

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

**REGULAR MEETING – 7:00 PM  
April 14, 2022**

**CALL TO ORDER**

This regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:03 PM, by Vice-Chair DeJohnette in the Council Chambers located at 14177 Frederick Street, Moreno Valley, California.

**ROLL CALL**

Planning Commission:	Alvin DeJohnette	Vice-Chairperson	Present
	Jeffrey Sims	Commissioner	Present
	Omar Cobian	Commissioner	Present
	Matthew Chen	Commissioner	Present

**PLEDGE OF ALLEGIANCE**

Commissioner Jeffrey Sims led the pledge of allegiance.

**APPROVAL OF AGENDA**

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Jeffrey Sims, Commissioner  
**SECONDER:** Matthew Chen, Commissioner  
**AYES:** Jeffrey Sims, Matthew Chen, Alvin DeJohnette, Omar Cobian

**SELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON**

1. Accept Nominations for and elect a New Chairperson
2. Accept Nominations for and elect a New Vice-Chairperson

The Planning Official administered the vote for a new Chairperson. Commissioner Sims made a motion to nominate Vice-Chairperson Alvin DeJohnette. Commissioner Cobian seconded the motion.

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Jeffrey Sims, Commissioner  
**SECONDER:** Omar Cobian, Commissioner  
**AYES:** Jeffrey Sims, Omar Cobian, Alvin DeJohnette, Matthew Chen

The Planning Official handed the meeting over to new Chairperson Alvin DeJohnette for the nomination of a Vice-Chairperson.

A motion was made by Commissioner Cobian and seconded by Commissioner Sims to nominate Matthew Chen as Vice-Chairperson.

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Omar Cobian, Commissioner  
**SECONDER:** Jeffrey Sims, Commissioner  
**AYES:** Omar Cobian, Jeffrey Sims, Alvin DeJohnette, Matthew Chen

## PUBLIC COMMENTS PROCEDURE

## PUBLIC COMMENTS

Speakers  
Tom Jerele

## CONSENT CALENDAR

1. Planning Commission - Regular Meeting - Mar 24, 2022 7:00 PM
2. Planning Commission - Regular Meeting - Feb 24, 2022 7:00 PM
3. Planning Commission - Regular Meeting - Feb 10, 2022 7:00 PM
4. Planning Commission - Regular Meeting - Jan 27, 2022 7:00 PM
5. Planning Commission - Regular Meeting - Jan 13, 2022 7:00 PM
6. Planning Commission - Regular Meeting - Dec 9, 2021 7:00 PM

## NON-PUBLIC HEARING ITEMS

No items for discussion.

## PUBLIC HEARING ITEMS

1. Conditional Use Permit (PEN21-0005) for a 3,589 square foot Retail Cannabis Dispensary (Report of: Planning Commission)
  - A. Staff recommends that the Planning Commission take the following actions:
    1. **ADOPT** Resolution No. 2022-24, and thereby:
      - a) **CERTIFY** that Conditional Use Permit PEN21-0005 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** Conditional Use Permit PEN21-0005 subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

**Public Hearing Opened:** 7:36 PM

Speakers  
Tom Jerele

**Public Hearing Closed:** 7:39 PM

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Jeffrey Sims, Commissioner  
**SECONDER:** Omar Cobian, Commissioner  
**AYES:** Jeffrey Sims, Omar Cobian, Alvin DeJohnette, Matthew Chen

2. Revised Tentative Tract Map 37725 with a Plot Plan and a Variance (Report of: Planning Commission)

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

1. **APPROVE** Resolution No. 2022-21, and thereby:

- a) **FIND AND DETERMINE** that Revised Tentative Tract Map PEN21-0206 has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) and CEQA Guidelines Sections 15161 and 15164 and that preparation of a subsequent Negative Declaration or an Addendum is not required since the proposed changes to the original project are minor and that the Proposed Project is consistent with the findings of Negative Declaration approved by the Planning Commission on September 10, 2020, for the original project; and
- b) **APPROVE** Revised Tentative Tract Map PEN21-0206 subject to the attached Conditions of Approval, attached to the Resolution as Exhibit A.

2. **APPROVE** Resolution No. 2022-22, and thereby:

- a) **FIND AND DETERMINE** that Variance PEN21-0300 has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) and CEQA Guidelines Sections 15161 and 15164 and that preparation of a subsequent Negative Declaration or an Addendum is not required since the proposed changes to the original project are minor and that the Proposed Project is consistent with the findings of Negative Declaration approved by the Planning Commission on September 10, 2020, for the original project; and
- b) **APPROVE** Variance PEN21-0300 subject to the attached Conditions of Approval, attached to the Resolution as Exhibit A.

3. **APPROVE** Resolution No. 2022-23, and thereby:

- a) **FIND AND DETERMINE** that Plot Plan PEN22-0006 has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) and CEQA Guidelines Sections 15161 and 15164 and that preparation of a subsequent Negative Declaration or an Addendum is not required since the proposed changes to the original project are minor and that the Proposed Project is consistent with the

findings of Negative Declaration approved by the Planning Commission on September 10, 2020, for the original project; and

- b) **APPROVE** Plot Plan PEN22-0006 subject to the attached Conditions of Approval, attached to the Resolution as Exhibit A.

**Public Hearing Opened:** 8:01 PM

Speakers

Tom Jerele

**Public Hearing Closed:** 8:05 PM

**RESULT:** **APPROVED [UNANIMOUS]**

**MOVER:** Omar Cobian, Commissioner

**SECONDER:** Matthew Chen, Commissioner

**AYES:** Omar Cobian, Matthew Chen, Alvin DeJohnette, Jeffrey Sims

## **OTHER COMMISSION BUSINESS**

No items for discussion.

## **STAFF COMMENTS**

As requested, the Planning Official stated he would work to provide the status of all cannabis businesses in town. He also thanked the Commissioners for bringing in their designated iPads he will return them once they are updated.

City Attorney discussed the cannabis provisions, regulatory license from the Finance Department. The regulatory license has strict guidelines, including neighborhood plans, safety plans, and other regulations imposed by the state. Additionally, the City Attorney briefly discussed Accessory Dwelling unit provisions.

Commissioner Sims asked if the City had adopted all ordinances set by the state for Accessory Dwelling Units.

The Planning Official confirmed that the City had adopted the items, and Planning is working with the City Clerk's Office to get all platforms updated with the information.

## **PLANNING COMMISSIONER COMMENTS**

Commissioner Sims states he has witnessed several trucks parked on the east-bound 60 freeway between Perris Blvd and Nason.

The Public Works Director chimed in to clarify that the issue is on the freeway, and City Staff would bring the matter to CalTrans' attention in their weekly update.

Commissioner Cobian stated an accident at the Moreno Beach overpass project site killed a union labor worker on Tuesday. He requested a moment of silence in their honor.

Chair DeJohnette thanked staff for their efforts in preparation for the meeting.

**ADJOURNMENT**

There being no further business to come before the Planning Commission, Chairperson adjourned the meeting at 8:19 PM.

Submitted by:

Approved by:

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Daniela Sanchez  
Planning Commission Secretary

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Alvin DeJohnette  
Chairperson