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**PLANNING COMMISSIONERS**

PATRICIA KORZEC  
Vice-Chair

RAY L. BAKER  
Commissioner

JEFFREY SIMS  
Commissioner



ALVIN DEJOHNETTE  
Commissioner

JOANN STEPHAN  
Commissioner

ROBERT HARRIS  
Commissioner

Rafael Brugueras  
Commissioner

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# **PLANNING COMMISSION**

## **Regular Meeting**

### **Agenda**

**Thursday, April 11, 2019 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**

#### **SELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON**

1. Accept Nominations for and elect a New Chairperson
2. Accept Nominations for and elect a New Vice-Chairperson

#### **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**

1. Planning Commission – Special Meeting – March 28, 2019 6:00 PM
2. Planning Commission – Regular Meeting – March 28, 2019 7:00 PM

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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 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.*

**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.*

**NON-PUBLIC HEARING ITEMS**

**PUBLIC HEARING ITEMS**

- 1. Case: PEN18-0216
- Applicant: Moreno Valley Investment, LLC
- Property Owner: JAZ CHI Holdings
- Representative: Patrick Martin
- Location: 24068, 24070 and 24072 Postal Avenue
- Case Planner: Julia Descoteaux
- Council District: 1
- Proposal: Conditional Use Permit for a retail Cannabis facility.

**OTHER COMMISSION BUSINESS**

**STAFF COMMENTS**

**PLANNING COMMISSIONER COMMENTS**

**ADJOURNMENT**

Planning Commission Regular Meeting, April 25, 2019 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.

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

**STUDY SESSION – 6:00 PM  
March 28, 2019**

**CALL TO ORDER**

This Study Session of the Planning Commission of Moreno Valley was called to order at 6:08 p.m. by Chair Barnes in the Council Chamber located at 14177 Frederick Street, Moreno Valley, California.

**ROLL CALL**

Planning Commission:	Jeffrey Barnes	Chairman	Present
	Patricia Korzec	Vice Chairman	Present
	Robert Harris	Commissioner	Present
	JoAnn Stephan	Commissioner	Present
	Jeffrey Sims	Commissioner	Present
	Ray L. Baker	Commissioner	Present
	Alvin Dejohnette	Commissioner	Present

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Harris.

**PUBLIC COMMENTS ON MATTERS NOT ON THE AGENDA ONLY**

Rafael Bruqueras

There were two meetings and he was able to attend the second community meeting where he was able to see plans for the Nason Corridor project. He stated we need to make sure that we are placing the right businesses into the location that attracts people to come to our town. There are businesses that are running from 10:00 a.m. to 11:00 p.m. and they attract so many people, 7 days a week. Those are the types of businesses we need in this new community, as it will draw in people to look at what else is going on like shops, spas, nails, etc. to attract people to the location and keep them coming and keep the center on it's on two feet.

This center is also looking to build apartments but I am hoping they will consider building condominiums because this will be close to the hospitals and they will be able to buy a piece a property and make it theirs. I know if we have upper-class apartments they will be taken care of with management being on site but we are looking for people to own properties. I would like to see condominiums come into our city, we don't have enough of them and that is an idea.

Lastly, we should consider building a parking structure instead of having parking lots and having cars park in the streets. This way people can walk around and there are not too many cars on the street.

Minutes Acceptance: Minutes of Mar 28, 2019 6:00 PM (APPROVAL OF MINUTES)

\* ALL PLANNING COMMISSION MEETINGS ARE VIDEO/AUDIO RECORDED. THIS RECORD IS AVAILABLE FOR REVIEW 1 BUSINESS DAY AFTER EACH MEETING AND CAN BE ACCESSED VIA THE FOLLOWING LINK <http://morenovalleyca.igm2.com/Citizens/Calendar.aspx>

**PLANNING COMMISSION BUSINESS**

- 1. Update of the Nason Street Corridor Phase II Study

**ADJOURNMENT**

There being no further business to come before the Planning Commission, Chairman Barnes adjourned the meeting at 6:45 PM.

