

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

**REGULAR MEETING – 7:00 PM
January 13, 2022**

CALL TO ORDER

This regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:03 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
	Rafael Brugueras	Commissioner	Present
	Omar Cobian	Commissioner	Present
	Alvin DeJohnette	Commissioner	Present
	Jeffrey Sims	Commissioner	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Chairperson DeJohnette.

APPROVAL OF AGENDA

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

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

No items for discussion.

CONSENT CALENDAR

No items for discussion.

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Continued public hearing - 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:

1. **APPROVE** Resolution No. 2022-01, and thereby:

- a) **APPROVE** the Mitigation Monitoring and Reporting Program prepared for the proposed project, which consists of Conditional Use Permit (PEN21-0077) pursuant to CEQA and the CEQA Guidelines; based on the findings set forth and/or referenced in Resolution 2022-01; and
- b) **CERTIFY** the Initial Study/Mitigated Negative Declaration prepared for Conditional Use Permit (PEN21-0077) 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 Mitigated Negative Declaration, and exercised its independent judgment and analysis of the proposed Project's potential environmental impacts, based on the findings set forth and/or referenced in Resolution 2022-01; and

2. **ADOPT** Resolution No. 2022-02, and thereby:

- a) **APPROVE** Conditional Use Permit (PEN21-0077), based on the Recitals, Evidence contained in the Administrative Record, and Findings as set forth and/or referenced in Resolution No. 2022-02.

Public Hearing Opened: 7:05 PM.

Speakers

Joe Bunker
Arlene Sims
David Zeitz
Richard Moreno
Robert Then
Nathaly Ortiz

Public Hearing Closed: 8:59 PM.

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

2. PEN21-0208-PEN21-0211 Perris and Iris commercial center a proposed master plot plan, plot plan, and two conditional use permits for a grocery store, tunnel car wash, and two drive through restaurants. (Report of: Planning Commission)

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

1. **APPROVE** Resolution No. 2022-03, and thereby:

- a) **FIND AND DETERMINE** that Master Plot Plan PEN21-0208 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
- b) **APPROVE** Master Plot Plan PEN21-0208 subject to the attached Conditions of Approval included as Exhibit A; and

2. **APPROVE** Resolution No. 2022-04, and thereby:

- a) **FIND AND DETERMINE** that Plot Plan PEN21-0209 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
- b) **APPROVE** Plot Plan PEN21-0209 subject to the attached Conditions of Approval included as Exhibit A; and

3. **APPROVE** Resolution No. 2022-05, and thereby:

- a) **FIND AND DETERMINE** that Conditional Use Permits PEN21-0210 and PEN21-0211 are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 32 Exemption (Section 15332, In-Fill Development Projects);and
- b) **APPROVE** Conditional Use Permits PEN21-0210 and PEN21-0211 subject to the attached Conditions of Approval included as Exhibit A and Exhibit B respectively.

Public Hearing Opened: 9:00 PM.

Speakers

No Public Speakers

Public Hearing Closed: 9:22 PM.

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

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

Planning Official informed Planning Commission City staff is considering moving meetings to be held via teleconference.

PLANNING COMMISSIONER COMMENTS

Commissioner DeJohnette asked staff to clarify when teleconference meetings will begin. Planning Official stated that it will be decided prior to the January 27, 2022 meeting and be announced in the agenda.

Commissioner Sims wished staff a Happy New Year, noting there's a whole year ahead to get things done.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson Korzec adjourned the meeting at 9:25 PM.

Submitted by:

Approved by:

Naudia Samuels
Planning Commission Secretary

Patricia Korzec
Chairperson