

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

**REGULAR MEETING – 7:00 PM
May 28, 2020**

CALL TO ORDER

This Regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:04 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 Stephan.

APPROVAL OF AGENDA

Motion to approve the agenda was made by Commissioner Sims and seconded by Commissioner DeJohnette.

Vote: 7-0

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

Action: Approved

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

George Hague
Keri Then

CONSENT CALENDAR

1. Planning Commission - Regular Meeting - May 14, 2020 7:00 PM

Motion to approve the minutes of May 14, 2020 was made by Vice Chairperson Baker and seconded by Commissioner Stephan.

Public Speakers:

Tom Thornsley

Vote: 7-1

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

Abstain: Commissioner Harris

Action: Approved

NON-PUBLIC HEARING ITEMS

1. Discussion of Preliminary Draft Land Use Plan for the General Plan Update (Report of: Planning Commission)

The Planning Commission was generally supportive of the Preferred Plan Concept with the following comments:

- Agreed with Downtown as central focal point
- Particular attention is needed to the mall property to make sure it remains a focus; there was mention by at least two Commissioners that a venue or performing arts center would be a use to consider at this location
- Important to differentiate concept areas so that they do not compete with each other
- Additional residential units, which are needed to meet the State requirements for housing need, are important for the success of the growth concepts

Public Speakers

Roy Bleckert	David Slawson
Melody L.	Frank Sparks
Tom Thornsley	Chris Torres
Keri Then	Brandon Carn
George Hague	Debra Craig

PUBLIC HEARING ITEMS

1. A Tentative Tract Map (TTM 37580) to subdivide 2.18 acres of vacant land into 6 single-family residential lots and 1 lettered lot for water quality treatment facilities. (Report of: Planning Commission)
 - A. Staff recommends that the Planning Commission APPROVE Resolution No. 2020-04, and thereby:
 1. CERTIFY that the project 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 PEN18-0154 Tentative Tract Map 37580 subject to the conditions of approval included as Exhibit A.

Public Hearing Opened: 8:56 PM

No public speakers

Public Hearing Closed: 8:58

Motion to approve Resolution Number 2020-04 as amended was made by Vice Chairperson Baker and seconded by Commissioner Brugueras.

Vote: 7-0

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

Action: Approved

2. A Tentative Parcel Map (TPM 37429) to subdivide 1.39 acres of vacant land into 2 single-family residential lots and 2 lettered lots for street improvement purposes. (Report of: Planning Commission)

- A. Staff recommends that the Planning Commission APPROVE Resolution No. 2020-19, and thereby:

1. CERTIFY that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), under CEQA Guidelines Section 15315 (Class 15) Minor Land Divisions; and
2. APPROVE PEN18-0042 Tentative Parcel Map 37429 subject to the conditions of approval included as Exhibit A.

Public Hearing Opened: 9:22 PM

No public speakers.

Public Hearing Closed: 9:23 PM

Motion to approve Resolution Number 2020-19 was made by Commissioner Sims and seconded by Commissioner Harris.

Vote: 7-0

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

Action: Approved

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

No items for discussion.

PLANNING COMMISSIONER COMMENTS

Commissioner Brugueras asked that we follow up on the request from Commissioner Sims in regards to the CEQA Exemptions in their staff reports.

Commissioner Sims stated that he would appreciate it if additional CEQA information was added for better clarification.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson Korzec adjourned the meeting at 9:30 PM.

Submitted by:

Approved by:

Ashley Aparicio
Planning Commission Secretary

Patricia Korzec
Chairperson