

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

**REGULAR MEETING – 7:00 PM
July 14, 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 Chairperson DeJohnette in the Council Chambers located at 14177 Frederick Street, Moreno Valley, California.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Commissioner Stephan led the pledge of allegiance.

APPROVAL OF AGENDA

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

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

Speakers:
Roy Bleckert

CONSENT CALENDAR

1. Planning Commission - Regular Meeting - May 12, 2022, 7:00 PM

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

Commissioner Stephan recused herself as she was not part of the meeting held on May 12, 2022.

NON-PUBLIC HEARING ITEMS

1. Appointment of Subcommittee for Review of Planning Commission Rules and Procedures

No Public Speakers.

Chairperson DeJohnette and Vice-Chairperson Chen volunteered to be a part of the subcommittee.

PUBLIC HEARING ITEMS

1. Conditional Use Permit for the operation of a Commercial Cannabis Dispensary within an existing 1,786 square-foot suite within the Lakeside Plaza. (Report of: Planning Commission)
 - A. Staff recommends that the Planning Commission take the following actions:
 1. **APPROVE** Resolution No. 2022-32, and thereby:
 - a) **DETERMINE** that Conditional Use Permit PEN22-0063 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) a Class 1 Exemption (Section 15301, Existing Facilities); and
 - b) **APPROVE** Conditional Use Permit PEN22-0063 subject to the attached Conditions of Approval included as Exhibit A.

Public Hearing Opened: 7:32 PM.

Speakers:
Fred Banuelos
Fa Xiao

Public Hearing Closed: 7:42 PM.

Public Hearing Re-Opened: 7:43 PM.

Public Hearing Closed: 7:51 PM.

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

2. Conditional Use Permit for the operation of a Commercial Cannabis Dispensary within a 2,445 square-foot existing suite.
 - A. Staff recommends that the Planning Commission take the following actions:

1. **APPROVE** Resolution No. 2022-34, and thereby:
 - a) **DETERMINE** that Conditional Use Permit PEN22-0037 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) a Class 1 Exemption (Section 15301, Existing Facilities); and
 - b) **APPROVE** Conditional Use Permit PEN22-0037 subject to the attached Conditions of Approval included as Exhibit A.

Public Hearing Opened: 7:30 PM.

Speakers:
Fred Banuelos

Public Hearing Closed: 8:16 PM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeffrey Sims, Commissioner
SECONDER:	Joann Stephan, Commissioner
AYES:	Jeffery Sims, Joann Stephan, Alvin DeJohnette, Matthew Chen

3. The Applicant is requesting Plot Plan approval for the development of a 164,187 square foot light industrial building (Report of: Planning Commission)
 - A. Staff recommends that the Planning Commission take the following actions:
 1. **ADOPT** Resolution No. 2022-33, attached hereto, and:
 - a) **APPROVE** the Initial Study/Mitigated Negative Declaration prepared for Plot Plan PEN20-0162 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 Project, which consists of Plot Plan PEN20-0162 pursuant to CEQA and the CEQA Guidelines.
 2. **ADOPT** Resolution No. 2022-35 attached hereto, and:
 - a) **APPROVE** Plot Plan PEN20-0162 based on the Recital, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2020-35.

Public Hearing Opened: 9:06 PM.

Speakers:

Ernesto Sarabia
Janet Bernabe
Richard Licerio
Fred Banuelos
Julie Luu
Maricio Garauito
Nathaly Ortiz
Jose Garcia
Mark Iverson
Roy Bleckert

Public Hearing Closed: 9:32 PM.

RESULT: **APPROVED [3-1]**
MOVER: Jeffrey Sims, Commissioner
SECONDER: Joann Stephan, Commissioner
AYES: Joann Stephan, Alvin DeJohnette, Matthew Chen,
NAYS: Jeffery Sims

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

Planning Official welcomed back Commissioner Stephan to the Planning Commission; Provided an update on the Yum Yum Donuts application; and introduced new staff.

PLANNING COMMISSIONER COMMENTS

No Commissioner comments.

ADJOURNMENT

There being no further business before the Planning Commission, Chairperson DeJohnette adjourned the meeting at 10:04 pm.

Submitted by:

Approved by:

Naudia Samuels
Planning Commission Secretary

Alvin DeJohnette
Chairperson