Submitted by:

Approved by:

\_\_\_\_\_  
 Ashley Aparicio  
 Planning Commission Secretary

\_\_\_\_\_  
 Jeffrey Barnes  
 Chair

Minutes Acceptance: Minutes of Mar 28, 2019 6:00 PM (APPROVAL OF MINUTES)

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

**REGULAR MEETING – 7:00 PM  
March 28, 2019**

**CALL TO ORDER**

This Regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:07 p.m., by Chair Barnes in the Council Chambers located at 14177 Frederick Street, Moreno Valley, California.

**ROLL CALL**

Planning Commission:	Jeffrey Barnes	Chairman	Present
	Patricia Korzec	Vice Chairman	Present
	Robert Harris	Commissioner	Present
	JoAnn Stephan	Commissioner	Present
	Jeffrey Sims	Commissioner	Present
	Ray L. Baker	Commissioner	Present
	Alvin DeJohnette	Commissioner	Present

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Chair Barnes.

**APPROVAL OF AGENDA**

Motion to approve the agenda was made by Commissioner Baker and seconded by Commissioner Sims.

Vote: 7-0  
 Ayes: Commissioner Baker, Sims, Vice-Chair Korzec, Commissioner Harris, Stephan, Chair Barnes and Commissioner DeJohnette  
 Action: Approved

**STAFF PRESENT**

Paul Early	City Attorney
Richard Sandzimier	Community Development Director
Patty Nevins	Planning Official
Sean Kelleher	Senior Planner
Chris Ormsby	Senior Planner
Jeff Zwack	Contract Planner
Julia Descoteaux	Associate Planner
Michael Koehler	Lt. Division Commander
Doug Bloom	Assistant Fire Marshal
Michael Wolfe	City Engineer

Minutes Acceptance: Minutes of Mar 28, 2019 7:00 PM (APPROVAL OF MINUTES)

Eric Lewis  
 Michael Lloyd  
 Ashley Aparicio

City Traffic Engineer  
 Assistant City Engineer  
 Planning Commission Secretary

## CONSENT CALENDAR

### APPROVAL OF MINUTES

#### 1. Planning Commission - Regular Meeting - Mar 14, 2019 7:00 PM

Motion to approve the minutes of March 14, 2019 was made by Commissioner Sims and Seconded by Vice-Chair Korzec.

Vote: 7-0  
 Ayes: Vice-Chair Korzec, Commissioner Sims, Baker, Harris, Stephan, Chair Barnes and Commissioner DeJohnette  
 Action: Approved

### SPECIAL PRESENTATION

Special Presentation given by Richard Sandzimier, Community Development Director, in recognition of Planning Commissioner Jeff Barnes and appreciation of his dedicated service to the City of Moreno Valley .

### PUBLIC COMMENTS PROCEDURE

Roy Bleckert

Congratulated Mr. Barnes on his service as he has represented himself and the City well. He hopes that he have will have success in his future endeavors. He hopes that he enjoyed people like himself who express their opinions but all in all we are all here to build a better and stronger Moreno Valley.

He asked about the General Plan Amendment and what the status is as there are a lot of projects that are coming in, the World Logistics Center and Cannabis are examples. A lot of these projects have changes to the land use but no update has been done to the General Plan in 12 years.

If we could focus on the General Plan, the upcoming items could have been streamlined and it would make our City more business friendly and make developers want to come here.

The second thing is the Hillside Ordinance. If we could get the General Plan Amendment and the Hillside ordinance going Moreno Valley would be better and stronger for it.

### NON-PUBLIC HEARING ITEMS

Minutes Acceptance: Minutes of Mar 28, 2019 7:00 PM (APPROVAL OF MINUTES)

## PUBLIC HEARING ITEMS

1. General Plan Amendment and Change of Zone for approximately 19.7 acres of the west end of the 36.8 acre project site, along with a Plot Plan for a 768,000 square foot industrial building and associated site improvements over the full 36.8 acres for Phase 2 of the Highland Fairview Corporate Park Plan (Report of: Planning Commission)

Staff recommends that the Planning Commission take the following actions:

