

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

**REGULAR MEETING – 6:00 PM
June 8, 2023**

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
	Omar Cobian	Vice Chairperson	Present
	JoAnn Stephan	Commissioner	Present
	Ray L. Baker	Commissioner	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner JoAnn Stephan.

APPROVAL OF AGENDA

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

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

No public comments.

CONSENT CALENDAR

1. Planning Commission - Regular Meeting - May 25, 2023 6:00 PM

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

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. General Plan Amendment, Change of Zone, Conditional Use Permit for a Planned Unit Development, and Tentative Tract Map No. 38459 for a 108-unit condominium development.

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

1. **ADOPT** Resolution No. 2023-22, attached hereto, **AND**:

- a) **RECOMMENDING THAT THE CITY COUNCIL ADOPT** the Initial Study/Mitigated Negative Declaration prepared for General Plan Amendment (PEN20-0095), Change of Zone (PEN20-0096), Conditional Use Permit for a Planned Unit Development (PEN21-0066), and Tentative Tract Map No. 38459 (PEN22-0127), 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) **RECOMMENDING THAT THE CITY COUNCIL ADOPT** the Mitigation Monitoring and Reporting Program prepared for the Proposed Project, which consists of General Plan Amendment (PEN20-0095), Change of Zone (PEN20-0096), Conditional Use Permit for a Planned Unit Development (PEN21-0066), and Tentative Tract Map No. 38459 (PEN22-0127), pursuant to CEQA and its guidelines.

2. **ADOPT** Resolution No. 2023-23, attached hereto, **AND**

- a) **RECOMMENDING THAT THE CITY COUNCIL APPROVE** General Plan Amendment (PEN20-0095) based on the Recitals, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2023-23 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. 2023-24, attached hereto, **AND**

- a) **RECOMMENDING THAT THE CITY COUNCIL APPROVE** Change of Zone (PEN20-0096) based on the Recitals, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2023-24 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. 2023-26, attached hereto, **AND**

- a) **RECOMMENDING THAT THE CITY COUNCIL APPROVE** Conditional Use Permit for a Planned Unit Development (PEN21-0066), and Tentative Tract Map No. 38459 (PEN22-0127) based on the Recitals, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2023-26.

Public Hearing Opened: 6:41 PM

Speakers:

Donald Avery
Andy Gildore
Frank Almeida

Public Hearing Closed: 7:13 PM

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

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

No items for discussion.

PLANNING COMMISSIONER COMMENTS

Commissioner Baker informed the Commissioners he will not attend the July 22, 2023, Planning Commission meeting since he will be out of town.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson adjourned the meeting at 7:26 PM.

Submitted by:

Approved by:

Patricia Castreje
Planning Commission Secretary

Alvin DeJohnette
Chairperson