

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

**REGULAR MEETING – 7:00 PM
April 25, 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 Chairperson Sims in the Council Chambers located at 14177 Frederick Street, Moreno Valley, California.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner DeJohnette.

APPROVAL OF AGENDA

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

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

STAFF PRESENT

Paul Early	City Attorney
Patty Nevins	Planning Official
Jeff Zwack	Contract Planner
Chris Ormsby	Senior Planner
Sean Kelleher	Senior Planner
Michael Lloyd	Assistant City Engineer
Doug Bloom	Assistant Fire Marshall
John Kerenyi	Senior Engineer
Ashley Aparicio	Planning Commission Secretary

PUBLIC COMMENTS PROCEDURE

No public speakers.

CONSENT CALENDAR

APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - April 11, 2019 7:00 PM

Motion to approve the minutes of April 11, 2019 was made by Vice Chairperson Baker and seconded by Commissioner DeJohnette.

Vote: 6-1
Ayes: Vice Chairperson Baker, Commissioner DeJohnette, Harris, Stephan, Brugueras and Chairperson Sims
Abstain: Commissioner Korzec
Action: **Approved**

NON-PUBLIC HEARING ITEMS

No Items for discussion.

PUBLIC HEARING ITEMS

1. Conditional Use Permit (CUP) for a proposed cannabis microbusiness, "MoVal Marijuana", consisting of retail cannabis sales, manufacturing and distribution in a Community Commercial (CC) Zone. (Report of: Planning Commission)

A. Staff recommends that the Planning Commission approve Resolution No. 2019-26, 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 PEN18-0195 Conditional Use Permit subject to the attached Conditions of Approval included as Exhibit A.**

Public Hearing Opened: 8:06 p.m.

Yakuba Brown spoke in support of the project.

Public Hearing Closed: 8:09 p.m.

Motion to approve Resolution Number 2019-26 was made by Commissioner Korzec and seconded by Commissioner Stephan.

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

2. Conditional Use Permit for a 78-unit transitional residential care housing/assisted living complex for senior citizens on 3.11 acres located on the south side of Box Springs Road (Report of: Planning Commission)

A. Staff recommends that the Planning Commission approve Resolution No. 2019-25, and thereby:

1. Certify that PEN18-0205, a Conditional Use Permit for transitional residential care housing is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 32 Categorical Exemption, CEQA Guidelines Section 15332, for In-Fill development Projects; and
2. Approve Conditional Use Permit, PEN18-0205 based on the findings contained in this resolution and subject to the attached conditions of approval included as Exhibit A.

Public Hearing Opened: 8:59 p.m.

Mara Sweets spoke indicating that she was amenable to the proposed project but expressed concerns about the construction process limiting power and water to the adjacent property.

Aurora Johnson spoke indicating that was amenable to the proposed project but expressed concerns about the construction process limiting power and water to the adjacent property.

Public Hearing Closed: 9:13 p.m.

Motion to approve Resolution Number 2019-25 was made by Vice Chairperson Baker and seconded by Commissioner DeJohnette.

Vote: 7-0
Ayes: Vice Chairperson Baker, Commissioner DeJohnette, Korzec, Harris, Stephan, Brugueras and Chairperson Sims
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 9:18 PM.

Submitted by:

Approved by:

Ashley Aparicio
Planning Commission Secretary

Jeffrey Sims
Chairperson