



MINUTES

PLANNING COMMISSION OF THE CITY OF MORENO VALLEY

**May 8, 2025
6:00 pm**

PLANNING COMMISSION

A. 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.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Zeitz. Commissioner Zeitz requested a moment of silence in honor of VE Day following the Pledge of Allegiance.

C. ROLL CALL

D. APPROVAL OF THE AGENDA

Moved by: David Zeitz

Seconded by: Ray Baker

Approve the Agenda

Ayes (7): Ray Baker, Omar Cobian, Alvin DeJohnette, JoAnn Stephan, Daryl C. Terrell, David Zeitz, and Nicole Taylor

RESULT: Approved (7 to 0)

E. PUBLIC COMMENT PROCEDURES

F. PUBLIC COMMENTS ON MATTERS NOT ON THE AGENDA

Speakers

IE Informer

Louis Palomarez

Bob Palomarez

Fred Ban

G. CONSENT CALENDAR

Commissioner Zeitz requested item G2 be pulled for separate vote.

Commissioner Cobian noted an error on the agenda, the Minutes reflected stated May 8, 2025. The correct Minutes for approval is March 27, 2025, the correction has been made post meeting.

Moved by: JoAnn Stephan

Seconded by: Nicole Taylor

Approve the Consent Calendar

Ayes (7): Ray Baker, Omar Cobian, Alvin DeJohnette, JoAnn Stephan, Daryl C. Terrell, David Zeitz, and Nicole Taylor

RESULT: Approved (7 to 0)

G.1 Planning Commission Minutes – Regular Meeting - March 27, 2025

G.2 REVIEW OF THE PROPOSED CAPITAL IMPROVEMENT PLAN FISCAL YEARS 2025/26 – 2026/27 AND APPROVAL OF A RESOLUTION FINDING THE PLAN IN CONFORMANCE WITH THE CITY'S GENERAL PLAN

Moved by: David Zeitz

Seconded by: Omar Cobian

That the Planning Commission:

1. Approve Resolution 2025-08 and thereby find that the Proposed Capital Improvement Plan (CIP) for Fiscal Years 2025/26 - 2026/27 is in conformance with the City of Moreno Valley's General Plan.

Ayes (7): Ray Baker, Omar Cobian, Alvin DeJohnette, JoAnn Stephan, Daryl C. Terrell, David Zeitz, and Nicole Taylor

RESULT: Approved (7 to 0)

H. NON-PUBLIC HEARINGS

I. PUBLIC HEARINGS

- I.1 TOWN CENTER AT MORENO VALLEY SPECIFIC PLAN CONSISTING OF GENERAL PLAN AMENDMENT (PEN25-0007), CHANGE OF ZONE (PEN21-0335), SPECIFIC PLAN (PEN21-0334), TENTATIVE TRACT MAP (PEN22-0077), AND RELATED CEQA ANALYSIS (SCH NO. 2022040417)

Speakers

Wayne Curran

IE Informer

Ryan Shaw

Justin Jackson

Roy Blecker

Louis Palomarez

Bob Palomarez

Christopher Baca

Moved by: Ray Baker

Seconded by: JoAnn Stephan

That the Planning Commission:

ADOPT Resolution No. 2025-06, recommending that the City Council: A) ADOPT the CEQA Findings of Fact; B) ADOPT the Mitigation Monitoring and Reporting Program prepared for the Proposed Project pursuant to CEQA and the CEQA Guidelines; C) ADOPT the Statement of Overriding considerations pursuant to CEQA and the CEQA Guidelines; and D) CERTIFY the Final Environmental Impact Report (FEIR) prepared for the Proposed Project pursuant to CEQA and the CEQA Guidelines; and

2. ADOPT Resolution No. 2025-07 recommending that the City Council: A) APPROVE General Plan Amendment and General Plan Land Use Map Amendment (PEN250007) by Resolution; B) APPROVE Change of Zone and Zoning Atlas (Map) Amendment (PEN21-0335) by Ordinance; C) APPROVE Specific Plan (PEN21-0334) by Resolution; and D) APPROVE Tentative Tract Map No. 38421 (PEN22-0077) by Resolution, with staff's recommended modification to Conditions of Approval #99 and #102.

Ayes (7): Ray Baker, Omar Cobian, Alvin DeJohnette, JoAnn Stephan, Daryl C. Terrell, David Zeitz, and Nicole Taylor

RESULT: Approved (7 to 0)

I.2 MUNICIPAL CODE AMENDMENT (PEN25-0021)

Moved by: Ray Baker

Seconded by: JoAnn Stephan

That the Planning Commission:

APPROVE Resolution No. 2025-05 Recommending that the City Council: A) Find that PEN25-0021 is exempt from the California Environmental Quality Act; and B) Introduce and Adopt Ordinance No. [next-in-order] approving PEN25-0021, based on the findings set forth in the attached Planning Commission Resolution.

Ayes (7): Ray Baker, Omar Cobian, Alvin DeJohnette, JoAnn Stephan, Daryl C. Terrell, David Zeitz, and Nicole Taylor

RESULT: Approved (7 to 0)

J. OTHER COMMISSION BUSINESS

K. STAFF COMMENTS

Director Frausto-Lupo wished all a Happy Mother's Day.

L. PLANNING COMMISSIONER COMMENTS

CM Cobian - Made comments regarding the recent City Council meeting.

CM Taylor - Made comments about her experience with the Planning Commission.

CM Zeitz - Made comments about his experience with the Planning Commission.

Vice Chairperson Baker - Made comments about his experience with the Planning Commission and to endorse CM Stephan and DeJohnette.

Chairperson DeJohnette - Wished a Happy Mother's Day and to comment on his experience with the Planning Commission.

CM Stephan - Made comments about her experience with the Planning Commission.

M. ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson adjourned the meeting at 7:58 PM.

Submitted by:

Stacy Dunning
Planning Commission Secretary

Approved by:

Alvin DeJohnette
Chairperson