

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

**REGULAR MEETING – 7:00 PM  
February 27, 2020**

**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 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**

Martin Koczanowicz	City Attorney
Manuel Mancha	Community Development Director
Patty Nevins	Planning Official
Sean Kelleher	Senior Planner
Chris Ormsby	Senior Planner
Claudia Manrique	Associate Planner
Eric Lewis	City Traffic Engineer
Michael Lloyd	Assistant City Engineer
Guy Pegan	Senior Associate Engineer
Paul Villalobos	Fire Marshall
Ashley Aparicio	Planning Commission Secretary

Vera Sanchez

Senior Administrative Assistant

## **PUBLIC COMMENTS PROCEDURE**

### **PUBLIC COMMENTS**

No public comments.

### **CONSENT CALENDAR**

1. Planning Commission - Regular Meeting - January 9, 2020, 7:00 PM

Motion to approve the minutes of January 9, 2020 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**

1. Annual Progress Report as Required by Government Code 65400 (Report of: Planning Commission)

A. Staff recommends that the Planning Commission APPROVE Resolution No. 2020-02, and thereby:

1. Certify that the General Plan Annual Report qualifies for the common sense exemption in accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines; and
2. Recommends to the City Council that the January 2019 to December 2019 General Plan Annual Report is consistent with the requirements of Government Code Section 65400 and is ready for submittal to the Office of Planning and Research and to the Department of Housing and Community Development by April 1, 2020.

Motion to approve Resolution Number 2020-02 was made by Commissioner Korzec and seconded by Commissioner Stephan.

Vote: 7-0

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

Action: **Approved**

## PUBLIC HEARING ITEMS

1. A Standard Street Vacation of a portion of Stoddard Street located between Williams Avenue and Alessandro Boulevard. (Report of: Planning Commission)
  - A. Staff recommends that the Planning Commission APPROVE Resolution No. 2020-03, FINDING that the vacation of Stoddard Street is in conformance with the General Plan and current zoning, and thereby RECOMMEND that the City Council:
    1. Certify that the vacation, LGL19-0053 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3), Common Sense Exemption; and
    2. Recognize that the vacation, LGL19-0053, is not required as a condition of approval for a private development, and is within the scope of the requesting property owner to vacate said paper street. No new or additional environmental review or determination is required for the street vacation; and
    3. Approve LGL19-0053 for the vacation of a portion of Stoddard Street located south of Williams Avenue and north of Alessandro Boulevard, based on the findings contained in this resolution.

**Public Hearing Opened:** 7:21 p.m.

Martha Moreno expressed concerns with the item. Public Works staff will contact her to further discuss the concerns.

**Public Hearing Closed:** 7:25 p.m.

Motion to approve Resolution Number 2020-03 was made by Commissioner Korzec and seconded by Commissioner DeJohnette.

Vote: 7-0

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

Action: **Approved**

2. Conditional Use Permit for a 2,374 square foot retail Cannabis Dispensary, "RD MOVAL, LLC" Located within an existing building at 21820 Alessandro Boulevard (Report of: Planning Commission)
  - A. Staff recommends that the Planning Commission APPROVE Resolution No. 2020-05, and thereby:

1. Certify that Conditional Use Permit PEN19-0052 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 PEN19-0052 subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

**Public Hearing Opened:** 7:39 p.m.

Dr. Karla Kendall Richmond opposes the item.

**Public Hearing Closed:** 7:44 p.m.

Motion to approve Resolution Number 2020-05 with amendment to Exhibit A, adding condition number 76 to the Conditions of Approval requiring the new parking area to be designed and constructed with impervious asphalt concrete (AC) within the drive aisles and pervious AC within the parking stalls, was made by Commissioner Brugueras and seconded by Commissioner Stephan.

Vote: 6-1

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

Noes: Chairperson Sims

Action: **Approved**

## **OTHER COMMISSION BUSINESS**

No items for discussion.

## **STAFF COMMENTS**

Patty Nevins, Planning Official, welcomes and introduces the City's new Community Development Director, Manuel Mancha.

Mr. Mancha thanked the Chair and Commission to be given the opportunity to be a part of the future development of the City along with our residents and Council.

Ms. Nevins also added we are in the process in updating our General Plan. There are flyers at the back of the room for more information.

## **PLANNING COMMISSIONER COMMENTS**

Commissioner Brugueras asked all residents to take advantage and go to the meetings and voice your opinions for the General Plan and to do their part so they can be comfortable with the decisions when the update goes forward.

Commissioner DeJohnette asked about the dates for the upcoming workshops and if they are the same topics or different topics.

Ms. Nevins explained the workshops are the same topics but will be taking place in the different districts within the City.

## **ADJOURNMENT**

There being no further business to come before the Planning Commission, Chairperson Sims adjourned the meeting at 8:02 PM.

Submitted by:

Approved by:

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Ashley Aparicio  
Planning Commission Secretary

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Jeffrey Sims  
Chairperson