

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

**REGULAR MEETING – 6:00 PM  
May 11, 2023**

**CALL TO ORDER**

This regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 6:01 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 Commissioner Stephan.

**APPROVAL OF AGENDA**

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

**SELECTION OF VICE-CHAIRPERSON**

1. Accept Nominations for and elect a new Vice-Chairperson

Chairperson DeJohnette administered the vote of a new Vice-Chairperson. Commissioner Stephan made a motion to appoint Commissioner Cobian. Commissioner DeJohnette seconded the motion.

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

**PUBLIC COMMENTS PROCEDURE**

**PUBLIC COMMENTS**

No public comments.

## CONSENT CALENDAR

1. Planning Commission - Regular Meeting - Apr 27, 2023 6:00 PM

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

## NON-PUBLIC HEARING ITEMS

No items for discussion.

## PUBLIC HEARING ITEMS

1. Plot Plan for a three-unit multi-family residential apartment project.
  - A. Staff recommends that the Planning Commission take the following actions:
    1. **ADOPT** Resolution No. 2023-19, and thereby:
      - a) **FINDING** the Proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Exemption, under CEQA Guidelines (Section 15332, In-Fill Development); and
      - b) **APPROVING** Plot Plan PEN22-0084 subject to the attached Conditions of Approval as Exhibit A to the Resolution.

**Public Hearing Opened:** 6:16 p.m.

No public speakers

**Public Hearing Closed:** 6:17 p.m.

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

2. Plot Pan for a 75,847 square foot, 4-story hotel within Stoneridge Towne Centre
  - A. Staff recommends that the Planning Commission take the following actions:
    1. **ADOPT** Resolution No. 2023-11, and thereby:

- a) **FINDING** the Proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Exemption, under CEQA Guidelines (Section 15332, In-Fill Development); and
- b) **APPROVING** Plot Plan PEN22-0256 subject to the attached Conditions of Approval as Exhibit A to the Resolution.

**Public Hearing Opened:** 6:30 p.m.

No public speakers

**Public Hearing Closed:** 6:31 p.m.

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

3. Municipal Code Amendment to amend various sections within Title 9 Planning and Zoning Including Chapters 9.02 Permits and Approvals, 9.03 Residential Districts, 9.09 Specific Use Development Standards, and 9.15 Definitions

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

1. **ADOPT** Resolution No. 2023-20, and thereby:

- a) **RECOMMENDING THAT THE CITY COUNCIL FIND** the amendments exempt from the California Environmental Quality Act; and
- b) **APPROVING** the Municipal Code Title 9 Amendments (PEN23-0047), based on the findings contained set forth and/or referenced in this Resolution and **INTRODUCE** and **ADOPT** an ordinance to effectuate the amendments included in this Resolution.

**Public Hearing Opened:** 6:41 p.m.

No public speakers

**Public Hearing Closed:** 6:42 p.m.

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

**OTHER COMMISSION BUSINESS**

No items for discussion.

**STAFF COMMENTS**

Acting Community Development Director, Sean Kelleher, provided information regarding an announcement that the Attorney General Bonta and the California Department of Housing and Community Development filed a lawsuit against the City of Elk Grove for violating state fair housing laws associated with the denial of a 66-unit affordable housing project. As well as a lawsuit filed against the City of Huntington Beach.

**PLANNING COMMISSIONER COMMENTS**

No items for discussion.

**ADJOURNMENT**

There being no further business to come before the Planning Commission, Chairperson adjourned the meeting at 6:48 PM.

Submitted by:

Approved by:

\_\_\_\_\_  
Rachel Ramirez  
Planning Commission Secretary

\_\_\_\_\_  
Alvin DeJohnette  
Chairperson