

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

**REGULAR MEETING – 6:00 PM
April 27, 2023**

CALL TO ORDER

ROLL CALL

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.

Planning Commission:	Alvin DeJohnette	Chairperson	Present
	Omar Cobian	Commissioner	Present
	JoAnn Stephan	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: Ray L. Baker, Commissioner
SECONDER: JoAnn Stephan, Commissioner
AYES: Ray L. Baker, JoAnn Stephan, Alvin DeJohnette, Omar Cobian

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

No public comments.

CONSENT CALENDAR

1. Planning Commission - Regular Meeting - Apr 13, 2023 6:00 PM

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

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Moreno Valley Mall Redevelopment Project

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

1. **ADOPT** Resolution No. 2023-18, attached hereto, **AND**:

- a) **RECOMMENDING THAT THE CITY COUNCIL CERTIFY** the Final Subsequent Environmental Impact Report (FSEIR) 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 FSEIR, and exercised its independent judgment and analysis of the Proposed Project's potential environmental impacts; and
- b) **RECOMMENDING THAT THE CITY COUNCIL ADOPT** the Mitigation Monitoring and Reporting Program prepared for the Proposed Project, which consists of Specific Plan Amendment (PEN21-0168) and Tentative Parcel Map (PEN22-0061), pursuant to CEQA and the CEQA Guidelines.

2. **ADOPT** Resolution No. 2023-16, attached hereto, **AND**:

- a. **RECOMMENDING THAT THE CITY COUNCIL APPROVE** Specific Plan Amendment (PEN21-0168) based on the Recital, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2023-16.

3. **ADOPT** Resolution No. 2023-17, attached hereto, **AND**:

- a) **RECOMMENDING THAT THE CITY COUNCIL APPROVE** Tentative Parcel Map (PEN22-0061) based on the Recital, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2023-17.

Public Testimony Opened: 6:46pm

Speakers

Shabbir Ramjan
Rachel Landry
Brandon Carn
Tony Hernandez
Tahir Chaudhry
Genevieve Alemon
Tom Jerele Sr.
Adam Frankel
Michael Sotomayor

Sandy Ramirez
Marcus VanHala
Nirav Shah

Public Testimony Closed: 7:23pm

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

2. PEN22-0029 Flamingo Bay Apartment

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

1. **ADOPT** Resolution No. 2023-13, attached hereto, and thereby:

a) **ADOPTING** the Initial Study/Mitigated Negative Declaration prepared for Plot Plan (PEN22-0029) 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 (PEN22-0029) pursuant to CEQA and the CEQA Guidelines.

2. **ADOPT** Resolution No. 2023-14, attached hereto, and thereby:

a) **APPROVING** the Plot Plan (PEN22-0029) based on the Recitals, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2023-14.

Public Testimony Opened: 7:56pm

Speakers
Seth Cox
Philip Limon

Public Testimony Closed: 8:09pm

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

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

No items for discussion.

PLANNING COMMISSIONER COMMENTS

No items for discussion.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson adjourned the meeting at 8:19 PM.

Submitted by:

Approved by:

Rachel Ramirez
Planning Commission Secretary

Alvin DeJohnette
Chairperson