow them to move forward without the golf course being up and running as well as having a deposit in place prior to securing building permits. For a further update on the project, staff can bring this to the next meeting.

Chairperson Sims had asked if the clubhouse would be running by October given the short time frame. Mr. Sandzimier replied that the City has been working with them on their tenant improvements as the clubhouse is needed to operate the golf course. He stated that there is still time to pull those permits though the time frame is running a little close.

Commissioner JoAnn Stephan asked for an update on the Yum Yum Donut projects.

Chris Ormsby, Senior Planner advised that the Alessandro/Day Street Yum Yum Donuts project has their grading plans in review but no building plans.

Commissioner Alvin DeJohnette asked about the Nason Corridor project and how far down the road do we see it being developed.

Ms. Nevins addressed the Commission, stating the project completed was a high-level study for the corridor and the next step would be a specific plan or something similar and there is still more work to be completed prior to development.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairman Sims adjourned the meeting at 8:13 PM.

Submitted by:

Approved by:

Ashley Aparicio
Planning Commission Secretary

Jeffrey Sims
Chairperson