

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

**REGULAR MEETING – 6:00 PM
February 8, 2024**

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
	Nicole Taylor	Alternate Commissioner	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Zeitz.

APPROVAL OF AGENDA

RESULT: APPROVED [7 TO 0]
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

CONSENT CALENDAR

1. General Plan Annual Progress Report As Required By Government Code 65400

RESULT: APPROVED [7 TO 0]
MOVER: David Zeitz, Commissioner
SECONDER: Ray L. Baker, Commissioner
AYES: David Zeitz, Ray L. Baker, Alvin DeJohnette, Omar Cobian, JoAnn Stephan, Erlan Gonzalez, Daryl C. Terrell

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. South of Iris Planned Unit Development

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

1. **ADOPT** Resolution No. 2024-03, attached hereto, recommending that the City Council:

a) **ADOPT** the Initial Study/Mitigated Negative Declaration prepared for General Plan Amendment (PEN22-0159), Change of Zone (PEN22-0158), Conditional Use Permit (PEN22-0157), and Tentative Tract Map 38458 (PEN22-0156) 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) **ADOPT** the Mitigation Monitoring and Reporting Program prepared for the Proposed Project, which consists of General Plan Amendment (PEN22-0159), Change of Zone (PEN22-0158), Conditional Use Permit (PEN22-0157), and Tentative Tract Map 38458 (PEN22-0156) pursuant to CEQA and the CEQA Guidelines.

2. **ADOPT** Resolution No. 2024-04, attached hereto, recommending that the City Council:

a) **APPROVE** General Plan Amendment (PEN22-0159) based on the recitals, evidence contained in the administrative records and findings as set forth in Resolution No. 2024-04.

3. **ADOPT** Resolution No. 2024-05, attached hereto, recommending that the City Council:

a) **APPROVE** Change of Zone (PEN22-0158) based on the recitals, evidence contained in the administrative records and findings as set forth in Resolution No. 2024-05.

4. **ADOPT** Resolution No. 2024-06, attached hereto, recommending that the City Council:

a) **APPROVE** Conditional Use Permit (PEN22-0157) and Tentative Tract Map 38458 (PEN22-0156) based on the recitals, evidence contained in the administrative records and findings as set forth in Resolution No. 2024-06.

Public Hearing Opened: 6:31 p.m.
Public Hearing Re-Opened: 6:37 p.m.

Speakers

William Vaca
Speaker 2 (no name given)
Speaker 3 (no name given)

Public Hearing Closed: 6:36 p.m.
Public Hearing Re-Closed: 6:41 p.m.

RESULT: APPROVED [6 TO 1]
MOVER: Omar Cobian, Commissioner
SECONDER: Ray L. Baker, Commissioner
AYES: Omar Cobian, Ray L. Baker, Alvin DeJohnette, JoAnn Stephan, Erlan Gonzalez, Daryl C. Terrell
NAYS: David Zeitz

2. Goya At Heritage Park Planned Unit Development

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

1. **ADOPT** Resolution No. 2024-07, attached hereto, recommending that the City Council:
 - a) **ADOPT** the Initial Study/Mitigated Negative Declaration prepared for General Plan Amendment (PEN23-0072), Change of Zone (PEN23-0071), Tentative Tract Map 38702 (PEN23-0069) and Conditional Use Permit (PEN23-0070) 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) **ADOPT** the Mitigation Monitoring and Reporting Program prepared for the Proposed Project, which consists of General Plan Amendment (PEN23-0072), Change of Zone (PEN23-0071), Tentative Tract Map 38702 (PEN23-0069) and Conditional Use Permit (PEN23-0070) pursuant to CEQA and the CEQA Guidelines.
2. **ADOPT** Resolution No. 2024-08, attached hereto, recommending that the City Council:
 - a) **APPROVE** General Plan Amendment (PEN23-0072) based on the recitals, evidence contained in the administrative records, and findings as set forth in Resolution No. 2024-08.

3. **ADOPT** Resolution No. 2024-09, attached hereto, recommending that the City Council:
 - a) **APPROVE** Change of Zone (PEN23-0071) based on the recitals, evidence contained in the administrative records, and findings as set forth in Resolution No. 2024-09.
4. **ADOPT** Resolution No. 2024-10, attached hereto, recommending that the City Council:
 - a) **APPROVE** Tentative Tract Map 38702 (PEN23-0069) and Conditional Use Permit (PEN23-0070) based on the recitals, evidence contained in the administrative records and findings as set forth in Resolution No. 2024-10.

Public Hearing Opened: 7:09 p.m.

Speakers

William Vaca

Public Hearing Closed: 7:13 p.m.

RESULT:	APPROVED [6 TO 1]
MOVER:	Ray L. Baker, Commissioner
SECONDER:	Daryl C Terrell, Commissioner
AYES:	Ray L. Baker, Daryl C. Terrell, Alvin DeJohnette, Omar Cobian, JoAnn Stephan, Erlan Gonzalez
NAYS:	David Zeitz

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson DeJohnette adjourned the meeting at 7:20 PM.

Submitted by:

Approved by:

Rachel Ramirez
 Planning Commission Secretary

Alvin DeJohnette
 Chairperson