

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

**REGULAR MEETING – 7:00 PM  
December 9, 2021**

**CALL TO ORDER**

This regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:01 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
	Jeffrey Sims	Commissioner	Present
	Rafael Brugueras	Commissioner	Present
	Omar Cobian	Commissioner	Present

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Vice Chairperson DeJohnette.

**APPROVAL OF AGENDA**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Rafael Brugueras, Commissioner
<b>SECONDER:</b>	Alvin DeJohnette, Vice Chairperson
<b>AYES:</b>	Rafael Brugueras, Alvin DeJohnette, Patricia Korzec, Jeffrey Sims, Omar Cobian

**PUBLIC COMMENTS PROCEDURE**

**PUBLIC COMMENTS**

**Public Speaker:**

Thomas Thornsley

**CONSENT CALENDAR**

1. Planning Commission - Regular Meeting - November 29, 2021 7:00 P.M.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Rafael Brugueras, Commissioner
<b>SECONDER:</b>	Omar Cobian, Commissioner
<b>AYES:</b>	Rafael Brugueras, Omar Cobian, Patricia Korzec, Jeffrey Sims, Alvin DeJohnette

2. Cancellation of December 23, 2021 Planning Commission Meeting (Report of: Planning Commission)

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Rafael Brugueras, Commissioner
<b>SECONDER:</b>	Omar Cobian, Commissioner
<b>AYES:</b>	Rafael Brugueras, Omar Cobian, Patricia Korzec, Alvin DeJohnette, Jeffrey Sims

### NON-PUBLIC HEARING ITEMS

No items for discussion.

### PUBLIC HEARING ITEMS

1. Continuance of a Conditional Use Permit for the development of a travel center that includes fast food, retail, fueling stations for passenger vehicles and trucks, and truck parking on a 17-acre parcel located at the northwest corner of Redlands Boulevard and Eucalyptus Avenue (Report of: Planning Commission)
  - A. Staff recommends that the Planning Commission take the following actions:
    - a) **CONTINUE** Conditional Use Permit (PEN21-0077) to the January 13, 2022 Planning Commission meeting.

**Public Hearing Opened:** 7:10 P.M.

**Public Speaker:**  
Thomas Thornsley

**Public Hearing Closed:** 7:13 P.M.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Rafael Brugueras, Commissioner
<b>SECONDER:</b>	Alvin DeJohnette, Vice Chairperson
<b>AYES:</b>	Rafael Brugueras, Alvin DeJohnette, Patricia Korzec, Jeffrey Sims, Omar Cobian

2. Tentative Parcel Map 38209 - Finance Map for Finance and Conveyance purposes to subdivide an 11.49 acre parcel into two parcels, located at the southeast corner of Redlands Boulevard and Kalmia Avenue (Report of: Planning Commission)
  - A. Staff recommends that the Planning Commission take the following actions, and thereby:
    1. **APPROVE** Resolution No. 2021-55, and thereby:
      - a) **FIND AND DECLARE** that the proposed project Tentative Parcel Map 38209 (PEN21-0162) (Finance Map) is exempt from the provisions of

the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061.b.3 as the proposed project qualifies as an activity that is covered by the common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; such activity is not subject to CEQA.

- b) **APPROVE** Tentative Parcel Map 38209 (PEN21-0162) (Finance Map) for Finance and Conveyance purposes only, subject to the attached Conditions of Approval included as Exhibit A.

**Public Hearing Opened:** 7:13 P.M.

No Public Speakers

**Public Hearing Closed:** 7:21 P.M.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Jeffrey Sims, Commissioner
<b>SECONDER:</b>	Alvin DeJohnette, Vice Chairperson
<b>AYES:</b>	Jeffrey Sims, Alvin DeJohnette, Patricia Korzec, Rafael Brugueras, Omar Cobian

- 3. PEN21-0112 through PEN21-0113: Courtyards at Cottonwood Phase II a proposed general plan amendment, change of zone, and plot plan for a 32-unit affordable residential development on 1.61 acres, located north of Cottonwood Avenue on the East Side of Indian Street (Report of: Planning Commission)

A. Staff recommends that the Planning Commission take the following actions, and thereby:

- 1. **ADOPT** Resolution No. 2021-48, attached hereto **RECOMMENDING** that the City Council:

- a) **ADOPT** the Mitigation Monitoring and Reporting Program prepared for the Proposed Project, which consists of General Plan Amendment (PEN21-0113), Change of Zone (PEN21-0114), and Plot Plan (PEN21-0112) on file with the Community Development Department, incorporated herein by this reference, and any necessary and corresponding amendments to the City's Zoning Atlas to reflect the proposed changes in the zoning classification and/or redistricting associated with the General Plan Amendment (PEN21- 0113) and Change of Zone (PEN21-0114), pursuant to CEQA and the CEQA Guidelines and based on the findings as set forth and/or referenced in Resolution No. 2021-48; and

