

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

**REGULAR MEETING – 6:00 PM  
March 9, 2023**

**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
	Ray L. Baker	Commissioner	Present
	Jeffrey Sims	Commissioner	Excused
	Omar Cobian	Commissioner	Excused

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF AGENDA**

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

**PUBLIC COMMENTS PROCEDURE**

**PUBLIC COMMENTS**

Speakers

David Zeitz  
George Hague  
Bob Palomarez  
Louise Palomarez

**CONSENT CALENDAR**

Planning Commission - Regular Meeting - Feb 23, 2023 6:00 PM

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

## NON-PUBLIC HEARING ITEMS

No items for discussion.

## PUBLIC HEARING ITEMS

1. Tentative Parcel Map 38325 PEN21-0327, Plot Plan PEN21-0325, Plot Plan PEN21-0326 for the development of two light industrial buildings.

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

1. **ADOPT** Resolution No. 2023-04, and thereby:

- a) **APPROVING** the Initial Study/Mitigated Negative Declaration prepared for 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 Tentative Parcel Map 38325 (PEN21-0327), Plot Plan (PEN21-0325), and Plot Plan (PEN21-0326), and pursuant to CEQA and the CEQA Guidelines.

2. **ADOPT** Resolution No. 2023-05, and thereby:

- a) **APPROVING** Tentative Parcel Map 38325 (PEN21-0327), Plot Plan (PEN21-0325), and Plot Plan (PEN21-0326) based on the Recital, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2023-05.

**Public Hearing Opened:** 6:37 p.m.

### Speakers

David Zeitz  
Mark Iverson  
John McDermott  
Shane Ysais  
Bob Palomarez  
George Hague

Gabriella Mendez  
Louise Palomarez

**Public Hearing Closed:** 7:10 p.m.

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

1. Tentative Parcel Map 38395 PEN22-0051, Plot Plan PEN22-0052, Plot Plan PEN22-0054 for the development of two light industrial buildings.

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

1. **ADOPT** Resolution No. 2023-06, and thereby:

- a) **FINDING** the Proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Exemption, under CEQA Guidelines Section 15332, In-Fill Development Projects; and
- b) **APPROVING** Tentative Parcel Map PEN22-0051, Plot Plan PEN22-0052, and Plot Plan PEN22-0054 based on the Recitals, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2023-06.

**Public Hearing Opened:** 7:33 p.m.

Speakers

George Hague  
Louise Palomarez

**Public Hearing Closed:** 7:47 p.m.

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

**OTHER COMMISSION BUSINESS**

No items for discussion.

**STAFF COMMENTS**

No items for discussion.

## **PLANNING COMMISSIONER COMMENTS**

Commissioner Chen extended his thanks to Staff for putting together the set of projects that were heard this evening.

## **ADJOURNMENT**

There being no further business to come before the Planning Commission, Chairperson adjourned the meeting at 7:52 PM.

Submitted by:

Approved by:

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Rachel Ramirez  
Planning Commission Secretary

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Alvin DeJohnette  
Chairperson