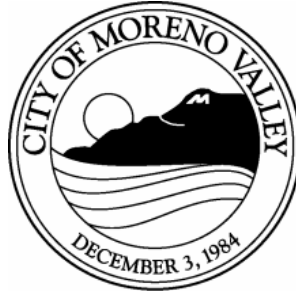


**OFFICIAL MINUTES OF THE
PLANNING COMMISSION
OF THE CITY OF MORENO VALLEY**

**REGULAR MEETING – 7:00 PM
November 12, 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 or
calling (951) 413-3206, no later than 6:00 p.m. on
Thursday, November 12, 2020**

STEP 3

Select Audio Source

Computer Speakers/Microphone or Telephone

STEP 4

Public Comments May be Made Via Zoom

*During the Meeting, the Planning Commission Chair 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 or YouTube**

CALL TO ORDER

This Regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:09 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 Vice Chairperson Baker.

APPROVAL OF AGENDA

Motion to approve the agenda was made by Commissioner DeJohnette and seconded by Vice Chairperson Baker.

Vote: 7-0

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

Action: **Approved**

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

No public comments.

CONSENT CALENDAR

1. Planning Commission - Regular Meeting - October 22, 2020 7:00 PM

Motion to approve the minutes 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**

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Proposed General Plan Amendment and Change of Zone amending figure 2-2 “Land Use Map” of the Moreno Valley General Plan and the City Zoning Atlas, respectively, and proposed Tentative Tract Map and Conditional Use Permit for an 81-lot Single Family Planned Unit Development and Tentative Tract Map for an 81-unit Singly Family Subdivision. (Report of: Planning Commission)

Public Hearing Opened: 7:15 pm

No public speakers.

Public Hearing Closed: 7:17 pm

Motion to continue to the December 10, 2020 regular meeting of the Planning Commission 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**

2. Amended Tentative Tract Map (TTM No. 33436) to reduce the number of lots from 105 to 104 and modify project grading and a Variance Application to increase the height of a combined retaining wall from 8 feet to 21 feet. (Report of: Planning Commission)

1. APPROVE Resolution No. 2020-42, and thereby:

- a. RECOGNIZE that Amended Tentative Tract Map 33436 PEN19-0244 has been evaluated pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines Sections 15162 and 15164 and it has been determined that preparation of a subsequent Negative Declaration or an Addendum is 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 Negative Declaration for this project that was approved by the Planning Commission March 23, 2006; and

- b. APPROVE Amended Tentative Tract Map 33436 PEN19-0244 subject to the attached Conditions of Approval included as Exhibit A.

2. APPROVE Resolution No. 2020-43, and thereby:

- a. RECOGNIZE that Variance PEN19-0244 has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) and CEQA Guidelines Sections 15162 and 15164 and it has been determined that preparation of a subsequent 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 Negative Declaration for this project that was certified by the March 23, 2006; and
- b. APPROVE Variance PEN19-0245.

Public Hearing Opened: 7:36 pm

Speakers

Morgan Curry
John Stelzner

Public Hearing Closed: 7:48 pm

Motion to approve Resolution Number 2020-43 was made by Commissioner Sims and seconded by Vice Chairperson Baker.

Vote: 7-0

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

Action: **Approved**

3. Proposed General Plan Amendment and Change of Zone amending Figure 2-2 "Land Use Map" of the Moreno Valley General Plan and the City Zoning Atlas, respectively, and proposed Conditional Use Permits for a drive through restaurant with outdoor seating and a fueling station and convenience store with alcohol sales. (Report of: Planning Commission)
 1. That the Planning Commission APPROVE Resolution No. 2020-44, attached hereto, RECOMMENDING that the City Council:
 - a. APPROVE the Initial Study/Mitigated Negative Declaration prepared for General Plan Amendment PEN19-0206, Zone Change PEN19-0207, and Conditional Use Permits PEN19-0204 and PEN19-0205 on file with the Community Development Department, incorporated herein by this reference which was completed in compliance with CEQA and the CEQA Guidelines; and reflects that the Planning Commission reviewed and considered the information contained in the Initial Study/ Mitigated Negative Declaration, and exercised its independent judgment and analysis of the proposed Project's potential environmental impacts; and

- b. ADOPT the Mitigation Monitoring and Reporting Program prepared for the proposed Project which includes, General Plan Amendment PEN19-0206, Zone Change PEN19-0207, and Conditional Use Permits PEN19-0204 and PEN19-0205 pursuant to CEQA and the CEQA Guidelines.
2. That the Planning Commission APPROVE Resolution No. 2020-45, attached hereto, RECOMMENDING that the City Council:
 - a. APPROVE General Plan Amendment PEN19-0206 based on the Recitals, Evidence contained in the Administrative Record and Findings as set forth in Resolution No. 2020-45.
3. That the Planning Commission APPROVE Resolution No. 2020-46, attached hereto, RECOMMENDING that the City Council:
 - a. APPROVE Change of Zone PEN19-0207 based on the Recitals, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2020-46.
4. That the Planning Commission APPROVE Resolution No. 2020-47, attached hereto, RECOMMENDING that the City Council:
 - a. APPROVE Conditional Use Permits PEN19-0204 and PEN19-0205, based on the Recitals, Evidence contained in the Administrative Record and Findings as set forth in Resolution No. 2020-47.

Public Hearing Opened: 8:27 pm

No public speakers

Public Hearing Closed: 8:30 pm

Motion to approve Resolution Numbers 2020-44, 2020-45, 2020-46 and 2020-47 was made by Commissioner Sims and seconded by Vice Chairperson Baker.

Vote: 7-0

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

Action: **Approved**

At 8:54 pm Chairperson Korzec called for a five-minute recess.

At 9:00 pm Chairperson Korzec reconvened the meeting.

4. A Municipal Code Amendments amending various sections within Title 9 Planning and Zoning; Chapter 9.02; Permits and Approvals, Chapter 9.09; Specific Use Development Standards, Chapter 9.11; Parking, Pedestrian and Loading Requirements, and Chapter; 9.12 Sign Regulations. (Report of: Planning Commission)

1. That the Planning Commission APPROVE Resolution No. 2020-48 and thereby RECOMMEND the City Council;

a. Approve Municipal Code Amendment PEN20-0189 based on the findings contained in this Resolution and Adopt the attached Ordinance.

Motion to approve Resolution Number 2020-48 with the subject deletion of sections 9.02.020 and 9.02.090 was made by Commissioner Sims and seconded by Chairperson Korzec.

Vote: 7-0

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

Action: **Approved**

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

No staff comments.

PLANNING COMMISSIONER COMMENTS

All Commissioners wished everyone a Happy Thanksgiving.

Commissioner Sims let everyone know that the new Sketchers building is going on and construction on the roundabout has started.

Commissioner Harris addressed the gas station near the Kaiser Hospital at Iris Avenue and Oliver Street. He stated how City Council reversed the decision and asked if the other Commissioner had heard about it. He also asked that when something like this happens is there a way for them to be notified.

Vice Chairperson Baker asked about the Dunkin Donuts near Cottonwood Avenue.

Patty Nevins, Planning Official, advised Mr. Baker that we will give him an update at the next scheduled meeting.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson Korzec adjourned the meeting at 10:02 PM.

Submitted by:

Approved by:

Ashley Aparicio
Planning Commission Secretary

Patricia Korzec
Chairperson