

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

**REGULAR MEETING – 6:00 PM
June 22, 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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairperson DeJohnette.

APPROVAL OF AGENDA

RESULT: APPROVED [UNANIMOUS]
MOVER: Ray L. Baker, Commissioner
SECONDER: Omar Cobian, Vice-Chairperson
AYES: Ray L. Baker, Omar Cobian, Alvin DeJohnette, JoAnn Stephan

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

No public comments.

CONSENT CALENDAR

1. Planning Commission - Regular Meeting - Jun 8, 2023 6:00 PM

RESULT: APPROVED [UNANIMOUS]
MOVER: Ray L. Baker, Commissioner
SECONDER: JoAnn Stephan, Commissioner
AYES: Ray L. Baker, JoAnn Stephan, Alvin DeJohnette, Omar Cobian

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Conditional Use Permit to allow for the sale of beer and wine for off-site consumption (type 20 license) within an existing market (Tres Islas Seafood Market) located within three 300 feet from a residential zone.

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

1. **APPROVE** Resolution No. 2023-30, attached hereto, and thereby:

- a) **DETERMINE** that Conditional Use Permit (PEN22-0179) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301 (Existing Facilities); and,
- b) **APPROVE** Conditional Use Permit (PEN22-0179) subject to the attached Conditions of Approval and findings included as Exhibit A.

Public Hearing Opened: 6:12 p.m.

No public speakers

Public Hearing Closed: 6:13 p.m.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: JoAnn Stephan, Commissioner
SECONDER: Ray L. Baker, Commissioner
AYES: JoAnn Stephan, Ray L. Baker, Alvin DeJohnette, Omar Cobian

2. The proposed project consists of a commercial center which includes sit down and drive-through restaurants, a fueling station with an associated convenience store and fast-food restaurant with drive-through, a bank with a drive-through, two office buildings, three retail buildings, and an express car wash on approximately 8.51 gross acres. The project site is located within the Corridor Mixed Use (COMU) Zoning District.

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

1. **ADOPT** Resolution No. 2023-27, attached hereto, and thereby:

- a) **ADOPTING** the Initial Study/Mitigated Negative Declaration prepared for Tentative Tract Map No. 38621 (PEN19-0039), Master Plot Plan (PEN21-0273), Plot Plans (PEN21-0273, PEN19-0041, PEN19-0042, PEN19-0043, PEN20-0204, PEN20-0205), and Conditional Use Permits (PEN19-0044, PEN19-0045, PEN20-0203) 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) **ADOPTING** the Mitigation Monitoring and Reporting Program prepared for the proposed project, which consists of Tentative Tract Map No. 38621 (PEN19-0039), Master Plot Plan (PEN21-0273), Plot Plans (PEN21-0273, PEN19-0041, PEN19-0042, PEN19-0043, PEN20-0204, PEN20-0205), and Conditional Use Permits (PEN19-0044, PEN19-0045, PEN20-0203) pursuant to CEQA and the CEQA Guidelines.

2. **ADOPT** Resolution No. 2023-28, attached hereto, and thereby:

- a) **APPROVING** five (5) Plot Plans (PEN21-0273, PEN19-0041, PEN19-0042, PEN19-0043, PEN20-0204, PEN20-0205) and three (3) Conditional Use Permits (PEN19-0044, PEN19-0045, PEN20-0203) based on the recitals, evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2023-28.

3. **ADOPT** Resolution No. 2023-29, attached hereto, and thereby:

- a) **APPROVING** Tentative Tract Map No. 38621 (PEN19-0039) based on the recitals, evidence contained in the administrative records and findings as set forth in Resolution No. 2023-29.

Public Hearing Opened: 7:00 p.m.

Speakers

Lorena Colato
Yvonne Cohen
Ian Carpio

Public Hearing Closed: 7:15 p.m.

Chairperson DeJohnette moved to adopt Resolution No. 2023-27, Resolution No. 2023-28, and Resolution No. 2023-29 and modify Condition of Approval #33, changing the six-foot-high wall to an eight-foot-high wall that goes along the existing residents along the West end.

RESULT:	APPROVED WITH MODIFICATIONS [UNANIMOUS]
MOVER:	Alvin DeJohnette, Chairperson
SECONDER:	Omar Cobian, Vice-Chairperson
AYES:	Alvin DeJohnette, Omar Cobian, JoAnn Stephan, Ray L. Baker

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

No items for discussion.

PLANNING COMMISSIONER COMMENTS

Commissioner Baker informed the Commissioners he will not attend the July 13, 2023, Planning Commission meeting since he will be out of town. Commissioner Stephan indicated she may not be able to attend due to a medical appointment but will give the Planning Division staff an update.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson adjourned the meeting at 7:23 PM.

Submitted by:

Approved by:

Patricia Castreje
Planning Commission Secretary

Alvin DeJohnette
Chairperson