

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

**SPECIAL MEETING – 6:30 PM  
October 11, 2018**

**CALL TO ORDER**

This Regular Meeting of the Planning Commission of the City of Moreno Valley was called to order at 6:37 p.m. by Chair Jeffrey Barnes in the Council Chamber located at 14177 Frederick Street.

**ROLL CALL**

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

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Alvin DeJohnette.

**APPROVAL OF AGENDA**

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Motion made by Commissioner Sims and seconded by Commissioner Baker.

Vote: 7-0-0-0  
Ayes: Commissioner Sims, Baker, DeJohnette, Stephan, Harris, Vice Chair  
Korzec and Chair Barnes  
Action: Approved

**STAFF PRESENT**

Paul Early	City Attorney
Albert Armijo	Interim Planning Manager
Chris Ormsby	Senior Planner
Seda Yaghoubian	Contract Planner
Michael Lloyd	Assistant City Engineer
Vince Girón	Associate Engineer
Eric Lewis	City Traffic Engineer
Adria Reinertson	Fire Marshal
Ashley Aparicio	Planning Commission Secretary

## **CONSENT CALENDAR**

### **APPROVAL OF MINUTES**

Planning Commission - Regular Meeting - Aug 23, 2018 7:00 PM

Motion made by Commissioner Harris and seconded by Commissioner Baker with the minutes as amended.

Vote: 7-0  
Ayes: Commissioner Harris, Baker, DeJohnette, Stephan, Sims, Vice Chair  
Korzec and Chair Barnes  
Action: Approved

### **PUBLIC COMMENTS PROCEDURE**

Rafael Bruqueras

1. The City's progress and economic growth can physically be seen with land that used to be dirt, but is now roads, homes, and new construction. We have come a long way and we aren't done with our progress.
2. People are happy to live here under the "M", the miracle city. We need to continue doing what we do and make progress with a yes vote as we need to finish our City.

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

No Items for Discussion

### **OTHER COMMISSION BUSINESS**

No Items for Discussion

### **STAFF COMMENTS**

Albert Armijo

1. Planning Commission Project Status Update
  - a. General Plan Amendments/changes for residential and industrial uses
  - b. Plot Plans
  - c. Conditional Use Permits
  - d. Tentative Tract Maps
2. New Projects coming to the City
  - a. Parks and Community Services Civic Center Amphitheater and Park Project at the Conference and Recreation Center coming in 2019
  - b. Nason Street Corridor Phase II on City owned land

- i. There is an upcoming Workshop/Presentation on 10/18/2018 at 6:00 p.m. here at City Hall in the City Council Chamber.

3. New Planning Manager

- a. Announced his departure and welcomed new Planning Official Patty Nevins, with a start date of 10/15/2018. She brings 25 years of diversified planning experience and has most recently served as the Community Development Director for the City of Banning, WRCOG Chair for the Technical Advisory Committee, as well as worked for Southern CA Edison as well as work in the San Diego and Desert Communities.

## **PLANNING COMMISSIONER COMMENTS**

No Items for Discussion

Chair Barnes called for a 12-minute recess.

At 7:02 p.m. Chair Barnes reconvened the meeting to consider the public hearing item.

## **PUBLIC HEARING ITEMS**

1. General Plan Amendment, Change of Zone, and Plot Plan for a 204,022 square foot warehouse building on an 8.8-acre site (Report of: Planning Commission)
- A. Staff recommends that the Planning Commission APPROVE Resolution Numbers 2018-43, 2018-44, 2018-45 and 2018-46, and thereby RECOMMEND that the City Council:

Resolution No. 2018-43

1. CERTIFY that the Initial Study/Mitigation Negative Declaration PEN18-0026 for the Centerpointe Commerce Project, inclusive of all related applications on file with the Community Development Department, incorporated herein by this reference, has been completed in compliance with the California Environmental Quality Act, and the information and findings contained in the Mitigated Negative Declaration, attached hereto as Exhibit A, reflects the City's independent judgment and analysis; and
2. ADOPT the Mitigation Monitoring and Reporting Program for the Initial Study/Mitigated Negative Declaration for the proposed project, attached hereto as Exhibit B; and

Resolution No. 2018-44

3. APPROVE PEN18-0024, the General Plan Amendment as shown on the attachment included as Exhibit A; and

Resolution No. 2018-45

4. APPROVE PEN18-0025, the Change of Zone as shown on the attachment included as Exhibit A; and

Resolution No. 2018-46

5. APPROVE PEN18-0023, Plot Plan subject to the attached Conditions of Approval included as Exhibit A.

**Public Hearing Opened:** 7:21 p.m.

Public Comments

Rafael Brugueras supports the item.

**Public Hearing Closed:** 7:26 p.m.

Motion made by Vice Chair Korzec and seconded by Commissioner Baker with the Conditions of Approval as amended.

Vote: 7-0-0-0

Ayes: Vice Chair Korzec, Commissioner Baker, DeJohnette, Stephan, Harris and Sims and Chair Barnes

Action: Approved with the addition of conditions of approval to Exhibit A of Resolution 2018-46 included in staff's memorandum to the Planning Commission dated October 11, 2018

At this Chair Barnes went on to ask if there were any Staff Wrap-up or additional items from staff or comments from the Commissioners.

Albert Armijo, Interim Planning Manager stated the Public Hearing Item will be going to Council in December.

Commissioner Sims asked about the General Plan Review update.

Albert Armijo, Interim Planning Manager, said the General Plan Update has been tabled at this time.

Chair Barnes asked why was it tabled.

Albert Armijo, Interim Planning Manager, stated it is his understanding that the City wanted to do visioning for the City prior to the General Plan Update.

## **ADJOURNMENT**

There being no further business to come before the Planning Commission, Chairman Barnes adjourned the meeting at 7:31 AM.

Submitted by:

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Ashley Aparicio  
Planning Commission Secretary

Approved by:

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Jeffrey Barnes  
Chair