

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

**REGULAR MEETING – 6:00 PM  
April 25, 2024**

**CALL TO ORDER**

The regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 6:02 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 Taylor.

**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, Nicole Taylor

**SELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON**

Commissioner Stephan nominated Commissioner Cobian for the Chairperson position. Commissioner Terrell seconded the motion. Commissioner Cobian declined due to employment responsibilities.

Commissioner Cobian nominated Commissioner Gonzalez for the Chairperson position. Chairperson DeJohnette seconded the motion.

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

Commissioner Stephan nominated Commissioner Baker for the Vice-Chairperson position. Commissioner Cobian seconded the motion.

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

## **PUBLIC COMMENTS PROCEDURE**

Chairperson Gonzalez read procedures aloud for the public and the record.

## **PUBLIC COMMENTS**

No public comments.

## **CONSENT CALENDAR**

Planning Commission - Regular Meeting – March 28, 2024, 6:00 PM

## **PUBLIC COMMENTS:**

No public comments.

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

## **NON-PUBLIC HEARING ITEMS**

No items for discussion.

## **PUBLIC HEARING ITEMS**

1. The applicant is requesting a continuance of the public hearing for a Conditional Use Permit for the development of two buildings, service/wash bays, a fueling island, 259 parking (including 50 regular vehicle spaces), and improvements for anew truck rental, service and fueling facility on a 9.63-acre site.

The item will be continued to the June 13, 2024, Planning Commission meeting.

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

2. The applicant is proposing the development of a site with a 3,874 Square-foot building, parking, and on-site and off-site improvements for operation of the new Genisis Christina Fellowship's Geraldine Community Center.

**Public Hearing Opened: 6:18 p.m.**

No speakers.

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

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

## **OTHER COMMISSION BUSINESS**

No items for discussion.

## **STAFF COMMENTS**

Robert Flores, Planning Official/Manager, acknowledged and thanked the Administrative Staff for their work. Mr. Flores also mentioned the Emerging Leaders Council program and the availability of the application for young adults between 14 and 20 years old.

## **PLANNING COMMISSIONER COMMENTS**

Commissioner Terrell would like the Planning Commission to recommend to the City Council to support AB 2485. AB 2485 relates to the RHNA reform.

Steve Quintanilla, City Attorney, indicated the Planning Commission cannot vote on the issue since it is not on the agenda. Chairperson Gonzalez indicated the item will be placed on the agenda.

Commissioner Stephan indicated that will not be able to attend the May 9, 2024, meeting.

## ADJOURNMENT

Chairperson Gonzalez adjourned the meeting at 6:28 p.m. to the next regularly scheduled meeting.

Submitted by:

Approved by:

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Patricia Castreje  
Planning Commission Secretary

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Erlan Gonzalez  
Chairperson