

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

**REGULAR MEETING – 7:00 PM
May 14, 2020**

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 Korzec in the Council Chambers located at 14177 Frederick Street, Moreno Valley, California.

ROLL CALL

Planning Commission:	Patricia Korzec	Chairperson	Present
	Ray L. Baker	Vice Chairperson	Present
	Robert Harris	Commissioner	Present
	JoAnn Stephan	Commissioner	Present
	Rafael Brugueras	Commissioner	Present
	Jeffrey Sims	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, moving Public Hearing item number 2 to first position under public hearings, and moving Public Comments (items not on the agenda) to the position after public hearings, was made by Commissioner Brugueras and seconded by Commissioner Sims.

Vote: 7-0

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

Action: Approved

STAFF PRESENT

Manuel Mancha	Community Development Director
Patty Nevins	Planning Official
Sean Kelleher	Senior Planner
Julia Descoteaux	Associate Planner
Eric Lewis	City Traffic Engineer
Michael Lloyd	Assistant Engineer
Steve Quintanilla	Interim City Attorney
Paul Early	Assistant City Attorney
Ashley Aparicio	Planning Commission Secretary

PUBLIC COMMENTS PROCEDURE

CONSENT CALENDAR

1. Minutes: Planning Commission - Regular Meeting - Apr 9, 2020 7:00 PM
2. Minutes: Planning Commission - Regular Meeting - Apr 23, 2020 7:00 PM

Motion to approve the minutes of April 9, 2020 and April 23, 2020 was made by Commissioner Sims and seconded by Commissioner DeJohnette.

Vote: 7-0

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

Action: Approved

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

At this time, Commissioner Harris recused himself from Agenda Item No. 1, since he was the signatory on the Initiative petitions submitted to the City Council in November 2015. As such, Commissioner Harris was moved to the Zoom Waiting Room without the ability to hear or participate in the public hearing.

1. World Logistic Center Project Items Under Consideration: Mitigation Monitoring and Reporting Program; Statement of Overriding Considerations; Recirculated Revised Final Environmental Impact Report Tentative Parcel Map for Finance and Conveyance Purposes Only; and Statutory Development Agreement.
2. Staff Recommendations:
 - a. That the Planning Commission APPROVE Resolution No. 2020-20, and thereby:
 - i. APPROVE AND ADOPT the Mitigation Monitoring and Reporting Program and the Findings Contained Therein, for the Revised Final EIR; and
 - ii. APPROVE AND ADOPT the Statement of Overriding Considerations and the Findings Contained Therein, for the Final Revised EIR; and
 - iii. CERTIFY that the Revised Final Environmental Impact Report PEN18-0050 for the World Logistics Center on file with the Community Development Department, incorporated herein by this reference, has been completed in compliance with the California Environmental

Quality Act and the CEQA Guidelines, and that the Planning Commission reviewed and considered the information in the Final EIR that reflects the City's independent judgment and analysis; and

- b. That the Planning Commission APPROVE Resolution No. 2020-21, and thereby: APPROVE PEN20-0017 Tentative Parcel Map 36457 for Finance and Conveyance Purposes Only, subject to the Tentative Parcel Map 36457 and Conditions of Approval; and,
- c. That the Planning Commission APPROVE Resolution No. 2020-22, and thereby: RECOMMEND that the City Council approve the Development Agreement (PEN20-0018).

Public Hearing Opened: 7:54 PM

Speakers:

Keri Then
Ivette Torres
Louise Palamares
Caller 951-892-4311
Gabriela Mendez
Ricardo Olea
George Hague
Daniel Fernandez
Angel Lopez
Brenda Angulo
April
Karen Jakpor
Robert Then
Joanna Gibson
Marina S.
Yassi
Daisy Lopez
Jessie Parks
Walter Guinea
Oscar Valdepena
Abraham Gonzalez
Susan Nash
LaDonna Jempson
Tom Thornsley
Christopher Mavldin
Francisco Lopez
Tom Paulek

Brandon Carn
Melody Lardner
Val Vargas
Denis Creek
Evelyn Mendez Vloa
Ilene Anderson
Evan Morgan
Jeremy Garza
Jacqueline
Carolina
Andrea
Nelly Hernandez
Beatriz
Roy Bleckert
Damien Allen
Ari B.
Darrel Peeclen
Tony Reza
Bethelenan Teshom
Chris Torres
Jessel
Cris
De Lillia
Deborah Craig
Tom Jerel
Susan Billinger
Anthony Victoria

After the last public comment, Chairperson Korzec called for a 10-minute recess.

