

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

**REGULAR MEETING – 7:00 PM  
November 14, 2019**

**CALL TO ORDER**

This Regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:02 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 Stephan.

**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, Chair Sims and Commissioner DeJohnette.

Action: Approved

**STAFF PRESENT**

Paul Early	City Attorney
Patty Nevins	Acting Community Development Director
Sean Kelleher	Senior Planner
Julia Descoteaux	Associate Planner
Gabriel Diaz	Associate Planner
Jerry Guarracino	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 speakers.

### **CONSENT CALENDAR**

1. Planning Commission - Regular Meeting - Oct 24, 2019 7:00 PM

Motion to approve the minutes of October 24, 2019 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

### **NON-PUBLIC HEARING ITEMS**

No items for discussion.

### **PUBLIC HEARING ITEMS**

1. Continued from Planning Commission Hearing of October 24, 2019, Conditional Use Permit for a Cannabis Microbusiness in a 26,678 square foot retail space located at 24685 Alessandro Boulevard within the Sunnymead Village Center. (Report of: Planning Commission)

A. Staff recommends that the Planning Commission APPROVE Resolution No. 2019-36, and thereby:

1. Certify that Conditional Use Permit PEN19-0177 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 PEN19-0177 subject to the attached Conditions of Approval included as Exhibit A.

Public Hearing Opened: 7:10 p.m.

No public speakers.

Public Hearing Closed: 7:10 p.m.

Motion to approve Resolution No. 2019-36 was made by Commissioner Korzec and seconded by Commissioner Harris.

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

2. Conditional Use Permit for a retail cannabis dispensary, The Goodlife, CUP PEN19-0094, in a 2,145 square foot retail space located at 24384 Sunnymead Boulevard, suites 100-106 and 115. (Report of: Planning Commission)

A. Staff recommends that the Planning Commission APPROVE Resolution No. 2019-41, and thereby:

1. Certify that Conditional Use Permit PEN19-0094 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 PEN19-0094 subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

Public Hearing Opened: 7:26 p.m.

Tom Jerele Sr. did not oppose the project but wanted to advise concerns.

Public Hearing Close: 7:30 p.m.

Motion to approve Resolution No. 2019-41 was made by Commissioner Korzec and seconded by Commissioner DeJohnette.

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

3. Planned Unit Development/Conditional Use Permit for a 20 Multi-Unit Residential Development on 1.36 acres located on the south side of Fir Avenue west of Perris Boulevard (Report of: Planning Commission)

A. Staff recommends that the Planning Commission APPROVE Resolution No. 2019-35, and thereby:

1. Certify that Planned Unit Development/Conditional Use Permit PEN18-0086 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 Planned Unit Development/Conditional Use Permit PEN18-0086, subject to the attached conditions of approval included as Exhibit A.

Public Hearing Opened: 7:51 p.m.

Tom Jerele Sr. supports the item.

Public Hearing Closed: 7:54 p.m.

Motion to approve Resolution No. 2019-35 was made by Commissioner Korzec and seconded by Commissioner DeJohnette.

Vote: 7-0

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

Action: Approved

4. Plot Plan for an 18 Unit Multiple-Family Residential Development on 1.86 Acres located on the west side of Edgemont Street between Eucalyptus Avenue and Dracea Avenue (Report of: Planning Commission)

- A. Staff recommends that the Planning Commission APPROVE Resolution No. 2019-42, and thereby:

1. Certify that Plot Plan PEN18-0064 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 Plot Plan PEN18-0064, based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

Public Hearing Opened: 8:19 p.m.

Tom Jerele supports the item.

Brenda Addie supports the item and expressed her concerns about the project.

Public Hearing Closed: 8:23 p.m.

Motion to approve Resolution No. 2019-42 was made by Vice Chairperson Baker and seconded by Commissioner Stephan.

Vote: 7-0  
Ayes: Vice Chairperson Baker, Commissioner Stephan, Korzec, Harris,  
Brugueras, 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 said she would like to know with the State's new development requirements to have solar panels come January 2020 will affect the City's current projects.

Patty Nevins, Acting Community Development Director, stated this would only effect new applications as of January 1, 2020.

Chairperson Sims stated he was grateful for the resurfacing in his area and would like to thank the staff. He also asked if we had any updates on the Golf Course.

Paul Early, City Attorney, stated the Golf Course is still in progress and that the City is working out the fine details and possible minor changes to the plan. It is still moving forward with the Plan Check review process.

Commissioner Brugueras asked about the fencing on properties that are not in use.

Mr. Early stated it is only required if there is a swimming pool.

Chairperson Sims stated that one of his neighbors was wondering about the new logistic center, specifically Solaris Paper on the East End of town. His neighbor have been hearing a humming from one of the buildings and would like to know when the Commission approves items and it goes through the building process, who is looking at the noise levels?

Ms. Nevins said the City has Noise Standards within our Zoning Ordinance and it's possible this was something that was not anticipated.

Chairperson Sims asked whom he should direct his neighbor to talk to.

Mr. Early stated that if it is during hours of operation, they should reach out to the City Code Enforcement Department.

## ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson Sims adjourned the meeting at 8:40 PM.

Submitted by:

Approved by:

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Ashley Aparicio  
Planning Commission Secretary

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Jeffrey Sims  
Chairperson