

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

**REGULAR MEETING – 6:00 PM
December 22, 2022**

CALL TO ORDER

This regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 6:00 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 [UNANIMOUS]
MOVER: Matthew Chen, Vice-Chairperson
SECONDER: Ray L. Baker, Commissioner
AYES: Matthew Chen, Ray L. Baker, Alvin DeJohnette, JoAnn Stephan, Omar Cobian, 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

At 6:10 p.m., due to a conflict of interest, Vice-Chairperson Chen was asked to recuse himself.

1. Plot Plan for an automobile parking lot

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

1. **ADOPT** Resolution No. 2022-41, attached hereto, **AND:**

a.) **ADOPTING** 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.) **ADOPTING** 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. That the Planning Commission **ADOPT** Resolution No. 2022-42 attached hereto, **AND:**

a.) **APPROVING** Plot Plan (PEN21-0102) based on the Recital, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2022-42.

At 7:18 p.m. Chairperson DeJohnette requested a recess and asked everyone to reconvene at 7:30 p.m.

At 7:30 p.m. Chairperson DeJohnette reconvened the meeting.

Public Hearing Opened: 7:30 PM

Speakers

Major John Kalis

Simon Housman

Lt. Col. Hamilton Underwood

Dan Fairbanks

Grace Martin

Greg Kuster

Public Hearing Closed: 7:54 PM

Public Hearing Opened: 7:56 PM

Public Hearing Closed: 8:00 PM

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

At 8:08 p.m. Vice-Chairperson Chen rejoined the Commission at the dais.

2. A Conditional Use Permit for the operation of a commercial cannabis microbusiness within an existing 30,905 square-foot suite within the Sunnymead Village Center.

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

1. That the Planning Commission **ADOPT** Resolution No. 2022-59, attached hereto, **AND:**

a.) **FINDING** that Conditional Use Permit PEN21-0174 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 1 Exemption (Section 15301, Existing Facilities) and 15061(b)(3) common sense exemption; and

b.) **APPROVING** Conditional Use Permit PEN21-0174 subject to the attached Conditions of Approval as Exhibit A to the Resolution.

Public Hearing Opened: 8:37 PM

Speakers

Kris Hansen

Kreg McCoy

Derek Spikoi

Jonathan Zacanas

Michelle Irving

Andrew (Last name not provided)

Public Hearing Closed: 8:50 PM

Public Hearing Opened: 8:56 PM

Public Hearing Closed: 8:59 PM

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, Sean Kelleher, thanked the Commission for a great year, extended his thanks to the development team, and wished everyone Happy Holidays.

PLANNING COMMISSIONER COMMENTS

All members of the Commission thanked staff for a great job and wished everyone a Happy Holiday.

Chairperson DeJohnette thanked Sheriff Buelna for being present and supporting the Commission. He also asked if the Commission is able to establish a time limit for the applicant to speak and give presentations.

Planning Official confirmed that he is able to do so upon introducing the applicant to speak.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson adjourned the meeting at 9:03 PM.

Submitted by:

Approved by:

Rachel Ramirez
Planning Commission Secretary

Alvin DeJohnette
Chairperson