At 10:41 PM, Chairperson Korzec reconvened the meeting and re-opened the proceedings for public testimony.

Speakers:

Josh
Amado Hernandez
Sandra Murphy
Jose T

Rudy Krants
Edwin Quinonez
Caller 602-768-5817
Brittany C.
Leo
Ken

Public Hearing Closed: 11:43 PM

Motion to approve Resolution Numbers 2020-20, 2020-21 and 2020-22 was made by Vice Chairperson Baker and seconded by Commissioner Brugueras.

Vote: 6-0
Ayes: Vice Chairperson Baker, Commissioner Brugueras, Stephan, DeJohnette, Sims and Chairperson Korzec
Abstain: Commissioner Harris (Recusal)
Action: Approved

At this time Commissioner Harris rejoined the meeting.

1. Conditional Use Permit for 3,815 square foot Retail Cannabis Dispensary, "Downtown Connect" located within an existing tenant space at 12540 Heacock Street (Report of: Planning Commission)
 - A. Staff recommends that the Planning Commission APPROVE Resolution No. 2020-10, and thereby:
 1. CERTIFY that Conditional Use Permit PEN19-0020 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 PEN19-0020 subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

Public Hearing Opened: 12:51 AM

Speakers:

Kari Then

Public Hearing Closed: 12:54 AM

Motion to approve Resolution Number 2020-10 was approved by Commissioner DeJohnette and seconded by Commissioner Brugueras.

Vote: 4-3
Ayes: Commissioner DeJohnette, Brugueras, Stephan and Vice Chairperson Baker
Noes: Commissioner Harris, Sims and Chairperson Korzec
Action: Approved

3. Conditional Use Permit for a 3,360 square foot Retail Cannabis Dispensary, "Moreno Valley Investments" located within an existing building at 24175 Sunnymead Boulevard. (Report of: Planning Commission)

A. Staff recommends that the Planning Commission APPROVE Resolution No. 2020-16, and thereby:

1. CERTIFY that Conditional Use Permit PEN19-0074 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 PEN19-0074 subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

Public Hearing Opened: 1:16 AM

Speakers:

Kari Then
Val Vargas

Public Hearing Closed: 1:19 AM

Motion to approve Resolution Number 2020-16 was made by Commission Brugueras and seconded by Vice Chairperson Baker.

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

PUBLIC COMMENTS

Kari Then
Steven

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

No items for discussion.

PLANNING COMMISSIONER COMMENTS

Chairperson Korzec thanked everyone for being a part of the meeting this evening and congratulated the staff and Commissioners for their efforts and level of professionalism.

Vice Chairperson Baker asked to check that we approved both sets of minutes from April 9th and April 23rd. Chairperson Korzec stated they were taken in and voted upon.

Commissioner DeJohnette agreed with Chairperson Korzec and suggested that with Zoom doing well and participation is up that he would like to see us expand it when we resume with our normal meetings.

Commissioner Harris wanted to make staff aware that when we are placing people in the waiting room that they are not aware of what is happening in the meeting.

Commissioner Stephan stated she wanted to address a comment as when she was first brought on as a Commissioner and her invitation for the Citizen of the Year event. She stated she did not know Mr. Benzeevi paid for her entry as she was out of town and if she would have known ahead of time she would have paid for the event herself as she is a very ethical person.

Commissioner Brugueras also stated he was glad that Ms. Then reminded him of the laws and ethics of the Commission. He stated when he got his letter about the \$75 dollars, he reported it legally by putting it on his Form 700 and that he did not think it was a gift and that this was a dinner. He states that he has learned from this now and will ask in the future. He would like to let everyone know, he does not do favors and that he makes his decisions based on the facts of the project and it is important for him to do things correctly for the City of Moreno Valley and the residents.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson Korzec adjourned the meeting at 1:45 AM.

Submitted by:

Approved by:

Ashley Aparicio
Planning Commission Secretary

Patricia Korzec
Chairperson