

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

**REGULAR MEETING – 7:00 PM
July 22, 2021**

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
	Alvin DeJohnette	Vice Chairperson	Present
	Rafael Brugueras	Commissioner	Present
	Jeffrey Sims	Commissioner	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Ashley Aparicio.

APPROVAL OF AGENDA

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

Vote: 4-0

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

Action: **Approved**

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

No Public Speakers.

CONSENT CALENDAR

No items for discussion.

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. A Plot Plan for a 8,624 square foot multi-tenant retail building with a 999 square foot hydrogen equipment room, fueling stations with canopy, and a 2,485 square foot carwash building with 17 vacuum stations and Conditional Use Permit for the gasoline, propane, and hydrogen fuel service station use, accessory convenience store use (5,006 sq. ft. of the multi-tenant retail building), and carwash with vacuum stations uses. (Report of Planning Commission).

A. Staff recommends that the Planning Commission APPROVE Resolution No. 2021-30, and thereby:

1. CERTIFY the Initial Study/Mitigated Negative Declaration prepared for Plot Plan PEN20-0141 and Conditional Use Permit PEN20-0142 on file with the Community Development Department, incorporated herein by this reference, completed in compliance with the California Environmental Quality Act and CEQA Guidelines, and that the Planning Commission reviewed and considered the information contained in the Initial Study/Mitigated Negative Declaration, and that the document reflects the City's independent judgment and analysis; attached hereto as Exhibit A; and
2. ADOPT the Mitigation Monitoring and Reporting Program prepared for the Project, Plot Plan PEN20-0141 and Conditional Use Permit PEN20-0142 pursuant to the California Environmental Quality Act (CEQA) Guidelines, and included as Exhibit A.

B. APPROVE Resolution No. 2021-31 and thereby:

1. APPROVE PEN20-0141 Plot Plan based on the findings contained in this resolution, and as shown on the attachment included as Exhibit A.

C. APPROVE Resolution No. 2021-32, and thereby:

1. APPROVE PEN20-0142 Conditional Use Permit based on the findings contained in this resolution, and as shown on the attachment included as Exhibit A.

Public Hearing Opened: 7:28 p.m.

Speakers

Tom Jerele Sr. supported the item.

Public Hearing Closed: 7:31 p.m.

Motion to approve Resolution Numbers 2021-30, 2021-31, and 2021-32 was made by Commissioner Sims and seconded by Commissioner Bruguera with modifications to Conditional of Approval No. 153 and Mitigation Measure TRANS-1 of the Mitigation Monitoring and Reporting Program.

Vote: 4-0

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

Action: **Approved**

2. Conditional Use Permit for an approximately 2,348 square foot fast food drive-through restaurant located in the existing Stoneridge Town Center. (Report of Planning Commission).

A. Staff recommends that the Planning Commission APPROVE Resolution No. 2021-23, and thereby:

1. FIND AND DETERMINE that Conditional Use Permit PEN21-0086 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 Conditional Use Permit PEN21-0086 subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

Public Hearing Opened: 7:44 p.m.

Speakers

No public speakers.

Public Hearing Closed: 7:45 p.m.

Motion to approve Resolution Number 2021-23 was made by Vice Chairperson DeJohnette and seconded by Commissioner Sims with added Conditional of Approval Nos. 46, 47, and 48 for Moreno Valley Utility, Conditional of Approval No. 76 for Transportation.

Vote: 4-0

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

Action: **Approved**

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

Planning Official Nevins thanked the Planning Commission for their patients with the modifications tonight and identified that the City had implemented a new electronic application system and plan checking system. Additionally, Ms. Nevins identified that Staff will be exploring a transition to all electronic Planning Commissions agendas.

PLANNING COMMISSIONER COMMENTS

Commissioner DeJohnette welcomed the two new Staff and identified that they are working with fantastic people and is sure they will support them in their transition. Welcome to a fantastic Team.

Commissioner Brugueras seconded what Commissioner DeJohnette stated.

Commissioner Brugueras stated that you have pick a wonderful career, City of Moreno Valley, and thanked the staff for bringing development to the City.

Commissioner Sims identified that he is thoroughly happy with the improvements of all of our off ramps and hope it stay that way.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson Korzec adjourned the meeting at 7:52 PM.

Submitted by:

Approved by:

Naudia Samuels
Planning Commission Secretary

Patricia Korzec
Chairperson