

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

**REGULAR MEETING – 7:00 PM
September 26, 2019**

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 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 DeJohnette.

APPROVAL OF AGENDA

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

Vote: 7-0

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

Action: **Approved**

STAFF PRESENT

Paul Early	City Attorney
Patty Nevins	Acting Community Development Director
Chris Ormsby	Senior Planner
Sean Kelleher	Senior Planner
Dina Lomeli	Contract Planner
Eric Lewis City	Traffic Engineer
Michael Lloyd	Assistant City Engineer
Hoang Nguyen	Associate Engineer
Ashley Aparicio	Planning Commission Secretary

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

No public comments.

CONSENT CALENDAR

No items for discussion.

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Conditional Use Permit Application for a Retail Cannabis Dispensary "Empire Gardens," located at 12199 Heacock Street, within an existing center. (Report of: Planning Commission)
 - A. Staff recommends that the Planning Commission APPROVE Resolution No. 2019-27, 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 PEN19-0005 Conditional Use Permit subject to the attached Conditions of Approval included as Exhibit A.

Public Hearing Opened: 7:23 p.m.

Scott Logan supports the item.

Erin Stream on behalf of The Arc of Riverside County opposes the item.

Joshua Naggar supports the item.

Public Hearing Closed: 7:39 p.m.

Motion to approve Resolution No. 2019-27 was made by Vice Chairperson Baker and seconded by Commissioner DeJohnette.

Vote: 6-1

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

Noes: Commissioner Korzec

Action: **Approved**

2. Proposal for Tentative Tract Map 37462 to Subdivide 1.7 Acres of Vacant Land into 8 Single-Family Residential Lots, Located on the North Side of Bradshaw Circle (Report of: Planning Commission)

A. Staff recommends that the Planning Commission APPROVE Resolution No. 2019-33, and thereby:

1. CERTIFY that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), under CEQA Guidelines Section 15332 (Class 32) In-Fill Development Projects; and
2. APPROVE PEN18-0080 Tentative Tract Map 37462 subject to the conditions of approval included as Exhibit A.

Public Hearing Opened: 8:08 p.m.

No public speakers.

Public Hearing Closed: 8:08 p.m.

Motion to approve Resolution No. 2019-33 was made by Vice Chairperson Baker and seconded by Commissioner Brugueras.

Vote: 7-0

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

Action: **Approved**

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

No items for discussion.

PLANNING COMMISSIONER COMMENTS

Commissioner Korzec stated she had reviewed the chart with regards to the dispensaries and said all the Provisional Business Permits have been issued with 22 applications processed and if we would have any applicants applying for the remaining.

Patty Nevins, Acting Community Development Director, stated that all Provisional Business Permits have been issued and associated Conditional Use Permits have been filed as well. The only items that we will be seeing are Conditional Use Permits coming to the Commission.

Commissioner Korzec thanked Ms. Nevins.

Chairperson Sims stated a billboard sign is up from the City on Redlands and Dracaea and would like to know what is going on for that project and if Redlands will be getting the pothole's fixed or if new curbs and gutters will be being placed.

Michael Lloyd, Assistant City Engineer, stated his apologies but he does not have the CIP project with him and he believes it is for a repaving project for that segment of Redlands Boulevard, from Eucalyptus Avenue to Dracaea Avenue and it is to repave the existing lanes. He is not sure on the exact location but if the sign is up it should be for the location.

Chairperson Sims thanked Mr. Lloyd and stated he will be waiting to see.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson Sims adjourned the meeting at 8:23 PM.

Submitted by:

Approved by:

Ashley Aparicio
Planning Commission Secretary

Jeffrey Sims
Chairperson