

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

**REGULAR MEETING – 7:00 PM  
February 11, 2021**



**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/>>**

**STEP 2**

**Get Meeting ID Number, Password and On the List to Speak by emailing [zoom@moval.org](mailto:zoom@moval.org) or calling (951) 413-3206, no later than 6:00 p.m. on Thursday, February 11, 2021**

**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

## 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 Harris.

## APPROVAL OF AGENDA

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

Vote: 7-0

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

Action: **Approved**

## PUBLIC COMMENTS PROCEDURE

### PUBLIC COMMENTS

No public comments.

## CONSENT CALENDAR

### 1. Planning Commission - Regular Meeting - January 14, 2021 7:00 PM

Motion to approve the minutes of January 14, 2021 was made by Vice Chairperson Baker and seconded by Commissioner Brugueras.

Vote: 7-0

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

Action: **Approved**

## NON-PUBLIC HEARING ITEMS

1. General Plan Annual Progress Report as Required by Government Code 65400. (Report of: Planning Commission)

1. Staff recommends that the Planning Commission APPROVE Resolution No. 2021-07, and thereby:

1. CERTIFY that the General Plan Annual Report qualifies for the common sense exemption in accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines; and
2. RECOMMEND that the City Council find and conclude that the January 2020 to December 2020 General Plan Annual Report is consistent with the requirements of Government Code Section 65400 and direct staff to submit the Annual Report to the Office of Planning and Research and to the Department of Housing and Community Development by April 1, 2021.

### Public Comments

No public speakers.

Motion to approve the staff Resolution 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**

## PUBLIC HEARING ITEMS

1. Conditional Use Permit for a 1,474 square foot retail Cannabis Dispensary located within an existing building at 24095 Sunnymead Boulevard and Class 32 CEQA Exemption. (Report of: Planning Commission)

- A. Staff recommends that the Planning Commission APPROVE Resolution No. 2021-08, and thereby:

1. DETERMINING that Conditional Use Permit PEN20-0093 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. APPROVING Conditional Use Permit PEN20-0093 subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

**Public Hearing Opened:** 7:46 pm

Speakers

Tom Thornsley

**Public Hearing Closed:** 7:51 pm

Motion to approved Resolution Number 2021-08 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**

2. A Plot Plan for the development of a new 5,000 square foot Golf Course Clubhouse building with 1,950 square feet of outdoor seating area at the existing Rancho Del Sol Golf Course. (Report of: Planning Commission)

At this time, Commissioner DeJohnette recused himself from the meeting due to his close proximity to the project.

A. Staff recommends that the Planning Commission APPROVE Resolution No. 2021-11 and Resolution No. 2021-06 and thereby:

1. CERTIFY an Addendum to the Mitigated Negative Declaration for the prior Specific Plan Amendment (PEN16-0128) for Plot Plan PEN20-0060 prepared pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines; and
2. APPROVE Plot Plan PEN20-0060 subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

**Public Hearing Opened:** 8:34 pm

No public speakers.

**Public Hearing Closed:** 8:35 pm

Motion to approve Resolution Number 2021-11 and 2021-06 was made by Vice Chairperson Baker and seconded by Commissioner Sims.

Vote: 6-0

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

Recused: Commissioner DeJohnette

Action: **Approved**

## **OTHER COMMISSION BUSINESS**

No items for discussion.

## **STAFF COMMENTS**

Patty Nevins, Planning Official, stated staff would look into Commissioner Harris comment about cannabis verses marijuana.

## **PLANNING COMMISSIONER COMMENTS**

Commissioner Harris asked if it would be possible to make a recommendation on the number of cannabis shops on Sunnymead Boulevard. Chairperson Korzec asked the City Attorney how this would proceed; Michael Cobden, Assistant City Attorney, stated that if the Commission would like to discuss this, the Chair should bring the item back as an agenda item at a future meeting. Chairperson Korzec asked that staff bring this as a discussion item at a future meeting.

Commissioner Bruguera stated how he learned about how the new generation associates 4:20 with cannabis and that he would have never known the connection and went on to say he learned something new. The name does not bother him but he will be interested to see if they will change it.

## **ADJOURNMENT**

There being no further business to come before the Planning Commission, Chairperson Korzec adjourned the meeting at 8:59 PM.

Submitted by:

Approved by:

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Ashley Aparicio  
Planning Commission Secretary

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Patricia Korzec  
Chairperson