

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

**REGULAR MEETING – 7:00 PM  
October 10, 2019**

**CALL TO ORDER**

This Regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:05 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 Korzec.

**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, Harris, Stephan, Brugueras  
Chairperson Sims and Commissioner DeJohnette

**Action:** **Approved**

**STAFF PRESENT**

Paul Early	City Attorney
Patty Nevins	Acting Community Development Director
Sean Kelleher	Senior Planner
Jerry Guarracino	Contract Planner
Claudia Manrique	Associate Planner
Michael Wolfe	City Engineer
Eric Lewis	City Traffic Engineer
Michael Lloyd	Assistant City Engineer
Paul Villalobos	Fire Marshal
Ashley Aparicio	Planning Commission Secretary

## **PUBLIC COMMENTS PROCEDURE**

### **PUBLIC COMMENTS**

No public speakers.

### **CONSENT CALENDAR**

1. Planning Commission - Regular Meeting - Aug 22, 2019 7:00 PM
2. Planning Commission - Regular Meeting - Sep 26, 2019 7:00 PM

Motion to approve the minutes of August 22, 2019 and September 26, 2019 was made by Vice Chairperson Baker and seconded by Commissioner Brugueras.

**Vote:** 7-0

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

**Action:** **Approved**

### **NON-PUBLIC HEARING ITEMS**

No items for discussion

### **PUBLIC HEARING ITEMS**

1. PEN19-0110 - Courtyards at Cottonwood Proposed General Plan Amendment, Change of Zone, and Plot Plan for 81 affordable residential units on 8.37 acres, located at the northeast corner of Cottonwood Avenue and Indian Street (Report of: Planning Commission)
  - A. Staff recommends that the Planning Commission APPROVE Resolution No. 2019-37, and thereby recommend that the City Council:
    1. Certify the Initial Study/Mitigated Negative Declaration, prepared for General Plan Amendment (PEN19-0108), Zone Change (PEN19-0109), Plot Plan (PEN19-0110), on file with the Community Development Department, incorporated herein by this reference, completed in compliance with the California Environmental Quality Act Guidelines, and that the Planning Commission reviewed and considered the information contained in the Initial Study/ Mitigated Negative Declaration, and that the document reflects the City's independent judgment and analysis; attached hereto as Exhibit A; and
    2. Approve the Mitigation Monitoring and Reporting Program prepared for Plot Plan application PEN19-0110, attached hereto as Exhibit B.

- B. Staff recommends that the Planning Commission APPROVE Resolution No.2019-38, and thereby recommend that the City Council:
1. Approve General Plan Amendment application PEN19-0108 based on the findings contained in this resolution, and as shown on the attachment included as Exhibit A.
- C. Staff recommends that the Planning Commission APPROVE Resolution No.2019-39, and thereby recommend that the City Council:
1. Approve Change of Zone application PEN19-0109 based on the findings contained in this resolution, and as shown on the attachment included as Exhibit A.
- D. Staff recommends that the Planning Commission APPROVE Resolution No. 2019-40, and thereby recommend that the City Council:
1. Approve Plot Plan application PEN19-0110 based on the findings contained in this resolution, and subject to the conditions of approval included as Exhibit A.

**Public Hearing Opened:** 7:54 p.m.

Darrell Barnes opposes the item.

David Connor opposes the item.

Karla Gomez opposes item.

Cheryl Didio supports the item.

**Public Hearing Closed:** 8:21 p.m.

Motion to approve Resolution Numbers 2019-37, 2019-38, 2019-39, and 2019-40 with Exhibit A as amended to remove Condition No. 86 from the conditions of approval of Resolution No. 2019-40 was made by Commissioner Korzec and seconded by Commissioner Stephan.

**Vote:** 7-0

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

**Action:** **Approved**

After the approval of Item No. 1 Chairperson Sims called for a ten-minute recess.

At 8:43 p.m. Chairperson Sims reconvened the meeting.

2. Conditional Use Permit for a new Banquet Facility located at 23750 Alessandro Boulevard, Suites L-107 Through L112, within an existing commercial center (Report of: Planning Commission)
  - A. Staff recommends that the Planning Commission APPROVE Resolution No. 2019-34, 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 PEN19-0181 Conditional Use Permit subject to the attached Conditions of Approval included as Exhibit A.

Public Hearing Opened: 8:36 p.m.

No public speakers.

Public Hearing Closed: 8:36 p.m.

Motion to approve Resolution No. 2019-34 was made by Commissioner Korzec and seconded by Vice Chairperson Baker.

**Vote:** 7-0

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

**Action:** Approved

## **OTHER COMMISSION BUSINESS**

No items for discussion.

## **STAFF COMMENTS**

No items for discussion.

## **PLANNING COMMISSIONER COMMENTS**

Commissioner Brugueras stated that he is glad that the City of Moreno Valley is doing its part in affordable housing, as it is very important. He stated that people may not like it and have bad ideas of what affordable housing is but we can turn it around, and we did tonight. He added that the project is built well, has a good design and it will make the community better and he hopes that the City continues and the developers know we are open for business in the City of Moreno Valley.

## ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson Sims adjourned the meeting at 9:05 PM.

Submitted by:

Approved by:

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Ashley Aparicio  
Planning Commission Secretary

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Jeffrey Sims  
Chairperson