

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

**REGULAR MEETING – 6:00 PM
September 28, 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	Excused
	JoAnn Stephan	Commissioner	Present
	Ray L. Baker	Commissioner	Present
	Erlan Gonzalez	Commissioner	Present
	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 Baker.

APPROVAL OF AGENDA

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

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

No public comments.

CONSENT CALENDAR

1. Planning Commission - Regular Meeting - Sep 14, 2023 6:00 PM

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

No public speakers

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.

The Applicant requested a continuance.

RESULT: CONTINUED [UNANIMOUS] **Next: 10/12/2023 6:00 PM**
MOVER: Erlan Gonzalez, Commissioner
SECONDER: Ray L. Baker, Commissioner
AYES: Erlan Gonzalez, Ray L. Baker, Alvin DeJohnette, JoAnn Stephan, Daryl C. Terrell, David Zeitz, Nicole Taylor
ABSENT: Omar Cobian

2. Tentative Parcel Map No. 38599 to subdivide an 8.99-acre parcel into two parcels and a plot plan to construct a 64-unit apartment complex located at 13989 Moreno Rose Place, within the corridor mixed-use (COMU) district
 - A. Staff recommends that the Planning Commission take the following actions:
 1. **ADOPT** Resolution No. 2023-41, attached hereto, and thereby:
 - a) **ADOPTING** the Initial Study/Mitigated Negative Declaration prepared for Tentative Parcel Map No. 38599 (PEN21-0251) and Plot Plan (PEN21-0250) 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 a Tentative Parcel Map No. 38599 (PEN21-0251) and Plot Plan (PEN21-0250) pursuant to CEQA and the CEQA Guidelines.

2. **ADOPT** Resolution No. 2023-40, attached hereto, and thereby:

- a) **APPROVING** Tentative Parcel Map No. 38599 (PEN21-0251) and Plot Plan (PEN21-0250) based on the Recitals, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2023-40.

Public Hearing Opened: 6:23 p.m.

No public speakers

Public Hearing Closed: 6:24 p.m.

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

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

Community Development Director, Sean Kelleher, reminded the Planning Commissioners that a training session will be held on October 18th regarding the Brown Act.

PLANNING COMMISSIONER COMMENTS

Commissioner Gonzalez reminded staff that he has an excused absence scheduled for the Planning Commission meeting being held on October 12, 2023.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson adjourned the meeting at 6:30 PM.

Submitted by:

Approved by:

Rachel Ramirez
Planning Commission Secretary

Alvin DeJohnette
Chairperson