

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

**REGULAR MEETING – 6:00 PM
September 14, 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
	Erlan Gonzalez	Commissioner	Present
	Daryl C. Terrell	Commissioner	Present
	David Zeitz	Commissioner	Present
	Nicole Taylor	Alternate Commissioner	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Terrell.

APPROVAL OF AGENDA

RESULT: APPROVED [UNANIMOUS]
MOVER: Ray L. Baker, Commissioner
SECONDER: Erlan Gonzalez, Commissioner
AYES: Ray L. Baker, Erlan Gonzalez, Alvin DeJohnette, Omar Cobian, JoAnn Stephan, Daryl C. Terrell, David Zeitz,

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

No public comments.

CONSENT CALENDAR

1. Planning Commission - Regular Meeting - Aug 24, 2023 6:00 PM
2. General Plan consistency report regarding disposition of a portion of right-of-way at the southwest corner of the intersection of Nason Street and Fir Avenue.

3. General Plan consistency report regarding the disposition of a portion of right-of-way at 215 Frontage Road South of Cottonwood Avenue.

RESULT: APPROVED [UNANIMOUS]
MOVER: Erlan Gonzalez, Commissioner
SECONDER: Ray L. Baker, Commissioner
AYES: Erlan Gonzalez, Ray L. Baker, Alvin DeJohnette, Omar Cobian, JoAnn Stephan, Daryl C. Terrell, David Zeitz,

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. PEN22-0261 Plot Plan to develop a 3,500 square-foot express car wash with 21 vacuum stalls
 - A. Staff recommends that the Planning Commission take the following actions:
 1. **ADOPT** Resolution No. 2023-39, attached hereto, and thereby:
 - a) **DETERMINE** the Plot Plan (PEN22-0261) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 3 Exemption, under CEQA Guidelines Section 15303, (New Construction or Conversion of Small Structures); and
 - b) **APPROVE** Plot Plan (PEN22-0261) based on the Recitals, Evidence contained in the Administrative Records, and Findings as set forth in Resolution No. 2023-39.

Public Hearing Opened: 6:20 p.m.

No public speakers

Public Hearing Closed: 6:20 p.m.

RESULT: APPROVED [UNANIMOUS]
MOVER: Ray L. Baker, Commissioner
SECONDER: JoAnn Stephan, Commissioner
AYES: Ray L. Baker, JoAnn Stephan, Alvin DeJohnette, Omar Cobian, Erlan Gonzalez, Daryl C. Terrell, David Zeitz

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

No staff comments.

PLANNING COMMISSIONER COMMENTS

Vice-Chairperson Cobian advised that he will need an excused absence granted for the Planning Commission Meeting on Thursday, September 28th.

Commissioner Gonzalez advised that he will need an excused absence granted for the Planning Commission Meeting on Thursday, October 14th.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson DeJohnette adjourned the meeting at 6:29 PM.

Submitted by:

Approved by:

Rachel Ramirez
Planning Commission Secretary

Alvin DeJohnette
Chairperson