

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

**REGULAR MEETING – 6:00 PM
February 9, 2023**

CALL TO ORDER

This regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 6:00 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
	Matthew Chen	Vice-Chairperson	Present
	Joann Stephan	Commissioner	Present
	Omar Cobian	Commissioner	Present
	Jeffrey Sims	Commissioner	Present
	Ray L. Baker	Commissioner	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Chairperson Chen.

APPROVAL OF AGENDA

RESULT: APPROVED [UNANIMOUS]
MOVER: Ray L. Baker, Commissioner
SECONDER: Matthew Chen, Vice-Chairperson
AYES: Ray L. Baker, Matthew Chen, Alvin DeJohnette, Joann Stephan, Omar Cobian, Jeffrey Sims

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

Speakers

Jonathan Vaughn

CONSENT CALENDAR

No items for discussion

NON-PUBLIC HEARING ITEMS

1. General Plan Annual Progress Report as required by Government Code 65400
 - A. Staff recommends that the Planning Commission take the following actions:
 1. **APPROVE** Resolution No. 2023-03, and thereby, recommending that the City Council:

- a) **Find and conclude** that the January 2022 to December 2022 General Plan Annual Report is consistent with the requirements of Government Code Section 65400 and direct staff to submit the Annual Report to the Office of Planning and Research and to the Department of Housing and Community Development by April 1, 2023.

Public Hearing Opened: 6:09 p.m.

No public speakers

Public Hearing Closed: 6:09 p.m.

RESULT: APPROVED [UNANIMOUS]
MOVER: Matthew Chen, Vice-Chairperson
SECONDER: Jeffrey Sims, Commissioner
AYES: Matthew Chen, Jeffrey Sims, Alvin DeJohnette, Omar Cobian, Joann Stephan, Ray L. Baker

PUBLIC HEARING ITEMS

1. Plot Plan for a 5,400 S.F. Express Car Wash Facility within the Stoneridge Town Center.
 - A. Staff recommends that the Planning Commission take the following actions:
 1. **APPROVE** Resolution No. 2023-01, and thereby:
 - a) **FINDING** that Plot Plan PEN22-0172 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 32 Exemption (Section 15332, In-Fill Development); and
 - b) **APPROVING** Conditional Use Permit PEN22-0172 subject to the attached Conditions of Approval as Exhibit A to the Resolution.

Public Hearing Opened: 6:20 p.m.

No public speakers

Public Hearing Closed: 6:20 p.m.

RESULT: APPROVED [UNANIMOUS]
MOVER: Ray L. Baker, Commissioner
SECONDER: Omar Cobian, Commissioner
AYES: Ray L. Baker, Omar Cobian, Alvin DeJohnette, Matthew Chen, Joann Stephan, Jeffrey Sims

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

Planning Official, Sean Kelleher, introduced new staff: Patty Castreje, Administrative Assistant.

PLANNING COMMISSIONER COMMENTS

Planning Commissioners welcomed new staff member.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson adjourned the meeting at 6:26 PM.

Submitted by:

Approved by:

Rachel Ramirez
Planning Commission Secretary

Alvin DeJohnette
Chairperson