
PLANNING COMMISSIONERS

JEFFREY BARNES
Chair

PATRICIA KORZEC
Vice-Chair

RAY L. BAKER
Commissioner



JEFFREY SIMS
Commissioner

BRIAN LOWELL
Commissioner

VACANT
Commissioner

VACANT
Commissioner

PLANNING COMMISSION

Regular Meeting

Agenda

Thursday, February 22, 2018 at 7:00 PM
City Hall Council Chamber – 14177 Frederick Street

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Approval of Agenda

CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and all will be enacted by one roll call vote. There will be no discussion of these items unless Members of the Planning Commission request specific items be removed from the Consent Calendar for separate action.

APPROVAL OF MINUTES

Planning Commission - Regular Meeting - February 8, 2018 7:00 PM

PUBLIC COMMENTS PROCEDURE

Any person wishing to address the Commission on any matter, either under the Public Comments section of the Agenda or scheduled items or public hearings, must fill out a "Request to Speak" form available at the door. The completed form must be submitted to the Secretary prior to the Agenda item being called by the Chairperson. In speaking to the Commission, member of the public may be limited to three minutes per person, except for the applicant for entitlement. The Commission may establish an overall time limit for comments on a particular Agenda item. Members of the public must direct their questions to the Chairperson of the Commission and not to other members of the Commission, the applicant, the Staff, or the audience.

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 72 hours before the meeting. The 72-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

NON-PUBLIC HEARING ITEMS

PUBLIC HEARING ITEMS

1. Case: PEN17-0090 Conditional Use Permit
Applicant: Bryan Alberre
Owner: Ironwood Community Plaza, LLC
Representative: Bryan Alberre
Location: 23940 Ironwood Avenue, Suite E.
Case Planner: Gabriel Diaz
Council District: 2

Proposal: The applicant is seeking approval of a Conditional Use Permit to operate a new Smoke Shop

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2018-10, and thereby:

1. **CERTIFY** that PEN17-0090, a Conditional Use Permit for a new smoke shop qualifies for a categorical exemption in accordance with CEQA Guidelines, Section 15332, for in-fill development; and
2. **APPROVE** PEN17-0090, a Conditional Use Permit for a new smoke shop business, subject to the conditions of approval included as Exhibit A.

2. Case: PEN17-0157
Applicant: City of Moreno Valley
Owner: City of Moreno Valley
Representative: N/A
Location: City Wide
Case Planner: Mark Gross, Senior Planner

Council District: City Wide

Proposal: Commercial Cannabis Land Use Regulations

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2018-09, and thereby recommend that the City Council:

1. **FIND** that PEN17-0157 (Municipal Code Amendment for Commercial Cannabis Land Uses Regulations) qualifies for an exemption under the California Environmental Quality Act (CEQA) per provisions put forth in Senate Bill 94 “Medicinal and Adult Use Cannabis Regulation and Safety Act exempting adoption of an ordinance, rule or regulation by a local jurisdiction that will require subsequent discretionary permits, licenses or other authorization, and
2. **APPROVE** the proposed amendments to Title 9 of the City Municipal Code (PEN17-0157) setting forth land use zoning and development regulations for commercial cannabis land use activities, included as Exhibit A and Exhibit B.

3. Case: PEN17-0128 Tentative Tract Map 37369
PEN17-0129 Variance
PEN17-0130 Administrative Plot Plan

Applicant: Ed Romero

Owner: Silvia Romero

Representative: Steven Ritchey

Location: 24645 Eucalyptus Avenue (428-040-017, 018)

Case Planner: Julia Descoteaux

Council District: 1

Proposal: PROPOSED TENTATIVE TRACT MAP 37369
SUBDIVIDING 1.6 ACRES INTO SEVEN LOTS
INCLUDING A VARIANCE FOR REDUCED SETBACKS
AND AN ADMINISTRATIVE PLOT PLAN FOR THE
ADDITION OF A GARAGE

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2018-11 and 2018-12, and thereby:

1. **CERTIFY** that this item is exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Categorical Exemption, CEQA Guidelines, Section 15332 (In-Fill Development); and
2. **APPROVE** PEN17-0129 (Variance).
3. **APPROVE** Tentative Parcel Map 37369, PEN17-0128, subject to the conditions of approval attached as Exhibit A.

OTHER COMMISSION BUSINESS

4. Formation of Ad Hoc Committee to consider Planning Commission vacancies. (Report of: Planning Commission)

On February 8, 2018 the Planning Commission requested this agenda item be placed for their discussion and direction as warranted.

5. Planning Commission Action Minutes (Report of: Planning Commission)

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting, March 22, 2018 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.