

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

**REGULAR MEETING – 7:00 PM
January 24, 2019**

CALL TO ORDER

ROLL CALL

Planning Commission:	Jeffrey Barnes	Chair	Present
	Patricia Korzec	Vice-Chair	Present
	Robert Harris	Commissioner	Present
	JoAnn Stephan	Commissioner	Present
	Jeffrey Sims	Commissioner	Absent
	Ray L. Baker	Commissioner	Present
	Alvin Dejohnette	Commissioner	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Robert Harris.

APPROVAL OF AGENDA

Motion to approve the agenda was made by Commissioner Baker and seconded by Commissioner Harris.

Vote: 6-0
Ayes: Vice-Chair Korzec, Commissioner Harris, Stephan, Baker, Chair Barnes and Commissioner Dejohnette.
Absent: Commissioner Sims
Action: **Approved**

STAFF PRESENT

Paul Early	City Attorney
Patty Nevins	Planning Official
Chris Ormsby	Senior Planner
Claudia Manrique	Associate Planner
Jeff Bradshaw	Associate Planner
Michael Lloyd	Assistant City Engineer
Adria Reinertson	Fire Marshal
Eric Lewis	City Traffic Engineer
Ashley Aparicio	Planning Commission Secretary

CONSENT CALENDAR

APPROVAL OF MINUTES

Planning Commission - Regular Meeting - January 10, 2019 7:00 PM

Motion to approve the minutes of January 10, 2019 was made by Vice-Chair Korzec and seconded by Commissioner Baker.

Vote: 6-0
Ayes: Vice-Chair Korzec, Commissioner Harris, Stephan, Baker, Chair Barnes and Commissioner Dejohnette.
Absent: Commissioner Sims
Action: **Approved**

PUBLIC COMMENTS PROCEDURE

Rafael Bruqueras

Rafael Bruqueras stated that he would like to talk about the future for our young adults, between kindergarten and fifth graders. As Moreno Valley Unified School District is asking us for a request of theirs, I wrote down five things because it is very important to know that Moreno Valley is trying to accommodate many things and we are doing pretty well. Here are my five things.

1. Zone Change; everyone needs help, whether it is the school board or developers when it comes in front of the Commission.
2. In the future, we will have the Nason Corridor project. The school will be a great addition to that area. I went and saw phase II and how it will bring even more people to the area.
3. MV Elementary School on Cottonwood, in between Nason and Morrison. It currently holds 530 students, so think about how much Moreno Valley's District 3 has grown within the last several years. It cannot hold any more kids in that school so they have to go to other schools away from their community.
4. Moreno Valley is growing. We have many families moving to the City and with them, they bring their children who go to school from kindergarten to fifth grade.
5. The good thing about this project is that they are looking to put a two-story building and get away from the trailers so the kids could be all in one building rather than being scattered throughout the property.

NON-PUBLIC HEARING ITEMS

1. Request from the Moreno Valley Unified School District for land use verification of a potential new elementary school site and that it conforms to the Moreno Valley General Plan. (Report of: Planning Commission)
 - A. Staff recommends that the Planning Commission consider the location, purpose, and extent of a proposed real property acquisition by the Moreno Valley Unified School District ("District") and make a determination as to the conformity of the proposed acquisition with the Moreno Valley General Plan.

Motion to determine that the proposed acquisition conforms with the Moreno Valley General Plan was made by Vice-Chair Korzec and seconded by Commissioner Baker.

Vote: 6-0
Ayes: Vice-Chair Korzec, Commissioner Harris, Stephan, Baker, Chair Barnes and Commissioner Dejohnette.
Absent: Commissioner Sims
Action: **Approved**

PUBLIC HEARING ITEMS

1. The proposal includes a General Plan Amendment, Specific Plan Amendment, Change of Zone, a Plot Plan for 112 residential units, and a Tentative Parcel Map 37514 on 11.63 acres, located at the northeast corner of Krameria Avenue and Lasselle Street (Report of: Planning Commission)
 - A. Staff recommends that the Planning Commission **APPROVE** Resolution No. 2019-03, and thereby **RECOMMEND** that the City Council:
 1. CERTIFY the Addendum prepared for General Plan Amendment PEN18-0119, Specific Plan Amendment PEN18-0120, Zone Change PEN18-0121, Parcel Map PEN18-0090 and Plot Plan PEN18-0107 on file with the Community Development Department, incorporated herein by this reference, has been completed in compliance with the California Environmental Quality Act, that the Planning Commission reviewed and considered the information contained in the Addendum and that the document reflects the City's independent judgment and analysis; attached hereto as Exhibit A; and
 2. APPROVE the Mitigation Monitoring Program prepared for Parcel Map PEN18-0090 and Plot Plan PEN18-0107, attached hereto as Exhibit B.
 - B. Staff recommends that the Planning Commission APPROVE Resolution No. 2019-04, and thereby RECOMMEND that the City Council:

