

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

**REGULAR MEETING – 6:00 PM
October 27, 2022**

CALL TO ORDER

This regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 6:02 p.m., by Chair DeJohnette in the Council Chamber 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	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice-Chairperson Chen.

APPROVAL OF AGENDA

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

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

No public comments.

CONSENT CALENDAR

No items for discussion.

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Plot Plan for an automobile parking lot
 - A. Staff recommends that the Planning Commission take the following actions:
 1. **APPROVE** Resolution No. 2022-41, and thereby:
 - a) **CERTIFY** the Initial Study/Mitigated Negative Declaration prepared for Plot Plan (PEN21-0102) 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 Plot Plan (PEN21-0102) pursuant to CEQA and the CEQA Guidelines.
 2. **APPROVE** Resolution No. 2022-42, and thereby:
 - a) **APPROVE** Plot Plan (PEN21-0102) based on the Recital, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2022-42.

Planning Official, Sean Kelleher, requested that the item be continued until 12/22/2022 at the request of the applicant.

RESULT:	CONTINUED [UNANIMOUS]	Next: 12/22/2022 6:00 PM
MOVER:	Jeffrey Sims, Commissioner	
SECONDER:	Omar Cobian, Commissioner	
AYES:	Jeffrey Sims, Omar Cobian, Alvin DeJohnette, Matthew Chen, JoAnn Stephan	

2. A Plot Plan and Conditional Use Permit for the construction of a 4-story hotel with 93 suites within the Moreno Valley Towngate Specific Plan.
 - A. Staff recommends that the Planning Commission take the following actions:
 1. **APPROVE** Resolution No. 2022-40, and thereby:
 - a) **CERTIFY** that Plot Plan (PEN22-0071) and Conditional Use Permit (PEN22-0072) are categorically exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32

Categorical Exemption, under Section 15332 In-fill Development Projects: and

- b) **APPROVE** Plot Plan (PEN22-0071) and Conditional Use Permit (PEN22-0072) subject to the attached Conditions of Approval included as Exhibit A to this Resolution.

Public Hearing Opened: 6:20 PM

No Public Speakers

Public Hearing Closed: 6:20 PM

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

- 3. Conditional Use Permit a new 65-foot tall monopine wireless cell site facility, with ground-mounted equipment screened by a 10-foot-tall wall block within a 30-foot by 30-foot equipment lease area.

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

- 1. **APPROVE** Resolution No. 2022-39, and thereby:

- a) **DETERMINE** that Conditional Use Permit PEN22-0106 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 3 Exemption, (Section 15303 New Construction), and as a Class 32 Exemption (Section 15332 In-fill Development Projects); and
- b) **APPROVE** Conditional Use Permit PEN22-0106 subject to the attached Conditions of Approval included as Exhibit A.

Vice-Chairperson Chen recused himself due to being within 1,000 feet of the subject project.

Public Hearing Opened: 6:35 PM

Speakers
Nancy Bartlett

Public Hearing Closed: 6:44 PM

RESULT: **APPROVED [4 TO 0]**
MOVER: Jeffrey Sims, Commissioner
SECONDER: JoAnn Stephan, Commissioner
AYES: Jeffrey Sims, JoAnn Stephan, Alvin DeJohnette, Omar Cobian
ABSTAIN: Matthew Chen

OTHER COMMISSION BUSINESS

Chairperson DeJohnette clarified that Planning Commission would be holding a special meeting on 11/17 in lieu of the scheduled Thanksgiving meeting.

STAFF COMMENTS

Planning Official, Sean Kelleher, made staff introductions of new staff: Rachel Ramirez, Sr. Administrative Assistant and Planning Commission Secretary, Ayida Smith, Assistant Planner, and Colin Kirkpatrick, Interim City Attorney.

PLANNING COMMISSIONER COMMENTS

Chairperson DeJohnette welcomed new staff.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson DeJohnette adjourned the meeting at 6:56 PM to the special meeting on 11/17/2022.

Submitted by:

Approved by:

Rachel Ramirez
Planning Commission Secretary

Alvin DeJohnette
Chairperson