

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

**REGULAR MEETING – 6:00 PM  
December 8, 2022**

**CALL TO ORDER**

This regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 6:01 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	Present
	Ray L. Baker	Commissioner	Present

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF AGENDA**

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

**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 a 192- unit Multiple Family Residential Development on an 8-acre site.

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

1. **ADOPT** Resolution No. 2022-54, and thereby:

- a) **ADOPTING** the Initial Study/Mitigated Negative Declaration prepared for Plot Plan (PEN22-0022) 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) **ADOPTING** the Mitigation Monitoring and Reporting Program prepared for the Proposed Project, which consists of Plot Plan (PEN22-0022) pursuant to CEQA and the CEQA Guidelines.

2. **ADOPT** Resolution No. 2022-55, and thereby:

- a) **APPROVING** Plot Plan (PEN22-0022) based on the Recitals, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2022-55.

**Public Hearing Opened:** 6:23 PM

Speakers:

Jesenia Contreras

Angelica Graciano

**Public Hearing Closed:** 6:34 PM

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

2. Tentative Tract Map 38363 (PEN22-0056) subdividing 1.79 acres into eight (8) Single-Family Residential Lots.

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

1. **ADOPT** Resolution No. 2022-53, and thereby:

- a) **FINDING** that Tentative Tract Map 38363 (PEN22-0056) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Exemption, under Section 15332, In-Fill Development Project; and
- b) **APPROVING** Tentative Tract Map 38363 (PEN22-0056) subject to the attached Conditions of Approval included as Exhibit A to this Resolution.

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

3. Tentative Tract Map No. 38064 and Plot Plan for a 426-unit Multiple Family Residential Development on an 18.05-acre site.

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

1. **ADOPT** Resolution No. 2022-56, and thereby:

- a) **ADOPTING** the Initial Study/Mitigated Negative Declaration prepared for Tentative Tract Map No. 38064 (PEN21-0216) and Plot Plan (PEN21-0215), 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) **ADOPTING** the Mitigation Monitoring and Reporting Program prepared for the Proposed Project, which consists of a Tentative Tract Map No. 38064 (PEN21-0216) and Plot Plan (PEN21-0215), pursuant to CEQA and its guidelines.

2. **ADOPT** Resolution No. 2022-57, and thereby **RECOMMEND** the City Council:

- a) **APPROVE** Tentative Tract Map No. 38064 (PEN21-0216) and Plot Plan (PEN21-0215) based on the Recitals, Evidence contained in the

Administrative Records and Findings as set forth in Resolution No. 2022-57.

**Public Hearing Opened: 7:17 PM**

Speakers

Robert Calvary  
Luis Martinez  
Isaiah Anderson  
Robin Moriarty  
Criston Moore  
Kelsie Moore  
Rhonda Allen  
Charlene Gutierrez  
Marcelia R.  
Julie Moriarty

At 7:35 PM Chair DeJohnette requested a recess and asked everyone to reconvene in 10-minutes.

At 7:45 PM Chair DeJohnette reconvened the meeting.

**Public Hearing Closed: 7:54 PM**

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

4. Street Vacation of a portion of Gato Del Sol Avenue 1600 feet Westerly of Virginia Street and 1300 feet Easterly of Virginia Street

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

1. **ADOPT** Resolution No. 2022-58, and thereby:

- a) **FINDING** the vacation is exempt from the California Environmental Quality Act; and
- b) **FINDING** that the vacation of Gato Del Sol Avenue is in conformance with the General Plan; and
- c) **RECOMMENDING** that the City Council approve the street vacation for a portion of Gato Del Sol Avenue.

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

**OTHER COMMISSION BUSINESS**

No items for discussion.

**STAFF COMMENTS**

Planning Official extends an invitation to all Planning Commissioners to attend the Planning Commissioner's Academy in March 2023.

**PLANNING COMMISSIONER COMMENTS**

Commissioner Sims wished everyone a happy holiday.

**ADJOURNMENT**

There being no further business to come before the Planning Commission, Chairperson DeJohnette adjourned the meeting at 8:44 PM.

Submitted by:

Approved by:

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Rachel Ramirez  
Planning Commission Secretary

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Alvin DeJohnette  
Chairperson