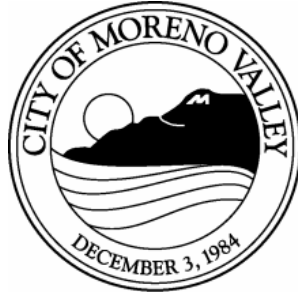


**OFFICIAL MINUTES OF THE  
PLANNING COMMISSION  
OF THE CITY OF MORENO VALLEY**

**REGULAR MEETING – 7:00 PM  
March 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/>](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, March 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 Brugueras.

## APPROVAL OF AGENDA

Motion to approve the agenda 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**

## PUBLIC COMMENTS PROCEDURE

### PUBLIC COMMENTS

No public comments.

## CONSENT CALENDAR

1. Planning Commission - Regular Meeting - February 11, 2021 7:00 PM

Motion to approve the minutes of February 11, 2021 was made by Vice Chairperson Baker and seconded by Commissioner Stephan.

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

## NON-PUBLIC HEARING ITEMS

No items for discussion.

## PUBLIC HEARING ITEMS

1. Plot Plan for a 49 unit multiple-family residential development on 3.41 acres located on the north side of Dracaea Avenue west of Edgemont Street. (Report of Planning Commission)
  - A. That the Planning Commission **ADOPT** Resolution No. 2021-09, attached hereto, to:
    1. **APPROVE** the Initial Study/Mitigated Negative Declaration prepared for Plot Plan PEN20-0057 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
    2. **ADOPT** the Mitigation Monitoring and Reporting Program prepared for the Project, which consists of Plot Plan PEN20-0057 pursuant to CEQA and the CEQA Guidelines.
  - B. That the Planning Commission **APPROVE** Resolution No. 2021-10, attached hereto, and **THEREBY**:
    1. **APPROVE** PEN20-0057 Plot Plan based on the Recitals, Evidence contained in the Administrative Record and Findings as set forth in Resolution No. 2021-10.

**Public Hearing Opened: 7:40 pm**

Speakers

No public speakers.

**Public Hearing Closed: 7:43 pm**

Motion to approve Resolution Number 2021-09 and 2021-10 with modifications to Condition Numbers 68 and 112, 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**

## OTHER COMMISSION BUSINESS

No items for discussion.

## STAFF COMMENTS

No items for discussion.

## PLANNING COMMISSIONER COMMENTS

Commissioner Brugueras reminded residents to change their clocks forward with the upcoming time change.

Commissioner Sims stated that he had increased optimism with the County and State and hoping how he can enjoy a green beer at Chili's around the corner.

Commissioner DeJohnette stated that he still agrees with Commissioner Stephan with the parking calculations and formulas and that we have run into parking issues with past projects.

Commissioner Sims stated he has also run into this situation and feels that the parking and the clusters of cannabis projects is a recurring pattern and should be looked into.

Commissioner Stephan agreed with Commissioner Sims and stated that she receives calls about parking and the cannabis projects on Sunnymead Blvd.

Chairperson Korzec stated to the Commissioners that they need to be careful of what is discussed during this time as they have been previously advised about not discussing items not on the agenda. City Attorney, Michael Cobden, thanked Chairperson Korzec.

Commissioner Stephan stated they are asking how they need to move forward.

Planning Official, Patty Nevins, stated that these can be looked at during a future municipal code review.

## ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson Korzec adjourned the meeting at 7:59 PM.

Submitted by:

Approved by:

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Ashley Aparicio  
Planning Commission Secretary

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Patricia Korzec  
Chairperson