

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

**REGULAR MEETING – 7:00 PM  
February 24, 2022**

**CALL TO ORDER**

This regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:08 p.m., by Vice Chairperson DeJohnette 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	Absent
	Omar Cobian	Commissioner	Present
	Matthew Chen	Commissioner	Present

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Sims.

**APPROVAL OF AGENDA**

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

**PUBLIC COMMENTS PROCEDURE**

**PUBLIC COMMENTS**

Speakers

George Hague

Susan Zeitz

David Zeitz

**CONSENT CALENDAR**

No items for discussion.

**NON-PUBLIC HEARING ITEMS**

1. General Plan Annual Progress Report as required by Government Code 65400 (Report of: Planning Commission)

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

1. **APPROVE** Resolution No. 2022-10, and thereby:

- a) **CERTIFY** the General Plan Annual qualifying for the common sense exemption in accordance with Section 15061 (b) (3) of the California Environmental Quality Act (CEQA) Guidelines; and
- b) **RECOMMEND** that the City Council find and conclude that the January 2021 to December 2021 General Plan Annual Report is consistent with the requirements of Government Code Section 65400 and direct staff to submit the Annual Report to the Office of Planning and Research and to the Department of Housing and Community Development by April 1, 2022.

**Public Hearing Opened:** 7:27 PM.

No public speakers.

**Public Hearing Closed:** 7:29 PM.

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

## **PUBLIC HEARING ITEMS**

1. A Conditional Use Permit for the development of a Service Station with a market that includes fueling stations on a 2.4-acre portion of 6.9-acre parcel located at the southwest corner of Redlands Boulevard and Hemlock Avenue (Report of: Planning Commission)

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

1. **ADOPT** Resolution No. 2022-11, and thereby:

- a) **APPROVE** the Mitigation Monitoring and Reporting Program prepared for the Proposed Project, which consists of Conditional Use Permit (PEN18-0038) pursuant to CEQA and the CEQA Guidelines; based on the findings set forth and/or referenced in Resolution 2022-11; and
- b) **CERTIFY** the Initial Study/Mitigated Negative Declaration prepared for Conditional Use Permit (PEN18-0038) 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 2022-11.

2. **ADOPT** Resolution No. 2022-12, and thereby:

- a) **APPROVE** Conditional Use Permit (PEN18-0038), based on the Recitals, Evidence contained in the Administrative Record, and Findings as set forth and/or referenced in Resolution No. 2022-12.

**Public Hearing Opened: 8:06 PM.**

Speakers

George Hague  
Susan Zeitz  
David Zeitz  
Kendall Heron  
Sarah Hernandez-Solis  
Darric Contreras  
Alma Hernandez  
Tom Thornsley  
Angelina Huerta  
Paul Vanvuela  
Hailey Kenny  
Paul Hernandez  
Connie  
Bob Palomarez  
Elena Baca-Santa Cruz  
Louise Palomarez  
Roy Bleckert  
Elenor Thomas

**Public Hearing Closed: 8:55 PM.**

At 9:11 PM the Planning Commission took a brief recess and reconvened at 9:25 PM.

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

2. Conditional Use Permit (PEN21-0192) for the operation of a Cannabis Microbusiness within and existing 27,786 square foot existing building. (Report of: Planning Commission)

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

1. **APPROVE** Resolution No. 2022-09, and thereby:

- a) **FIND AND DETERMINE** that Conditional Use Permit PEN21-0192 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 1 Exemption (Section 15301, Existing Facilities); and
- b) **APPROVE** Conditional Use Permit PEN21-0192 subject to the attached Conditions of Approval as Exhibit A to the Resolution.

**Public Testimony Opened:** 9:45 PM.

Speakers

George Hague  
Laura Mojarro

**Public Testimony Closed:** 10:06 PM.

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

**OTHER COMMISSION BUSINESS**

No items for discussion.

**STAFF COMMENTS**

Planning Official briefly described the City’s collaborative process in identifying illegal cannabis businesses and their signage.

Interim City Attorney noted the City’s proactive efforts in shutting down illegal dispensaries with support of the Riverside County District Attorney’s Office.

**PLANNING COMMISSIONER COMMENTS**

Chairperson Korzec discussed the Point in Time Homeless Count within the City and encouraged others to participate in similar programs that help address the homeless crisis.

Vice Chairperson DeJohnette mentioned he concurs with public speakers to offer different avenues to attend public meetings.

Commissioner Chen elaborated on the growth of Moreno Valley on both the west and east side and asked residents to be patient as development enters the west side of town.

**ADJOURNMENT**

There being no further business to come before the Planning Commission, Vice Chairperson DeJohnette adjourned the meeting at 10:26 PM.

Submitted by:

Approved by:

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Ashley Aparicio  
Planning Commission Secretary

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Patricia Korzec  
Chairperson