

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

**REGULAR MEETING – 7:00 PM  
February 14, 2019**

**CALL TO ORDER**

**ROLL CALL**

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

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner JoAnn Stephan.

**APPROVAL OF AGENDA**

Motion to approve the agenda was made by Commissioner Baker and seconded by Commissioner Sims.

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

**STAFF PRESENT**

|                       |                               |
|-----------------------|-------------------------------|
| Martin D. Koczanowicz | City Attorney                 |
| Patty Nevins          | Planning Official             |
| Chris Ormsby          | Senior Planner                |
| Claudia Manrique      | Associate Planner             |
| Julia Descoteaux      | Associate Planner             |
| Eric Lewis            | City Traffic Engineer         |
| Michael Lloyd         | Assistant City Engineer       |
| Doug Bloom            | Interim Fire Marshal          |
| Ashley Aparicio       | Planning Commission Secretary |

## CONSENT CALENDAR

### APPROVAL OF MINUTES

Planning Commission - Regular Meeting - January 24, 2019 7:00 PM

Motion to approve the minutes of January 24, 2019 was made by Commissioner Baker and seconded by Vice-Chair Korzec.

Vote: 6-0-1  
Ayes: Commissioner Baker, Stephan, Harris, DeJohnette, Vice-Chair Korzec and Chair Barnes  
Abstain: Commissioner Sims  
Action: **Approved**

### PUBLIC COMMENTS PROCEDURE

#### Rafael Bruqueras

1. Attended a City Council Study Session and learned about the city's budget. The Chief Financial Officer informed him about how the budget is structured, how things are paid out, what brings in revenue and what sustains the city to pay our bills on time.
2. Last year we had a lot of housing built and each of those homes pays property taxes. The fees collected go to the County and State and the City only gets 1%.
3. Industrial buildings bring the big revenue and are important to Moreno Valley as we keep the majority of the revenue on these properties.
4. Going through the amendment our goal should be to enhance Moreno Valley as a desirable place in which to live, work, shop and do business. When we grow our city together, this is what occurs, to have a desirable city in which to live, work, shop and do business and we did that very well last year.
5. Thanked members for all that they do.

### NON-PUBLIC HEARING ITEMS

1. 2018 General Plan Annual Progress Report
  - A. Staff recommends that the Planning Commission Approve Resolution No. 2019-10 and thereby;
    1. Certify that the General Plan Annual Report qualifies for the general rule exemption in accordance with Section 15061 (b)3 of the California Environmental Quality Act (CEQA) Guidelines: and
    2. Recommends to the City Council that the January 2018 to December 2018 General Plan Annual Report is consistent with the requirements of Government Code Section 65400 and is ready for submittal to the Office of

Planning and Research and to the Department of Housing and Community Development by April 1, 2019.

**Public Comments:**

Rafael Brugueras supports the item and asked that we have a Study Session so we can avoid problems like what we had in 2018.

Roy Blecker does not support the item. Stated that the City Council passed a \$1.75 million dollar budget for the General Plan in 2017 and we are sitting on our hands. We have items like the donut shop down Perris Boulevard and Cottonwood Avenue, which had problems and took five years to get approved. He came with a proposal in 2017 to the Planning Commission and City Council to put a General Plan Amendment together using the Mill Creek model to be done in a year for half the money. He states the City suffers and asked why the hillside ordinance revision that was not done. The speaker stated that Mr. Brugueras was right; the property tax split for the warehouses are put into the city budget and the housing costs the city more money. Put this out in the public as this community has suffered since December of 1984. This is why income on inflation and population adjustment has gone down 30% from 2000-2015. We cannot change the past but we can affect the future and it is part of your job to carry it out and it is not being done. Mr. Blecker recommended approval of the senior project.

Motion to accept the 2018 General Plan Annual Progress Report made by Vice-Chair Korzec and seconded by Commissioner DeJohnette.

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

**PUBLIC HEARING ITEMS**

1. Plot Plan for a 20-unit senior apartment complex on .9 acres located on the north side of Webster Avenue west of Indian Street
- A. Staff recommends that the Planning Commission Approve Resolution No. 2019-09 and thereby:
  1. Certify the PEN16-0066 (PA15-0031), a Plot Plan for a 20-unit senior apartment complex 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 Plot Plan PEN16-0066 (PA15-0031), based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

**Public Hearing Opened: 7:50 pm**

Public Comments

Ray Ritchey does not oppose or support the item, he is concerned about the water main, traffic flow, and the lighting for the project location.

Rafael Brugueras supports the item but has concerns with the four disabled units, bathrooms, counter tops, whether there will be medical or security on site or if staff will be available, and whether there will be a live-in manager.

**Public Hearing Closed: 7:55 pm**

Motion to approve Resolution Number 2019-09 was made by Commissioner Sims and seconded by Commissioner Baker.

Vote: 7-0  
Ayes: Commissioner Sims, Baker, Stephan, Harris, DeJohnette, Vice-Chair Korzec and Chair Barnes  
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, Chairman Barnes adjourned the meeting at 8:01 p.m.

Submitted by:

Approved by:

\_\_\_\_\_  
Ashley Aparicio  
Planning Commission Secretary

\_\_\_\_\_  
Jeffrey Barnes  
Chair