1. APPROVE General Plan Amendment application PEN18-0119 based on the findings contained in this resolution, and as shown on the attachment included as Exhibit A.
- C. Staff recommends that the Planning Commission APPROVE Resolution No. 2019-05, and thereby RECOMMEND that the City Council:
1. APPROVE Specific Plan Amendment application PEN18-0120 based on the findings contained in this resolution, and as shown on the attachment included as Exhibit A.
- D. Staff recommends that the Planning Commission APPROVE Resolution No. 2019-06, and thereby RECOMMEND that the City Council:
1. APPROVE Zone Change application PEN18-0121 based on the findings contained in this resolution, and as shown on the attachment included as Exhibit A.
- E. Staff recommends that the Planning Commission APPROVE Resolution No. 2019-07, and thereby RECOMMEND that the City Council:
1. APPROVE Plot Plan application PEN18-0107 based on the findings contained in this resolution, and subject to the conditions of approval included as Exhibit A.
- F. Staff recommends that the Planning Commission APPROVE Resolution No. 2019-08, and thereby RECOMMEND that the City Council:
1. **APPROVE** Parcel Map application PEN18-0090 based on the findings contained in this resolution, and subject to the conditions of approval included as Exhibit A.

Public Hearing Opened: 7:41 p.m.

Public Comments

Ms. Smith supports the item.
Rafael Brugueras supports the item.
Eddy Sone opposes item.

Public Hearing Closed: 7:53 p.m.

Motion to approve Resolution Numbers 2019-03, 2019-04, 2019-05, 2019-06, 2019-07 and 2019-08 was made by Vice-Chair Korzec and seconded by Commissioner JoAnn Stephan.

Vote: 6-0
Ayes: Vice-Chair Korzec, Commissioner Harris, Stephan, Baker, Chair Barnes and Commissioner Dejohnette.
Absent: Commissioner Sims
Action: **Approved**

OTHER COMMISSION BUSINESS

No Items for Discussion

STAFF COMMENTS

Paul Early, City Attorney, stated he was asked to prepare the Commissioners for upcoming cannabis applications within the City.

He stated that the Commission might be aware that the Council has approved a certain number of permits and that there have been changes to our zoning code and our regulatory code which allows for these businesses, as long as they have been licensed by the state. The final piece of that puzzle for the applicants is to bring their specific individual projects to this Commission for consideration of their Conditional Use Permits. A Conditional Use Permit is required for each one of these uses.

Mr. Early indicated that it is anticipated that the applications are going to be coming to the Commission a couple at a time throughout this year and that they may be seeing a number of them. He suggested that if Commissioners have any questions and or concerns about this process, they could reach out to him at any time. He also noted that the determination to allow cannabis to be considered has already been made, and that future application decisions would be confined to determining compliance based on our code. He added that if there are any questions about the scope of their authority Commissioners should please contact him.

Commissioner Stephen asks if there are guidelines in place.

Mr. Early stated that each application will be different and unique based on their conditions and location. He advised that his biggest warning would be that they not be placed in a position where a Conditional Use Permit is denied because of a desire not to have cannabis. The Commission still has the same authority as with other Conditional Use Permits and should treat this like any other Conditional Use Permit; if the Commission is satisfied that all of the requirements of our code are met and that all conditions and land use issues have been addressed, then we should not be arbitrary by denying them.

He noted that this Commission had strong feelings about the subject matter so this is why he wanted to bring this before the applications started coming to them, adding that his door is open if there are any specific concerns. If there are regulatory issues such as the parcel design and the things that the Commission already has the scope and authority over, those are still all fair game in these coming hearings.

Chair Barnes asks if this was for the approval of the dispensaries.

Mr. Early stated that the Council had identified that dispensaries are allowed, as well as other types of uses including manufacturing, distribution, testing and that different types of uses have different impacts.

Commissioner Stephen asks if they can do a change of zone?

Mr. Early stated that a change of zone can always be applied for, and would come before this Commission. The ones that we are talking about have already gone through the process of identification of a location within the zone that was approved for these uses. The ones you see will not have general plan amendments, zone changes, or proximity to sensitive uses. The Commission will be dealing mostly with design, parcel map, etc.

Chair Barnes asks if there are any additional comments.

Patty Nevins, Planning Official stated she has two items tonight. For the first item, I wanted to thank the community for coming out on Saturday, January 12, 2019, for the Nason Corridor Study Community meeting for their input. There was a wonderful turnout despite the rain and she just wanted to say thank you. The second item was to advise that the Planning Commission does have three Planning Commissioner Terms Expiring on March 31st of this year. Both sitting Commissioners and other qualified residents can apply for these positions. In accordance with the city's operating policy for Boards, Commissions and Committees, all applicants, including incumbents, need to complete the standard application form. Interested persons could contact Angel Migao, the Executive Assistant to the Mayor and City Council, for an application. There is no set date for considerations of these applications, so she encouraged anyone looking to apply to do so as soon as early possible.

PLANNING COMMISSIONER COMMENTS

Chair Barnes asks which Commissioner terms are is expiring.

Patty Nevins stated that the terms of Chair Barnes, Vice-Chair Korzec and Commissioner Sims terms are expiring on March 31st.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairman Barnes adjourned the meeting at 8:08 PM.

Submitted by:

Ashley Aparicio
Planning Commission Secretary

Approved by:

Jeffrey Barnes
Chair