

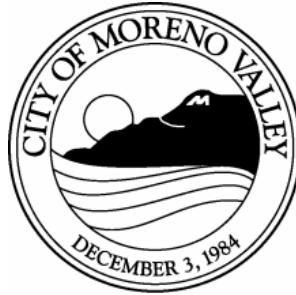
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**PLANNING COMMISSIONERS**

PATRICIA KORZEC  
Chairperson

ALVIN DEJOHNETTE  
Vice Chairperson

JEFFREY SIMS  
Commissioner



RAFAEL BRUGUERAS  
Commissioner

OMAR COBIAN  
Commissioner

VACANT  
Commissioner

VACANT  
Commissioner

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# PLANNING COMMISSION

## Regular Meeting

### Revised Agenda

Thursday, September 23, 2021 at 7:00 PM  
City Hall Council Chamber – 14177 Frederick Street

#### CALL TO ORDER

#### ROLL CALL

#### PLEDGE OF ALLEGIANCE

#### APPROVAL OF AGENDA

#### 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.*

#### PUBLIC COMMENTS

#### CONSENT CALENDAR

*All matters listed under Consent Calendar are considered to be routine and non-controversial, and may be enacted by one roll call vote. There will be no discussion of these items unless a member of the Planning Commission requests that an item be removed for separate action.*

1. Planning Commission Minutes – Regular Meeting – August 26, 2021 7:00 PM

#### NON-PUBLIC HEARING ITEMS

No items for discussion.

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*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 the 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.*

## **PUBLIC HEARING ITEMS**

- 1.**       Case:                   PEN21-0084 – Conditional Use Permit  
  PEN21-0142 – Plot Plan

Applicant:                   Inland Hotel, LLC

Property Owner               Gateway Co.

Representative               Jigish Shah

Location:                   TownGate Square Shopping Center, southwest corner of Gateway Drive and Memorial Way (APN: 291-650-004)

Case Planner:               Jeff Bradshaw, Associate Planner

Council District:             1

Proposal:                   Plot Plan and Conditional Use Permit for a 4-story hotel with 126 rooms and amenities that include a pool, spa, and patio for outdoor dining.
  
- 2.**       Case:                   PEN19-0003 Conditional Use Permit

Applicant:                   Desert First, LLC

Property Owner               Desert First, LLC

Representative               Cesar McGuire

Location:                   24985 Atwood Avenue located on the southside of Atwood Avenue west of Perris Boulevard. (APN: 482-060-016)

Case Planner:               Nader Khalil, Contract Planner

Council District:             1

Proposal                    Conditional Use Permit for a new 2,400 square foot commercial cannabis dispensary for retail purposes only on a 0.58 acre vacant lot located within the Village Specific Plan.

**3.** Item to be continued to future meeting

Case: PEN20-0077 – Plot Plan  
PEN19-0096 – Conditional Use Permit  
PEN19-0098 – Conditional Use Permit  
PEN19-0099 – Conditional Use Permit

Applicant: Green Medication Therapy, LLC, Vicki Cheng

Property Owner Green Medication Therapy, LLC, Vicki Cheng

Location: Southwest corner of Cottonwood Avenue and Edgemont Street. APN: 263-190-009

Case Planner: Nader Khalil, Contract Planner

Council District: 1

Proposal Plot Plan (PEN20-0077) for a new 7,982 square foot two-story building and three Conditional Use Permits for the operation of a 4,385 square foot cannabis cultivation business (PEN19-0096); a 1,321 square foot cannabis distribution business (PEN19-0098); and a 2,276 square foot cannabis manufacturing business (PEN19-0099) on a 13,650 square foot vacant lot.

**OTHER COMMISSION BUSINESS**

No items for discussion.

**STAFF COMMENTS**

**PLANNING COMMISSIONER COMMENTS**

**ADJOURNMENT**

To the next Planning Commission Regular Meeting, Thursday, October 14, 2021 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.

Date Posted: **September 16, 2021**