

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

**REGULAR MEETING – 7:00 PM
May 12, 2022**

CALL TO ORDER

This regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:00 p.m., by Chair DeJohnette in the Council Chambers located at 14177 Frederick Street, Moreno Valley, California.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Vice-Chairman Chen led the pledge of allegiance.

APPROVAL OF AGENDA

Planning Official asks to move item number two to item number three due to the pending arrival of the applicant. Commissioners approve the change unanimously.

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

No public speakers.

CONSENT CALENDAR

1. Planning Commission - Regular Meeting - Apr 28, 2022, 7:00 PM

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Conditional Use Permit (PEN21-0149) for a 2,735 square-foot conversion of the existing Vista Paint building for a Commercial Cannabis Dispensary (Report of: Planning Commission)

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

1. **APPROVE** Resolution No. 2022-29, and thereby:
 - a) **DETERMINE** that Conditional Use Permit PEN21-0149 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 PEN21-0149 subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

Public Hearing Opened: 7:14 PM.

No public speakers.

Public Hearing Closed: 7:15 PM.

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

2. Municipal Code Amendments amending various sections within Title 9 planning and zoning, including chapter 9.02 permits and approvals, chapter 9.09 specific use development standards, chapter 9.13 specific plans, chapter 9.14 land divisions, and chapter 9.16 design guidelines. (Report of: Planning Commission)

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

1. **APPROVE** Resolution No. 2022-31, and thereby **RECOMMEND** that the City Council:
 - a) **APPROVE** the Municipal Code Title 9 Amendments (PEN22-0087), based on the findings contained set forth and/or referenced in this Resolution and
 - b) **INTRODUCE** and **ADOPT** an ordinance to include the amendments included in this Resolution.

Public Hearing Opened: 7:35 PM.

No Public Speakers

Public Hearing Closed: 7:35 PM.

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

3. Conditional Use Permit (PEN21-0249) for a 2,400 square-foot Commercial Cannabis Dispensary (Report of: Planning Commission)

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

1. **APPROVE** Resolution No. 2022-30, and thereby:
 - a) **DETERMINE** that Conditional Use Permit PEN21-0249 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 PEN21-0249 subject to the attached Conditions of Approval included as Exhibit A.

Public Hearing Opened: 7:47 PM.

Speakers:

Richard Archer
Tom Jerele
Don Martin

Public Hearing Closed: 7:55 PM.

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

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

No items for discussion.

PLANNING COMMISSIONER COMMENTS

Commissioner Sims apologizes for rant but stands by his word; expresses respect for staff being diligent and ahead of state legislation.

Vice-Chairperson Chen wished a happy Mother's Day to everyone and recognized Moreno Valley High School who went to the CIF Championship game. Invited the public to Beautify MoVal event on Saturday from 8 am-12 pm.

ADJOURNMENT

There being no further business before the Planning Commission, Chair DeJohnette adjourned the meeting at 8:03 pm.

Submitted by:

Approved by:

Daniela Sanchez
Planning Commission Secretary

Alvin DeJohnette
Chairperson