

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

**REGULAR MEETING – 7:00 PM
July 28, 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	Chairperson	Present
	Matthew Chen	Vice-Chairperson	Present
	Jeffrey Sims	Commissioner	Present
	Omar Cobian	Commissioner	Present
	Joann Stephan	Commissioner	Present

PLEDGE OF ALLEGIANCE

Commissioner Sims led the pledge of allegiance.

APPROVAL OF AGENDA

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

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

No public speakers.

CONSENT CALENDAR

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

RESULT: APPROVED [UNANIMOUS]
MOVER: Omar Cobian, Commissioner
SECONDER: Joann Stephan, Commissioner
AYES: Omar Cobian, JoAnn Stephan, Alvin DeJohnette, Matthew Chen, Jefferey Sims

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Conditional Use Permit for a planned unit development and tentative tract map 38236 for a 204-lot single-family residential subdivision on 26.74 acres of vacant land.

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

1. **APPROVE** Resolution No. 2022-35, and thereby:

- a) **CERTIFY** the Initial Study/Mitigated Negative Declaration prepared for Conditional Use Permit (PEN22-0091) for a Planned Unit Development and Tentative Tract Map 38236 (PEN21-0184) 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) **APPROVE** the Mitigation Monitoring and Reporting Program prepared for the Project, which consists of a Conditional Use Permit (PEN22-0091) for a Planned Unit Development and Tentative Tract Map 38236 (PEN21 0184), pursuant to CEQA and the CEQA Guidelines.

2. **APPROVE** Resolution No. 2022-36, and thereby:

- a) **APPROVE** Conditional Use Permit (PEN22-0091) for a Planned Unit Development and Tentative Tract Map No. 38236 (PEN21-0184) based on the Recitals, Evidence contained in the Administrative Record and Findings as set forth in Resolution No. 2022-36.

Public Hearing Opened: 7:43 PM

Speakers:

Garrison Poisorove

Public Hearing Closed: 7:48 PM.

RESULT:	APPROVED [4 TO 1]
MOVER:	Jeffrey Sims, Commissioner
SECONDER:	Alvin DeJohnette, Chairperson
AYES:	Jeffrey Sims, Alvin DeJohnette, Matthew Chen, JoAnn Stephan
NAYS:	Omar Cobian

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

The Interim City Attorney commented that Commissioner Cobian has very valid concerns about labor issues. Unfortunately, in the planning context, some of that stuff is not considered legally relevant but nonetheless, the Interim City Attorney still encourages Commissioner Cobian to still express his opinion on the issues, but the applicant can respond if they choose to.

Commissioner Cobian clarified that he did not vote against the project because of labor issues but because of the design and felt they could do better and would have come back with a different design that was a better plan.

PLANNING COMMISSIONER COMMENTS

Commissioner Sims would like to hear the exciting report from our committee about our rules and regulations and asked for an update.

Chairperson DeJohnette commented that he would like to see more training for the Commissioners and maybe an annual review to keep the Commissioners up to date with the rules to keep them current. Chairperson DeJohnette also thanked staff for always being here on these late evenings.

Vice-Chairperson Chen commented that the committee meeting was a multi-meeting, and the most important thing is a new proposed start time of six o'clock.

Vice-Chairperson Chen stated that the last time we were here was the night of the NFL Drafts and were the first in the city to say it is the Niner's year and spring training started this week. Go Niner's.

ADJOURNMENT

There being no further business before the Planning Commission, Chairperson DeJohnette adjourned the meeting at 8:12 pm.

Submitted by:

Approved by:

Naudia Samuels
Planning Commission Secretary

Alvin DeJohnette
Chairperson