

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

**REGULAR MEETING – 7:00 PM
April 28, 2022**

CALL TO ORDER

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Vice-Chairman Chen led the pledge of allegiance.

APPROVAL OF AGENDA

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

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

Speakers
Kathleen Dale

CONSENT CALENDAR

1. Planning Commission - Regular Meeting - Apr 14, 2022, 7:00 PM

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

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Conditional Use Permit (PEN21-0254) for the operation of a cannabis microbusiness within an existing 2,520 square foot building. (Report of: Planning Commission)

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

1. **APPROVE** Resolution No. 2022-20, and thereby:

- a) **DETERMINE** that Conditional Use Permit PEN21-0254 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 PEN21-0254 subject to the attached Conditions of Approval as Exhibit A to the Resolution.

Public Hearing Opened: 7:18 PM

Speakers

Roy Bleckert

Tom Jerele

Public Hearing Closed: 7:24 PM

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|------------------|--|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Jeffrey Sims, Commissioner |
| SECONDER: | Alvin DeJohette, Chairperson |
| AYES: | Jeffrey Sims, Alvin DeJohette, Matthew Chen, Omar Cobian |

1. Tentative Tract Map 34544 to subdivide 9.4 acres into 23 air spaces for condominium purposes and a plot plan for the development of the Cottonwood Village project consisting of 23 four-plex buildings (Report of: Planning Commission)

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

1. **APPROVE** Resolution No. 2022-26, and thereby:

- a) **APPROVE** the Initial Study/Mitigated Negative Declaration prepared for Tentative Tract Map No. 34544 (PEN22-0010) and Plot Plan (PEN21-0127) (Proposed Project) 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 Initial Study/Mitigated Negative

Declaration, and exercised its independent judgment and analysis of the Proposed Project's potential environmental impacts; and

- b) **ADOPT** the Mitigation Monitoring and Reporting Program prepared for the Tentative Tract Map No. 34544 (PEN22-0010) and Plot Plan (PEN21-0127) (Proposed Project) pursuant to CEQA and the CEQA Guidelines.

2. **ADOPT** Resolution No.2022-27, and thereby:

- a) **APPROVE** Tentative Tract Map No. 34544 (PEN22-0010) and Plot Plan (PEN21-0127) (Proposed Project) based on the Recitals, Evidence contained in the Administrative Records, and Findings set forth in Resolution No. 2022-27.

Public Hearing Opened: 7:54 PM

Speakers

Kathleen Dale
Roy Bleckert
Pete Bleckert
Bryan Sotomayor
Tom Jerele
Jesus Cervantes

Public Hearing Closed: 8:10 PM

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

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

Interim City Attorney presented two items to the Commission:

- 1) SB9, which took effect January 1, 2022, allows owners to build duplexes and fourplexes; Several cities have challenged the bill's constitutionality, but it remains in effect, though it may be reversed.
- 2) The Court of Appeals heard a case in San Diego and held that projects given density incentives, including affordable housing, cities are prohibited from imposing development standards that restrict their design.

Commissioner Sims asked who the plaintiffs in the SB9 challenge were. Interim City Attorney responded that it is cities such as Beverly Hills and those with low-density uses.

PLANNING COMMISSIONER COMMENTS

Vice-Chairperson Chen thanks staff and compliments efforts placed in preparing and vetting projects.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson DeJohnette adjourned the meeting at 8:32 PM.

Submitted by:

Approved by:

Daniela Sanchez
Planning Commission Secretary

Alvin DeJohnette
Chairperson