

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

**REGULAR MEETING – 7:00 PM
February 10, 2022**

CALL TO ORDER

This regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:18 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
	Matthew Chen	Commissioner	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Chen.

APPROVAL OF AGENDA

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

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

Speakers

George Hague
Susan Zeitz

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. **ADOPT** 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: 7:52 PM.

Speakers

George Hague
Tom Thornsley
Susan Zeitz
David Zeitz
Darric V. Williams
Christina Torres
Louis Palomarez
Bob Palomarez

Public Hearing Closed: 8:43 PM.

RESULT:	FAILED [2 TO 4]
MOVER:	Jeffrey Sims , Commissioner
SECONDER:	Alvin DeJohnette, Commissioner
AYES:	Alvin DeJohnette, Rafael Brugueras
NAYS:	Patricia Korzec, Jeffrey Sims, Omar Cobian, Matthew Chen

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

Planning Official welcomed new Planning Commissioner Matthew Chen and thanked everyone for their participation.

Interim City Attorney explained what vehicle miles traveled is.

PLANNING COMMISSIONER COMMENTS

Members of the Commission extended a warm welcome to new Planning Commissioner Matthew Chen.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson Korzec adjourned the meeting at 9:43 PM.

Submitted by:

Approved by:

Grace Espino-Salcedo
Planning Commission Secretary

Patricia Korzec
Chairperson