

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

**REGULAR MEETING – 7:00 PM
September 23, 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
	Omar Cobian	Commissioner	Present
	Jeffrey Sims	Commissioner	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Sims.

APPROVAL OF AGENDA

Motion to approve the Agenda was made by Commissioner Brugueras and seconded by Vice Chairperson DeJohnette.

Vote: 5-0
Ayes: Commissioner Brugueras, Vice Chairperson DeJohnette, Commissioner Sims, Commissioner Cobian and Chairperson Korzec
Action: **Approved**

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

No Public Comments.

CONSENT CALENDAR

1. Planning Commission - Regular Meeting - August 26, 2021 7:00 PM

Motion to approve the minutes of August 26, 2021 was made by Commissioner Brugueras and seconded by Commissioner Cobian.

Vote: 5-0
Ayes: Commissioner Brugueras, Commissioner Cobian, Commissioner Sims,
Vice Chairperson DeJohnette, and Chairperson Korzec
Action: **Approved**

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. A PLOT PLAN AND CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A NEW 4-STORY HOTEL WITH 126 ROOMS ON A VACANT 1.9-ACRE PAD SITE LOCATED AT THE SOUTHWEST CORNER OF GATEWAY DRIVE AND MEMORIAL WAY, WITHIN THE TOWNGATE SQUARE SHOPPING CENTER (Report of: Planning Commission)

Public Hearing Opened: 7:06 PM.

Motion to approve Resolution Numbers 2021-33 and 2021-34 was made by Commissioner Cobian and seconded by Commissioner Brugueras.

Vote: 5-0
Ayes: Commissioner Cobian, Commissioner Brugueras, Vice Chairperson DeJohnette, Commissioner Sims and Chairperson Korzec
Action: **Approved**

Public Hearing Closed: 7:22 PM.

2. CONDITIONAL USE PERMIT FOR A NEW 2,400 SQUARE FOOT COMMERCIAL CANNABIS DISPENSARY FOR RETAIL PURPOSES ONLY ON A 0.58 ACRE VACANT LOT LOCATED WITHIN THE VILLAGE SPECIFIC PLAN (Report of: Planning Commission)

Public Hearing Opened: 7:22 PM.

Motion to approve Resolution number 2021-35 was made by Chairperson Korzec and seconded by Commissioner Cobian.

Vote: 3- 2
Ayes: Chairperson Korzec, Commissioner Cobian and Vice Chairperson DeJohnette.
Noes: Commissioner Sims and Commissioner Brugueras.
Action: **Approved**

Public Speaker:

Juli Shafer opposes item.

Public Hearing Closed: 8:03 PM.

3. CONTINUANCE OF A PLOT PLAN (PEN20-0077) FOR A NEW 7,982 SQUARE FOOT TWO-STORY BUILDING; AND THREE CONDITIONAL USE PERMITS FOR THE OPERATION OF A 4,385 SQUARE FOOT CANNABIS CULTIVATION BUSINESS (PEN19-0096); A 1,321 SQUARE FOOT CANNABIS DISTRIBUTION BUSINESS (PEN19-0098); AND A 2,276 SQUARE FOOT CANNABIS MANUFACTURING BUSINESS (PEN19-0099) ON A 13,650 SQUARE FOOT VACANT LOT. (Report of: Community Development)

Public Hearing Opened: 8:03 PM.

Motion to continue PEN20-0077, PEN19-0096, PEN19-0098 and PEN 19-0099 was made by Commissioner Brugueras and seconded by Vice Chairperson DeJohnette.

Vote: 5-0
Ayes: Commissioner Brugueras, Vice Chairperson DeJohnette, Commissioner Sims, Commissioner Cobian and Chairperson Korzec
Action: **Approved**

Public Hearing Closed: 8:05 PM.

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

No items for discussion.

PLANNING COMMISSIONER COMMENTS

Commissioner Brugueras stated that he hopes that the developer will make the area safer and noted that he did not vote against it because he felt that the developer will not, but because of the home owners next door .

Commissioner DeJohnette stated as a City we really need to think about our density as far being able to put businesses together as well as thinking about the business hours near resident's homes.

Planning Office Patty Nevins responded to Vice Chairperson DeJohnette by saying that we do following the regulations that are set by Council and follow all regulations for uses.

Commissioner Sims identified that we should just be mindful as staff and as Planning Commission that just going historically the city was cobbled together and we are setting

ourselves up for approvals on projects that are leaving remainder parcels that are of little value. Commissioner Sims also stated that Caltrans is busy on the 60, keep it up.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson Korzec adjourned the meeting at 8:14 PM.

Submitted by:

Approved by:

Naudia Samuels
Planning Commission Secretary

Patricia Korzec
Chairperson