

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

**REGULAR MEETING – 6:00 PM
July 13, 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 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	Excused

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Stephan.

APPROVAL OF AGENDA

Vice-Chairperson Cobian made a motion to move Public Hearing Item #3 ahead of Public Hearing Item #1. This was seconded by Commissioner Stephan.

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

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

No public comments.

CONSENT CALENDAR

1. Planning Commission - Regular Meeting - Jun 22, 2023 6:00 PM
2. Street Summary Vacation (vacation) of a portion of Brodiaea Avenue east of Lasselle Street

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

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Conditional Use Permit for an auto rental facility located at 24905 Sunnymead Boulevard.
 - A. Staff recommends that the Planning Commission take the following actions:
 1. **APPROVE** Resolution No. 2023-31, attached hereto, and thereby:
 - a) **DETERMINE** that Conditional Use Permit PEN23-0007 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) a Class 1 Exemption (Section 15301, Existing Facilities); and
 - b) **APPROVE** Conditional Use Permit PEN23-0007 subject to the attached Conditions of Approval included as Exhibit A.

Public Hearing Opened: 7:31 p.m.

No public speakers

Public Hearing Closed: 7:32 p.m.

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

2. PEN22-0034 Plot Plan to add one new building with 12 residential units to the existing Tuscany Village Apartment Complex.
 - A. Staff recommends that the Planning Commission take the following actions:
 1. **ADOPT** Resolution No. 2023-35, attached hereto, and thereby:
 - a) **DETERMINE** the Plot Plan (PEN22-0034) 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) **APPROVE** Plot Plan (PEN22-0034) based on the Recitals, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2023-35.

Public Hearing Opened: 7:43 p.m.

Speakers

Roy Bleckert

Public Hearing Closed: 7:46 p.m.

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

3. A proposal for the development of a commercial office and retail development with seven (7) buildings.

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

1. **ADOPT** Resolution No. 2023-32, attached hereto, and thereby:

- a) **ADOPTING** the Initial Study/Mitigated Negative Declaration prepared for Master Plot Plan (PEN21-0289), Plot Plans (PEN23-0081, PEN23-0082, and PEN23-0083), Conditional Use Permits (PEN20-0110, PEN20-0111, and PEN20-0112), and Tentative Parcel Map No. 37942 (PEN21-0288), 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 Master Plot Plan (PEN21-0289), Plot Plans (PEN23-0081, PEN23-0082, and PEN23-0083), Conditional Use Permits (PEN20-0110, PEN20-0111, and PEN20-0112), and Tentative Parcel Map No. 37942 (PEN21-0288), pursuant to CEQA and the CEQA Guidelines.

2. **ADOPT** Resolution No. 2023-33 attached hereto, and thereby:

- a) **APPROVING** Master Plot Plan (PEN21-0289), Plot Plans (PEN23-0081, PEN23-0082, and PEN23-0083), Conditional Use Permits (PEN20-0110, PEN20-0111, and PEN20-0112), and Tentative Parcel Map No. 37942 (PEN21-0288), based on the Recitals, Evidence

contained in the Administrative Records and Findings as set forth in Resolution No. 2023-33.

Public Hearing Opened: 6:39 p.m.

Speakers

Denise Clem
Summer Foster
Brian Foster
John Clem
Tyler Clem
Spencer Gonzalez
Oscar Gonzalez
Michael Solorio on behalf of Jaciente Cobbs
Clarissa Sandoval
Ibet Ruiz
Judy Brice
Dr. Katherine Sullivan

Public Hearing Closed: 7:17 p.m.

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

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 7:50 PM.

Submitted by:

Approved by:

Rachel Ramirez
Planning Commission Secretary

Alvin DeJohnette
Chairperson