

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

**REGULAR MEETING – 6:00 PM  
March 28, 2024**

**CALL TO ORDER**

The 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:	Erlan Gonzalez	Commissioner	Present
	JoAnn Stephan	Commissioner	Present
	Daryl C. Terrell	Commissioner	Present
	David Zeitz	Commissioner	Present
	Alvin DeJohnette	Chairperson	Present
	Omar Cobian	Vice-Chairperson	Present
	Ray L. Baker	Commissioner	Present

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Stephan.

**APPROVAL OF AGENDA**

**RESULT:** APPROVED [7 TO 0]  
**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

**PUBLIC COMMENTS PROCEDURE**

Chair DeJohnette read procedures aloud for the public and the record.

**PUBLIC COMMENTS**

No public comments.

**CONSENT CALENDAR**

Planning Commission - Regular Meeting - February 22, 2024 6:00 PM

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

## NON-PUBLIC HEARING ITEMS

No items for discussion.

## PUBLIC HEARING ITEMS

1. RESOLUTION RECOMMENDING INTRODUCTION AND ADOPTION OF AN ORDINANCE REVISING TEMPORARY SIGN REGULATIONS
  - A. Staff recommends that the Planning Commission **APPROVE Resolution No. 2024-20**, and thereby **RECOMMEND** that the City Council:
    1. **FIND** the amendments exempt from the California Environmental Quality Act; and
    2. **APPROVE** the Municipal Code Amendments revising the City's Temporary Sign regulations as set forth in Title 9 (Planning & Zoning) of the Moreno Valley Municipal Code, based on the findings contained set forth and/or referenced in this Resolution and **INTRODUCE** and **ADOPT** an ordinance to effectuate the amendments included in this Resolution.

**Public Hearing Opened: 6:23 p.m.**

No speakers.

**Public Hearing Closed: 6:23 p.m.**

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

## OTHER COMMISSION BUSINESS

No items for discussion.

## STAFF COMMENTS

No comments from staff.

## **PLANNING COMMISSIONER COMMENTS**

Commissioner Terrell asked for an update on two projects. Planning Official Robert Flores reported that the Circle K project is under construction. The Mall Specific Plan project has been adopted but there has not been any entitlement activity.

## **ADJOURNMENT**

Chairperson adjourned the meeting at 6:26 p.m. to the next regularly scheduled meeting.

Submitted by:

Approved by:

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Rachel Ramirez  
Planning Commission Secretary

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Alvin DeJohnette  
Chairperson