

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

**REGULAR MEETING – 7:00 PM
March 14, 2019**

CALL TO ORDER

This Regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:03 P.M., by Chair Barnes in the Council Chambers located at 14177 Frederick Street.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Sims.

APPROVAL OF AGENDA

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

Vote: 7-0
Ayes: Commissioner Baker, Harris, Stephan, Sims, Chair Barnes, Commissioner DeJohnette, and Vice-Chair Korzec
Action: **Approved**

STAFF PRESENT

Paul Early	City Attorney
Richard Sandzimier	Community Development Director
Patty Nevins	Planning Official
Sean Kelleher	Senior Planner
Chris Ormsby	Senior Planner
Julia Descoteaux	Associate Planner
Michael Koehler	Lt. Division Commander

CONSENT CALENDAR

APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Feb 28, 2019 7:00 PM

Motion to approve the minutes of February 28, 2019 was made by Vice-Chair Korzec and seconded by Commissioner DeJohnette.

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

PUBLIC COMMENTS PROCEDURE

None

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Conditional Use Permit for a retail cannabis dispensary located in an existing building at 23031 Sunnymead Boulevard (Report of: Planning Commission)
 - A. Staff recommends that the Planning Commission approve Resolution No. 2019-12, and thereby;
 1. CERTIFY that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1) Existing Facilities; and
 2. Approve PEN18-0208 Conditional Use Permit subject to the attached Conditions of Approval as Exhibit A.

Public Hearing Opened: 7:23 P.M.

Public Comments

Rafael Brugueras supports the item.

Public Hearing Closed: 7:27 P.M.

Motion to approve Resolution No. 2019-12 with Exhibit A as amended to remove Condition Number 17 and 37 from the conditions of approval of Resolution No. 2019-12, was made by Vice-Chair Korzec and seconded by Commissioner Harris.

Vote: 7-0
Ayes: Vice-Chair Korzec, Commissioner Harris, Baker, Stephan, Sims, Chair Barnes, and Commissioner DeJohnette
Action: **Approved**

2. Conditional Use Permit for a retail cannabis dispensary within an existing building at 13121 Perris Boulevard (Report of: Planning Commission)
 - A. Staff recommends that the Planning Commission approve Resolution No. 2019-13, and thereby;
 1. CERTIFY that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1) Existing Facilities; and
 2. Approve PEN18-0214 Conditional Use Permit subject to the attached Conditions of Approval as Exhibit A.

Public Hearing Opened: 7:56 P.M.

Public Comments

Aurora Lopez Guillen opposes the item.

Rafael Brugueras supports the item.

Moises A Mendoza opposes the item.

Juliann Shafer opposes the item.

Public Hearing Closed: 8:11 P.M.

Motion to approve Resolution No. 2019-13 with Exhibit A as amended to remove Condition Number 18 and 41 from the conditions of approval of Resolution No. 2019-13, was made by Vice-Chair Korzec and seconded by Commissioner Harris.

Vote: 7-0
Ayes: Vice-Chair Korzec, Commissioner Harris, Baker, Stephan, Sims, Chair Barnes, and Commissioner DeJohnette
Action: **Approved**

OTHER COMMISSION BUSINESS

Chair Barnes asked the City Attorney about the ability to revisit a Conditional Use Permit at any time.

Paul Early, City Attorney, stated the Planning Commission may periodically review any Conditional Use Permits to ensure that it is being operated in a manner consistent with Conditions of Approval or in a manner which is not detrimental to the public health safety or welfare or materially injurious to properties in the vicinity. If, after the review, the Commission deems there is sufficient evidence to warrant a full examination then a public hearing date shall be set. At such public hearing, the Commission may modify or revoke the permit pursuant to this section.

Commissioner Stephan asked for an update on the shopping center near Hemlock.

Rick Sandzimier, Community Development Director, stated that the development is called the Festival and is being re-branded as the District. Next to the IHOP, there is activity in the existing building and a significant retail chain is expected that will bring some life back to the commercial center. BlackRidge has submitted a building complex/campus and are currently going through the building and plan check review. The 10 acre parcel which was not included has had some inquires as well and hopefully with BlackRidge progressing we will see things moving.

Commissioner Baker asked how many cannabis permits the City has in total.

Patty Nevins, Planning Official stated there are 23 applications total and will be seeing them come to the Commission a few at a time over the next few months and or longer.

STAFF COMMENTS

Patty Nevins, Planning Official, introduced Mr. Sean Kelleher, the City's new Senior Planner.

PLANNING COMMISSIONER COMMENTS

No items for discussion.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairman Barnes adjourned the meeting at 8:31 PM.

Submitted by:

Ashley Aparicio
Planning Commission Secretary

Approved by:

Jeffrey Barnes
Chair