

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

**REGULAR MEETING – 6:00 PM
October 12, 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
	Erlan Gonzalez	Commissioner	Excused Absence
	Daryl C. Terrell	Commissioner	Present
	David Zeitz	Commissioner	Present
	Nicole Taylor	Alternate Commissioner	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Taylor.

APPROVAL OF AGENDA

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Ray L. Baker, Commissioner
SECONDER: David Zeitz, Commissioner
AYES: Ray L. Baker, David Zeitz, Alvin DeJohnette, Omar Cobian, JoAnn Stephan, Daryl C. Terrell, Nicole Taylor
ABSENT: Erlan Gonzalez

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

Speakers:
Louise Palomarez

CONSENT CALENDAR

1. Planning Commission - Regular Meeting - Sep 28, 2023 6:00 PM

RESULT: APPROVED [UNANIMOUS]
MOVER: David Zeitz, Commissioner
SECONDER: Ray L. Baker, Commissioner
AYES: David Zeitz, Ray L. Baker, Alvin DeJohnette, Omar Cobian, JoAnn Stephan, Daryl C. Terrell, Nicole Taylor
ABSENT: Erlan Gonzalez

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Tentative Parcel Map No. 38667 for the subdivision of 887.3 acres of land into 14 numbered parcels and 80 lettered lots for public streets, private driveways, landscape, and access.
 - A. Staff recommends that the Planning Commission take the following actions:
 1. **ADOPT** Resolution No. 2023-42, attached hereto, and thereby
 - a) **APPROVE** Tentative Parcel Map No. 38667 (PEN23-0031) based on the Recitals, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2023-42.

Public Hearing Opened: 6:17 p.m.

Speakers

Louise Palomarez

Public Hearing Closed: 6:21 p.m.

RESULT: APPROVED [UNANIMOUS]
MOVER: JoAnn Stephan, Commissioner
SECONDER: Omar Cobian, Commissioner
AYES: JoAnn Stephan, Omar Cobian, Alvin DeJohnette, Ray L. Baker, Daryl C. Terrell, David Zeitz, Nicole Taylor
ABSENT: Erlan Gonzalez

2. A Conditional Use Permit for a Planned Unit Development and a Tentative Tract Map No. 38264 to subdivide approximately 18.36 net acres into 55 residential lots, private streets, for 55 single-family lots, including park areas, common parking, and a variance for wall heights, within the residential 3 (R3) district.
 - A. Staff recommends that the Planning Commission take the following actions:
 1. **ADOPT** Resolution No. 2023-43, attached hereto, and thereby:

- a) **ADOPTING** the Initial Study/Mitigated Negative Declaration prepared for Conditional Use Permit (PEN22-0014), Tentative Tract Map No. 38264 (PEN22-0013), and Variance (PEN23-0013) 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 Conditional Use Permit (PEN22-0014), Tentative Tract Map No. 38264 (PEN22-0013), and Variance (PEN23-0013) pursuant to CEQA and the CEQA Guidelines.

2. **ADOPT** Resolution No. 2023-44, attached hereto, and thereby:

- a) **APPROVING** Conditional Use Permit (PEN22-0014) and Tentative Tract Map No. 38264 (PEN22-0013) based on the recitals, evidence contained in the administrative records and findings as set forth in Resolution No. 2023-44.

3. **ADOPT** Resolution No. 2023-45, attached hereto, and thereby:

- a) **APPROVING** Variance (PEN23-0013) based on the recitals, evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2023-45.

Public Hearing Opened: 6:50 p.m.

Speakers

Louise Palomarez
Bob Palomarez

Public Hearing Closed: 6:58 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ray L. Baker, Commissioner
SECONDER:	David Zeitz, Commissioner
AYES:	Ray L. Baker, David Zeitz, Alvin DeJohnette, Omar Cobian, JoAnn Stephan, Daryl C. Terrell, Nicole Taylor
ABSENT:	Erlan Gonzalez

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

CDD Director, Sean Kelleher, advised Commissioners that the Brown Act Training will be rescheduled, and staff would be reaching out with the new date and time.

PLANNING COMMISSIONER COMMENTS

Chairperson DeJohnette asked Staff if the City can set ordinances regarding the regulation of towing companies or if the City can set up a warning system like other counties, such as Los Angeles.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson DeJohnette adjourned the meeting at 7:14 PM.

Submitted by:

Approved by:

Rachel Ramirez
Planning Commission Secretary

Alvin DeJohnette
Chairperson