- b) **APPROVE** the Initial Study/Mitigated Negative Declaration prepared for the Proposed Project, which consist of a General Plan Amendment (PEN21- 0113), Change of Zone (PEN21-0114) and Plot Plan (PEN21-0112), on file with the Community Development Department, incorporated herein by this reference, and any necessary and corresponding amendment to the City's Zoning Atlas to reflect the proposed changes in the zoning classification and/or redistricting associated with the General Plan Amendment (PEN21- 0113) and Change of Zone (PEN21-0114), 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, based on the findings as set forth and/or referenced in Resolution No. 2021-48; and
2. **ADOPT** Resolution No. 2021-49 attached hereto, **RECOMMENDING** that the City Council
- a) **APPROVE** General Plan Amendment (PEN21-0113) and any necessary and corresponding amendments to the City's Zoning Atlas to reflect the proposed changes in the zoning classification and/or redistricting associated with the General Plan Amendment based on the findings set forth and/or referenced in Resolution No. 2021-49.
3. **ADOPT** Resolution No. 2021-50, attached hereto, **RECOMMENDING** that the City Council:
- a) **APPROVE** Change of Zone (PEN21-0114) and any necessary and corresponding amendment to the City's Zoning Atlas to reflect the proposed change in the zoning classification and/or redistricting associated with the Change of Zone (PEN21-0114) based on the findings as set forth and/or referenced in Resolution No. 2021-50.
4. **ADOPT** Resolution No. 2021-51, attached hereto, **RECOMMENDING** that the City Council:
- a) **APPROVE** Plot Plan (PEN21-0112) based on the findings as set forth and/or referenced in Resolution No. 2021-51.

**Public Hearing Opened: 7:21 P.M.**

Public Speakers:

Darrell Barnes

Julio Ramos

Angelina Ramos

**Public Hearing Closed: 8:13 P.M.**

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Jeffrey Sims, Commissioner  
**SECONDER:** Omar Cobian, Commissioner  
**AYES:** Jeffrey Sims, Omar Cobian, Patricia Korzec, Alvin DeJohnette Rafael Brugueras

4. Municipal Code amendments amending various sections of Title 9 Planning and Zoning including Chapter 9.02 Permits and Approvals, Chapter 9.03 Residential Districts, Chapter 9.05 Industrial Districts, Chapter 9.07 Special Districts, Chapter 9.08 General Development Standards, Chapter 9.09 Specific Use Development Standards, Chapter 9.11 Parking, Pedestrian and loading Requirements, Chapter 9.14 Land Divisions, Chapter 9.15 Definitions, Chapter 9.16 Design guidelines, and chapter 9.17 landscape and water efficiency requirements (Report of: Planning Commission)

A. Staff recommends that the Planning Commission take the following actions, and thereby:

1. **APPROVE** Resolution No. 2021-54, and thereby **RECOMMEND** that the City Council:

a) **APPROVE** the Municipal Code Amendments PEN21-0073, based on the findings contained set forth and/or referenced in this Resolution and **ADOPT** an ordinance to include the amendments included in this Resolution.

**Public Hearing Opened:** 8:13 P.M.

No Public Speakers

**Public Hearing Closed:** 8:45 P.M.

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Alvin DeJohnette, Vice Chairperson  
**SECONDER:** Rafael Brugueras, Commissioner  
**AYES:** Alvin DeJohnette, Rafael Brugueras, Patricia Korzec, Jeffrey Sims, Omar Cobian

## OTHER COMMISSION BUSINESS

No items for discussion.

## STAFF COMMENTS

Planning Official wishes everyone a Happy Holiday Season and looks forward to seeing everyone again in January.

## PLANNING COMMISSIONER COMMENTS

Commissioner Brugueras wishes everyone, and City staff a Merry Christmas and a Happy New Year. To all the residents in Moreno Valley may you have a blessed holiday season, may you enjoy each of them in love and peace because here in the City of Moreno Valley we are trying to do that for everybody. He wishes his fellow Commissioners a Merry Christmas and Happy New Year.

Chairperson Korzec wants to wish the staff a Happy Holidays. She stated it has been a good year and believes there have been a few controversial actions on some items, but the commission continued to work as a team and the betterment for the city.

**ADJOURNMENT**

There being no further business to come before the Planning Commission, Chairperson

Korzec adjourned the meeting at 8:54 PM.

Submitted by:

Approved by:

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Naudia Samuels  
Planning Commission Secretary

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Patricia Korzec  
Chairperson