

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

**REGULAR MEETING – 6:00 PM
November 10, 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 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
	JoAnn Stephan	Commissioner	Present
	Omar Cobian	Commissioner	Present
	Jeffrey Sims	Commissioner	Present
	Ray L. Baker	Commissioner	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Baker.

APPROVAL OF AGENDA

RESULT: **APPROVED [5 TO 0]**
MOVER: Omar Cobian, Commissioner
SECONDER: Matthew Chen, Vice-Chairperson
AYES: Omar Cobian, Matthew Chen, Alvin DeJohnette, JoAnn Stephan,
 Jeffrey Sims, Ray L. Baker

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

Speakers

Tom Jerele Sr.

CONSENT CALENDAR

No items for discussion.

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. General Plan Amendment, Change of Zone, Tentative Tract Map 37858, and Conditional Use Permit to subdivide a 4.81-acre project site in to 37 single-family lots.

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

1. **APPROVE** Resolution No. 2022-43, and thereby:

- a) **CERTIFYING** the Initial Study/Mitigated Negative Declaration prepared for Tentative Tract Map 37858 (PEN20-0172), Conditional Use Permit (PEN20-0173) for a Planned Unit Development, General Plan Amendment (PEN20-0174), and Change of Zone (PEN20-0175) 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 Proposed Project, which consists of a Conditional Use Permit (PEN20-0173) for a Planned Unit Development and Tentative Tract Map 37858 (PEN20-0172) pursuant to CEQA and the CEQA Guidelines.

2. **APPROVE** Resolution No. 2022-44, and thereby:

- a) **APPROVE** General Plan Amendment (PEN20-0174) based on the Recitals, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2022-44 and any necessary and corresponding amendment to the City's Zoning Atlas to reflect the proposed changes in the zoning classification and/or redistricting associated with the General Plan Amendment.

3. **APPROVE** Resolution No. 2022-45, and thereby:

- a) **APPROVE** Change of Zone (PEN20-0175) based on the Recitals, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2022-45 and any necessary and corresponding amendment to the City's Zoning Atlas to reflect the proposed changes in the zoning classification and/or redistricting associated with the Change of Zone.

4. **APPROVE** Resolution No. 2022-46, and thereby:

- a) **APPROVE** Conditional Use Permit (PEN20-0173) and Tentative Tract Map (PEN20-0172) based on the Recitals, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2022-46.

Public Hearing Opened: 6:22 PM

Speakers

Bill Redden
Tom Jerele Sr.

Public Hearing Closed: 6:28 PM

RESULT: **FAILED [1 TO 5]**
MOVER: Jeffrey Sims, Commissioner
SECONDER: Omar Cobian, Commissioner
AYES: Omar Cobian
NAYS: Jeffrey Sims, Alvin DeJohnette, Matthew Chen, JoAnn Stephan,
Ray Baker

Denial Summary

The General Plan Amendment was denied based on the following findings:

1. That the Proposed Project is inconsistent with the City's current MoVal 2040 General Plan because the proposed density increase is inconsistent with the General Plan's goals, objectives, policies and programs and does not comply with the applicable zoning standards.
2. The Proposed Project will adversely affect the public health, safety, or general welfare in that the increased density would result in increased traffic and potential for accidents, especially due to the proximity of the Proposed Project to highly trafficked roads.

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

Planning Official, Sean Kelleher, introduced Planning's newest staff member: Danielle Harper-Scott, Associate Planner.

PLANNING COMMISSIONER COMMENTS

Vice-Chairperson Chen wished the Marine Corps a Happy Birthday.

Commissioner Cobian congratulated both Mayor Gutierrez and Council Member Cabrera on their potential victories.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson DeJohnette adjourned the meeting at 7:15 PM.

Submitted by:

Approved by:

Rachel Ramirez
Planning Commission Secretary

Alvin DeJohnette
Chairperson