

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

**SPECIAL MEETING – 6:00 PM
November 17, 2022**

CALL TO ORDER

This special meeting of the Planning Commission of the City of Moreno Valley was called to order at 6:00 p.m., by Chair DeJohnette in the Council Chambers located at 14177 Frederick Street, Moreno Valley, California.

ROLL CALL

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|----------------------|------------------|------------------|---------|
| Planning Commission: | Alvin DeJohnette | Chairperson | Present |
| | Matthew Chen | Vice-Chairperson | Present |
| | JoAnn Stephan | Commissioner | Present |
| | Ray L. Baker | Commissioner | Present |
| | Omar Cobian | Commissioner | Absent |
| | Jeffrey Sims | Commissioner | Absent |

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Stephan.

APPROVAL OF AGENDA

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

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. PEN22-0103 Conditional Use Permit Captain Smoke Shop

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

1. **APPROVE** Resolution No. 2022-52, and thereby:

- a) **DETERMINE** that Conditional Use Permit (PEN22-0103) 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 PEN22-0103 subject to the attached Conditions of Approval included as Exhibit A.

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

2. General Plan Amendment, Change Of Zone, Conditional Use Permit for a Planned Unit Development, and a Tentative Tract Map 38237 to subdivide an 8.77-acre project site in to 67 single-family lots

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

1. **ADOPT** Resolution No. 2022-48, and thereby:

- a) **ADOPT** the Initial Study/Mitigated Negative Declaration prepared for General Plan Amendment (PEN21-0203), Change of Zone (PEN21-0204), Conditional Use Permit (PEN22-0162) for a Planned Unit Development, and Tentative Tract Map 38237 (PEN21-0199), 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 and City 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 General Plan Amendment (PEN21-0203), Change of Zone (PEN21-0204), Conditional Use Permit (PEN22-0162) for a Planned Unit Development, and Tentative Tract Map 38237 (PEN21-0199) pursuant to CEQA and its guidelines.

2. **ADOPT** Resolution No. 2022-49, and thereby:

- a) **APPROVE** General Plan Amendment (PEN21-0203) based on the Recitals, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2022-49 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. **ADOPT** Resolution No. 2022-50, and thereby:

- a) **APPROVE** Change of Zone (PEN21-0204) based on the Recitals, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2022-50 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. **ADOPT** Resolution No. 2022-51, and thereby:

- a) **APPROVE** Conditional Use Permit (PEN22-0162) and Tentative Tract Map (PEN21-0199) based on the Recitals, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2022-51.

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

- 3. Municipal Code Amendments amending various sections within Title 9 Planning and Zoning, including chapters 9.02 permits and approvals, 9.03 Residential Districts, 9.07 Special Districts, 9.08 General Development Standards, 9.09 Specific Use Development Standards, 9.11 Parking, Pedestrian and Loading Requirements, and 9.14 Land Divisions.

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

1. **APPROVE** Resolution No. 2022 47, and thereby:

- a) **FIND** the amendments exempt from the California Environmental Quality Act; and
- b) **APPROVE** the Municipal Code Title 9 Amendments (PEN22-0232), based on the findings contained set forth and/or referenced in this Resolution and **ADOPT** an ordinance to effectuate the amendments included in this Resolution.

Public Hearing Opened: 6:44 PM

Speakers:

Tom Jerele Sr.

Public Hearing Closed: 6:46 PM

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

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

Planning Official thanked Michael Cobden for stepping in as City Attorney in Colin Kirkpatrick's place.

PLANNING COMMISSIONER COMMENTS

No items for discussion.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson DeJohnette adjourned the meeting at 6:50 PM.

Submitted by:

Approved by:

Rachel Ramirez
Planning Commission Secretary

Alvin DeJohnette
Chairperson