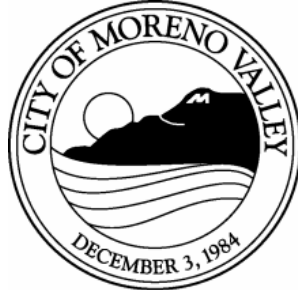


**OFFICIAL MINUTES OF THE  
PLANNING COMMISSION  
OF THE CITY OF MORENO VALLEY**

**REGULAR MEETING – 7:00 PM  
June 11, 2020**



**TELECONFERENCED MEETING**

**[Pursuant to Governor Executive Order N-29-20]**

**There Will Not Be a Physical Location for Attending the Meeting**

**The Public May Observe the Meeting and Offer Public Comment As Follows:**

**STEP 1**

**Install the Free Zoom App or Visit the Free Zoom Website at [<https://zoom.us/>](https://zoom.us/)**

**STEP 2**

**Get Meeting ID Number and Password by emailing [zoom@moval.org](mailto:zoom@moval.org) or calling (951) 413-3206**

**STEP 3**

**Select Audio Source**

**Computer Speakers/Microphone or Telephone**

**STEP 4**

**Public Comments May be Made Via Zoom**

**During the Meeting, the Chairperson Will Explain the Process for Submitting Public Comments**

**ALTERNATIVE**

**If you do not wish to make public comments, you can view the meeting on Channel MVTV-3, the City's website at [www.moval.org](http://www.moval.org) or YouTube**

## 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 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 DeJohnette.

## APPROVAL OF AGENDA

Motion to approve the agenda 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**

## PUBLIC COMMENTS PROCEDURE

### PUBLIC COMMENTS

Keri Then

## CONSENT CALENDAR

1. Planning Commission - Regular Meeting - May 28, 2020 7:00 PM

Motion to approve the Minutes of May 28, 2020 was made by Commissioner Stephan and seconded by Commissioner DeJohnette.

Vote: 7-0

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

Action: **Approved**

## NON-PUBLIC HEARING ITEMS

No items for discussion.

## PUBLIC HEARING ITEMS

1. Plot Plan for a 19,324 square foot retail center comprised of two buildings on a 2.45-acre parcel located at the southwest corner of Moreno Beach Drive and John F. Kennedy Drive. (Report of: Planning Commission)
  - A. Staff recommends that the Planning Commission APPROVE Resolution No. 2020-23, and thereby:
    1. CERTIFY that Plot Plan (PEN19-0154) 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 Plot Plan (PEN19-0154) subject to the attached Conditions of Approval included as Exhibit A to this Resolution.

Public Hearing Opened: 7:24 PM

Public Speakers

Keri Then

Ray Talbot

Public Hearing Closed: 7:39 PM

Motion to approve Resolution Number 2020-23 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**

2. Amended Conditional Use Permit to expand the Moreno Valley Storage Facility by adding a 17, 942 square foot second floor to Building G in an approved self-storage facility located on the south side of John F. Kennedy Drive between Perris Boulevard and Vinehill Street. (Report of: Planning Commission)

- B. Staff recommends that the Planning Commission APPROVE Resolution No. 2020-24, and thereby:

1. RECOGNIZE that Amended Conditional Use Permit PEN20-0012 has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) Guidelines (Sections 15162 and 15164) and it has been determined that preparation of a subsequent Mitigated Negative Declaration or an Addendum was not required since the proposed changes to the project were determined to be minor and that the project is consistent with the findings of the original Mitigated Negative Declaration for this project that was certified by the City Council on August 21, 2018; and
2. APPROVE Amended Conditional Use Permit PEN20-0012 subject to the attached Conditions of Approval included as Exhibit A.

Public Hearing Opened: 8:00 PM

No public speakers

Public Hearing Closed: 8:10 PM

Motion to approved Resolution Number 2020-24 was made by Commissioner Brugueras and seconded by Vice Chairperson Baker.

Vote: 7-0

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

Action: **Approved**

## **OTHER COMMISSION BUSINESS**

No items for discussion.

## **STAFF COMMENTS**

Patty Nevins, Planning Official, stated that upcoming modifications to the public comment procedures would be noted on future agendas.

## **PLANNING COMMISSIONER COMMENTS**

Commissioner Brugueras said Happy Father's Day to everyone out there listening.

Commissioner Sims thanked staff and asked for further clarification on staff reports for CEQA references.

Commissioner Harris stated he was in agreement with Commissioner Sims.

## ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson Korzec adjourned the meeting at 8:09 PM.

Submitted by:

Approved by:

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Ashley Aparicio  
Planning Commission Secretary

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Patricia Korzec  
Chairperson