

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

**REGULAR MEETING – 6:00 PM
August 24, 2023**

CALL TO ORDER

This regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 6:02 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	Present
	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 Gonzalez.

APPROVAL OF AGENDA

RESULT: **APPROVED [7 TO 0]**
MOVER: Ray L. Baker, Commissioner
SECONDER: Erlan Gonzalez, Commissioner
AYES: Gonzalez, Stephan, Terrell, Zeitz, DeJohnette, Cobian, Baker

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

No public comments.

CONSENT CALENDAR

1. Planning Commission - Regular Meeting - Jul 13, 2023 6:00 PM

RESULT: APPROVED [3 TO 0]
MOVER: Omar Cobian, Vice-Chairperson
SECONDER: JoAnn Stephan, Commissioner
AYES: Omar Cobian, JoAnn Stephan, Alvin DeJohnette
ABSTAIN: Ray L. Baker, Erlan Gonzalez, Daryl C. Terrell, David Zeitz

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Tentative Parcel Map No. 38457 to subdivide a 1.03-acre parcel, into two parcels, located at 24835 Kalmia Avenue, in the Residential 5 (R5) District
 - A. Staff recommends that the Planning Commission take the following actions:
 1. **APPROVE** Resolution No. 2023-38, attached hereto, and thereby:
 - a) **DETERMINE** that Tentative Parcel Map No. 38457 PEN22-0167 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 15 Exemption (Section 15315, Minor Land Divisions); and
 - b) **APPROVE** Tentative Parcel Map No. 38457 PEN22-0167 subject to the attached Conditions of Approval included as Exhibit A.

Commissioner JoAnn Stephan recused herself from Item# 1 due to being within 500 feet of the project site. Alternate Commissioner Taylor assumed the seat and roll call vote was administered.

Public Hearing Opened: 6:15 p.m.

No public speakers

Public Hearing Closed: 6:16 p.m.

RESULT: APPROVED [7 TO 0]
MOVER: Ray L. Baker, Commissioner
SECONDER: David Zeitz, Commissioner
AYES: Ray L. Baker, David Zeitz, Alvin DeJohnette, Omar Cobian, Erlan Gonzalez, Daryl C. Terrell, Nicole Taylor
RECUSED: JoAnn Stephan

2. Plot Plan for a 4-story hotel, with up to 78 guestrooms, located 23278 Olivewood Plaza Drive in the Specific Plan 204 Community Commercial, Community Mixed-Use Zoning District.

A. Staff recommends that the Planning Commission take the following actions:

1. **APPROVE** Resolution No. 2023-37, and thereby:

- a) **DETERMINE** that Plot Plan PEN23-0018 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Exemption (Section 15332, In-Fill Development Projects); and
- b) **APPROVE** Plot Plan PEN23-0018 subject to the attached Conditions of Approval included as Exhibit A.

Public Hearing Opened: 6:33 p.m.

No public speakers

Public Hearing Closed: 6:33 p.m.

RESULT:	APPROVED [7 TO 0]
MOVER:	Ray L. Baker, Commissioner
SECONDER:	Erlan Gonzalez, Commissioner
AYES:	Ray L. Baker, Erlan Gonzalez, Alvin DeJohnette, Omar Cobian, JoAnn Stephan, Daryl C. Terrell, David Zeitz

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

Community Development Director Sean Kelleher welcomed new Planning Commissioners. He also advised that staff will be reaching out regarding training opportunities in September or October.

PLANNING COMMISSIONER COMMENTS

Chairperson DeJohnette welcomed new Commissioners and invited them to introduce themselves to the community and staff.

ADJOURNMENT

Planning Commission Regular Meeting Thursday, September 14th at 6:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.

There being no further business to come before the Planning Commission, Chairperson adjourned the meeting at 6:52 PM.

Submitted by:

Approved by:

Rachel Ramirez
Planning Commission Secretary

Alvin DeJohette
Chairperson