

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

**REGULAR MEETING – 7:00 PM
September 22, 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
	JoAnn Stephan	Commissioner	Present
	Omar Cobian	Commissioner	Present
	Jeffrey Sims	Commissioner	Excused

PLEDGE OF ALLEGIANCE

Commissioner Cobian led the pledge of allegiance.

APPROVAL OF AGENDA

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

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

Speakers

Louise Palomarez

CONSENT CALENDAR

No items for discussion.

NON-PUBLIC HEARING ITEMS

1. Annual Review of Planning Commission Rules of Procedure

- A. Staff recommends that the Planning Commission APPROVE the amendments to the Planning Commission Rules and Procedures.

Public Testimony Opened: 7:09 PM.

No public speakers.

Public Testimony Closed: 7:10 PM.

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

PUBLIC HEARING ITEMS

1. Conditional Use Permit for a Single-Family Residential Planned Unit Development and a Tentative Tract Map to subdivide 18.48-acre Project Site in to 225 single-family lots

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

1. **APPROVE** Resolution No. 2022-37, and thereby:

- a) **CERTIFY** the Initial Study/Mitigated Negative Declaration prepared for Conditional Use Permit (PEN21-0291) for a Planned Unit Development and Tentative Tract Map 38625 (PEN21-0290) 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 Proposed Project, which consists of a Conditional Use Permit (PEN21-0291) for a Planned Unit Development and Tentative Tract Map 38625 (PEN21-0290) pursuant to CEQA and the CEQA Guidelines.

2. **APPROVE** Resolution No. 2022-38, and thereby:

- a) **APPROVE** Conditional Use Permit for a Planned Unit Development (PEN21-0291) for a Planned Unit Development and Tentative Tract Map 38625 (PEN21-0290) based on the Recitals, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2022-38.

Public Hearing Opened: 7:37 PM

Speakers

Louise Palomarez

Public Hearing Closed: 7:39 PM.

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

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

No items for discussion.

PLANNING COMMISSIONER COMMENTS

Chairperson DeJohnette thanked staff on their fantastic and wonderful work and asked to keep it coming.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson DeJohnette adjourned the meeting at 7:48 PM.

Submitted by:

Approved by:

Rachel Ramirez
Planning Commission Secretary

Alvin DeJohnette
Chairperson