

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

**REGULAR MEETING – 7:00 PM
April 23, 2020**

CALL TO ORDER

This Regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:06 p.m., by Chairperson Korzec in the Council Chambers located at 14177 Frederick Street, Moreno Valley, California.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Sims.

APPROVAL OF AGENDA

Motion to approve the agenda with removal of public hearing item number 5 as requested by the applicant was made by Commissioner Sims and seconded by Commissioner Brugueras.

Vote: 7-0

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

Action: Approved

STAFF PRESENT

Paul Early	City Attorney
Manuel Mancha	Community Development Director
Patty Nevins	Planning Official
Sean Kelleher	Senior Planner
Julia Descoteaux	Associate Planner
Jeff Bradshaw	Associate Planner
Pat Jacquez-Nares	City Clerk
Eric Lewis	City Traffic Engineer
Michael Lloyd	Assistant City Engineer
Paul Villalobos	Fire Marshal

Ashley Aparicio Planning Commission Secretary

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

No public comments.

CONSENT CALENDAR

No items for discussion.

NON-PUBLIC HEARING ITEMS

1. Approval of vehicle miles traveled and related thresholds for purposes of analyzing transportation impacts under the California Environmental Quality Act. (Report of: Community Development)
 - A. Staff recommends that the Planning Commission APPROVE Resolution No. 2020-18 and thereby recommend that the City Council:
 1. Certify that the proposal is not project under the State of California Environmental Quality Act Guidelines section 15378 (b)(5) because it involves an administrative activity involving a process and would not result in any direct or indirect environmental impacts; and
 2. Approve Resolution No. 2020-18, approving Vehicle Miles Traveled (VMT) as the standard for California Environmental Quality Act compliance, and the threshold for VMT impacts, included as Attachment A.

Motion to approve Resolution No. 2020-18, as amended by the memorandum to the Planning Commission dated April 23, 2020 was made by Commissioner Brugueras and seconded by Commissioner Stephan.

Vote: 7-0

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

Action: Approved

PUBLIC HEARING ITEMS

1. Continuance of Conditional Use Permit PEN19-0020 for "Downtown Connect". (Report of: Planning Commission)

Motion to continue the item to the Regular Planning Commission meeting of May 14, 2020 was made by Commissioner Brugueras and seconded by Vice Chairperson Baker.

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

2. Kaiser Permanente Moreno Valley Medical Center Campus project to expand the existing medical center complex on an approximate 30 acre project site located at 27200-27300 Iris Avenue. (Report of: Planning Commission)

A. Staff Recommends that the Planning Commission Approve Resolution Number 2020-07, and thereby:

1. CERTIFY that the Final Environmental Impact Report PEN18-0217 for the Kaiser Permanente Moreno Valley Medical Center Campus Master Plan project on file with the Community Development Department, incorporated herein by this reference, has been completed in compliance with the California Environmental Quality Act, that the Planning Commission reviewed and considered the information in the Final EIR and that the Final EIR reflects the City's independent judgment and analysis; and
2. ADOPT the Mitigation Monitoring and Reporting Program for the Final EIR for the proposed Kaiser Permanente Moreno Valley Medical Center Campus Master Plan project, attached as Exhibit A.
3. ADOPT the Facts, Findings and Statement of Overriding Considerations regarding the Final EIR for the Kaiser Permanente Moreno Valley Medical Center Campus Master Plan project, attached hereto as Exhibit B.

B. Staff Recommends that the Planning Commission Approve Resolution Number 2020-08, and thereby:

1. APPROVE PEN18-0228, PEN18-0229 and PEN18-0230 Plot Plans subject to the attached conditions of approval attached as Exhibits A, B, and C.

Public Hearing Opened: 8:22 PM

No public speakers

Public Hearing Closed: 8:22 PM

Motion to approve Resolution Numbers 2020-07 as presented and 2020-08 as amended by the memorandum to the Planning Commission dated April 9, 2020 was made by Commissioner DeJohnette and seconded by Vice Chairperson Baker.

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

3. Conditional Use Permit for a 7,063 square foot daycare center in an existing building on a 1.09 acre site located at the southeast corner of Ironwood Avenue and Kilgore Street (24693 Ironwood Avenue) (Report of: Community Development)

A. Staff recommends that the Planning Commission Approve Resolution No. 2020-17, and thereby:

1. CERTIFY that Conditional Use Permit (PEN19-0122) 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 (PEN19-0122) subject to the attached Conditions of Approval included as Exhibit A to this Resolution.

Public Hearing Opened: 8:43 PM

No public speakers

Public Hearing Closed: 8:43 PM

Motion to approve Resolution Number 2020-17 was made by Commissioner Sims and seconded by Commissioner Harris.

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

4. A Master Plot Plan PEN19-0067 for a 9,900 square foot Multi-tenant Commercial/Medical Office Development and a Conditional Use Permit PEN19-0066 for a Retail Cannabis Dispensary, Mindfulness, in a 4,275 square foot building located on the south side of Sunnymead Boulevard between Heacock Street and Back Way. (Report of: Planning Commission)

A. Staff recommends that the Planning Commission Approve Resolution No. 2020-14, and thereby:

1. CERTIFY that Master Plot Plan (PEN19-0067) 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. APPROVES PEN19-0067, Master Plot Plan, based on the findings contained in this resolution and subject to conditions of approval attached as Exhibit A.

B. Staff Recommends that the Planning Commission Approve Resolution No. 2020-15, and thereby:

1. CERTIFY that Conditional Use Permit PEN19-0066 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 32 Exemption (Section 15332, In-Fill Development Projects); and
2. APPROVE Conditional Use Permit PEN19-0066 subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

Public Hearing Opened: 9:03 PM

No public speakers

Public Hearing Closed: 9:03 PM

Motion to approve Resolution Number 2020-14 and 2020-15 was made by Vice Chairperson Baker and seconded by Commissioner Brugueras.

Vote: 7-0

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

Action: Approved

5. Removal of Conditional Use Permit PEN19-0074 "Moreno Valley Investment LLC" from Agenda. (Report of: Planning Commission)

Action: Removed from Agenda

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

No items for discussion.

PLANNING COMMISSIONER COMMENTS

Chairperson Korzec thanked City Staff for continued meetings through technology and face masks and praised their hard work to bring items to the community.

Commissioner DeJohnette also thanked city staff and Supervisors and commended them for keeping the City running during this time.

Commissioner Sims thanked Chairperson Korzec on a job well done for her first meeting.

Commissioner Brugueras thanked the City of Moreno Valley for putting on their masks, wearing gloves and standing 6 feet from each other and said how it is all of us as we are all in this together and hopefully by May 1st we can see businesses start to reopen and obey new rules and laws and our economy will come back and we can finish all these projects. He also prayed for the policemen, fire department, doctors, nurses, and janitors, you are all his heroes.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson Korzec adjourned the meeting at 9:13 PM.

Submitted by:

Approved by:

Ashley Aparicio
Planning Commission Secretary

Patricia Korzec
Chairperson