

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

**REGULAR MEETING – 7:00 PM
December 12, 2019**

CALL TO ORDER

This Regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:02 p.m., by Chairperson Sims in the Council Chambers located at 14177 Frederick Street, Moreno Valley, California.

ROLL CALL

Planning Commission:	Jeffrey Sims	Chairperson	Present
	Ray L. Baker	Vice Chairperson	Present
	Patricia Korzec	Commissioner	Present
	Robert Harris	Commissioner	Present
	JoAnn Stephan	Commissioner	Present
	Rafael Brugueras	Commissioner	Present
	Alvin DeJohnette	Commissioner	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Harris.

APPROVAL OF AGENDA

Motion to approve the agenda was made by Vice Chairperson Sims and seconded by Commissioner Brugueras.

Vote: 7-0

Ayes: Vice Chairperson Baker, Commissioner Brugueras, Korzec, Harris, Stephan, Chairperson Sims and Commissioner DeJohnette

Action: **Approved**

STAFF PRESENT

Paul Early	City Attorney
Albert Armijo	Interim Planning Manager
Chris Ormsby	Senior Planner
Sean Kelleher	Senior Planner
Jerry Guarracino	Contract Planner
Eric Lewis	City Traffic Engineer
Michael Lloyd	Assistant City Engineer
Hoang Nguyen	Associate Engineer
Paul Villalobos	Fire Marshal
Jason Sexton	Sergeant
Ashley Aparicio	Planning Commission Secretary

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

No public speakers.

CONSENT CALENDAR

1. Planning Commission - Regular Meeting - November 14, 2019 7:00 PM

Motion to approve the minutes of November 14, 2019 was made by Commissioner Korzec and seconded by Vice Chairperson Baker.

Vote: 7-0

Ayes: Commissioner Korzec, Vice Chairperson Baker, Commissioner Harris, Stephan, Brugueras, Chairperson Sims and Commissioner DeJohnette

Action: **Approved**

NON-PUBLIC HEARING ITEMS

1. Request from the Moreno Valley Unified School District for report regarding sale of property (Report of: Planning Commission)

A. Staff recommends that the Planning Commission adopt the conclusions as set forth in the staff report regarding the real property disposition by the Moreno Valley Unified School District.

Motion to approve considerations was made by Vice Chairperson Baker and seconded by Commissioner Korzec.

Vote: 7-0

Ayes: Vice Chairperson Baker, Commissioner Korzec, Harris, Stephan, Brugueras, Chairperson Sims and Commissioner DeJohnette

Action: **Approved**

PUBLIC HEARING ITEMS

1. Conditional Use Permit for a retail cannabis dispensary Treehouse, CUP PEN19-0054, in a 2,528 square foot single story building located at 24081 Postal Avenue. (Report of: Planning Commission)

A. Staff recommends that the Planning Commission APPROVE Resolution No. 2019-44, and thereby:

1. Certify that Conditional Use Permit PEN19-0054 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 1 Exemption (Section 15301, Existing Facilities); and

2. Approve Conditional Use Permit PEN19-0054 subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

Public Hearing Opened: 7:30 pm

No public speakers.

Public Hearing Closed: 7:30 pm

Motion to approve Resolution Number 2019-44 was made by Commissioner Brugueras and seconded by Vice Chairperson Baker.

Vote: 7-0

Ayes: Commissioner Brugueras, Vice Chairperson Baker, Commissioner Korzec, Harris, Stephan, Chairperson Sims and Commissioner DeJohnette

Action: **Approved**

2. A Master Plot Plan PEN19-0209 for a 7,250 square foot multi-tenant commercial building and a Conditional Use Permit PEN19-0076 for a cannabis dispensary, From the Earth, in a 6,030 square foot tenant space located on the south side of Sunnymead Boulevard at Back Way. (Report of: Planning Commission)

A. Staff recommends that the Planning Commission:

1. Certify that Master Plot Plan (PEN19-0209) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Exemption, CEQA Guidelines Section 15332 (In-Fill development Projects), and
2. Adopt Resolution 2019-45 and thereby APPROVE Master Plot Plan (PEN19-0209) based on the findings contained in the Resolution and subject to the conditions of approval included as Exhibit A; and
3. Certify that Conditional Use Permit (PEN19-0076) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Exemption, CEQA Guidelines Section 15332 (In-Fill development Projects), and
4. Adopt Resolution 2019-46 and thereby APPROVE Conditional Use Permit application (PEN19-0076) based on the findings contained in the Resolution, and subject to the conditions of approval included as Exhibit A.

Public Hearing Opened: 7:53 pm

Ray Ritchey voiced his concerns about the project.

Public Hearing Closed: 7:55 pm

Motion to approve Resolution Number 2019-45 as amended to include resolving as follows “CERTIFY that Conditional Use Permit PEN19-0076 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 32 Exemption (Section 15332, In-Fill Development Projects)”; and to approve Resolution Number 2019-46 as amended, to include, to include a minor modification to Condition Number 12 of Exhibit A, was made by Chairperson Sims and seconded by Vice Chairperson Baker.

Vote: 7-0

Ayes: Chairperson Sims, Vice Chairperson Baker, Commissioner Korzec, Harris, Stephan, Brugueras and DeJohnette

Action: **Approved**

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

No items for discussion.

PLANNING COMMISSIONER COMMENTS

No items for discussion.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson Sims adjourned the meeting at 8:05 PM.

Submitted by:

Approved by:

Ashley Aparicio
Planning Commission Secretary

Jeffrey Sims
Chairperson