- A. APPROVE Resolution No. 2019-17 and thereby RECOMMEND that the City Council:
  1. CERTIFY that the Addendum, prepared for Plot Plan (PEN18-0254), General Plan Amendment (PEN18-0191), and Change of Zone (PEN18-0192), to the previously adopted Highland Fairview Corporate Park Environmental Impact Report is on file with the Community Development Department; that the Addendum has been completed in compliance with the California Environmental Quality Act, that the Planning Commission reviewed and considered the information contained in the Addendum, and that the document reflects the City's independent judgment and analysis; attached to Resolution No. 2019-17 as Exhibit A; and
  2. APPROVE the Mitigation Monitoring Program prepared for Plot Plan PEN18-0254, attached to Resolution No. 2019-17 as Exhibit B.
- B. APPROVE Resolution No. 2019-18, and thereby RECOMMEND the City Council:
  1. APPROVE General Plan Amendment application PEN18-0191 based on the findings contained in the resolution, and as shown on Exhibit A attached to Resolution No. 2019-18.
- C. APPROVE Resolution No. 2019-19, and thereby RECOMMEND the City Council:
  1. APPROVE Zone Change application PEN18-0192, based on the findings contained in the resolution, and as shown on Exhibit A attached to Resolution No. 2019-19.
- D. APPROVE Resolution No 2019-20, and thereby RECOMMEND that the City Council:
  1. APPROVE Plot Plan application PEN18-0254, based on the findings contained in the resolution and subject to

**Public Hearing Opened: 8:16 P.M.**

Minutes Acceptance: Minutes of Mar 28, 2019 7:00 PM (APPROVAL OF MINUTES)

## Public Comments

Danira Sanchez supports the item.

Victor Roman De Leon supports the item.

Santiago Hernandez supports the item.

Tom Thornsley opposes the item.

Lindsay Robinson opposes the item.

Eunice Kany supports the item.

Sandra Murphy supports the item.

Nelly Menjivar supports the item.

Maura Garcia supports the item.

Tony Reza supports the item.

Bob Palomarez supports the item.

Alejandra Flores supports the item.

Florentino Aoreguin supports the item.

Roxana Ramirez supports the item.

Tom Jerele Sr. supports the item.

Rafael Brugas supports the item.

Louis Palomares supports the item.

Roy Blerckert supports the item.

Rosemary Martinez supports the item (submitted a speaker slip but did not speak).

Patricia H. Campos supports the item (submitted a speaker slip but did not speak).

## **Public Hearing Closed: 9:09 P.M.**

Motion to approve Resolution Numbers 2019-17, 2019-18, 2019-19, 2019-20 with Exhibit A as amended, to include minor modifications to the Addendum Exhibit F, Supplemental Traffic Memo and modifications to the Cultural Resources Mitigations pursuant to SB-18 Consultations with local Native American Tribal representatives, and approval of revisions to Resolution No. 2019-17, including addition of Condition Number 75A and modifications to Condition Numbers 2, 75, 176 and 182 was made by Commissioner Sims and seconded by Commissioner Stephan.

Vote: 7-0

Ayes: Commissioner Sims, Stephan, Vice-Chair Krozec, Commissioner Baker, Chair Barnes and Commissioner DeJohnette

Action: **Approved**



At 9:20 p.m. Chair Barnes called for a 10-minute recess.

At 9:33 p.m. Chair Barnes reconvened the meeting.

2. Conditional Use Permit Application for a Retail Cannabis Dispensary at 27403 Alessandro Boulevard within the Sunnymead Village Shopping Center (Report of: Planning Commission)
  - A. Staff recommends that the Planning Commission APPROVE Resolution Number 2019-11 and thereby;
    1. CERTIFY that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 Existing Facilities; and
    2. APPROVE Conditional Use Permit PEN18-0241 subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

**Public Hearing Opened:** 9:45 p.m.

Public Comments

Richard Carrillo opposes the item.

Rafael Brugeran supports the item.

Tom Jerele Sr. supports the item.

**Public Hearing Closed:** 10:01 p.m.

Motion to approve Resolution Number 2019-11 with Exhibit A as amended to remove Condition Number 52 from the conditions of approval of Resolution No. 2019-11 was made by Vice-Chair Korzec and seconded by Commissioner Baker.

Vote: 7-0

Ayes: Vice-Chair Korzec, Commissioner Baker, Harris, Stephan, Sims, DeJohnette and Chair Barnes

Action: **Approved**

3. Proposed Conditional Use Permit for a Commercial Cannabis Distribution facility (Report of: Planning Commission)
  - A. Staff recommends that the Planning Commission APPROVE Resolution No. 2019-21, and thereby;

1. CERTIFY that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1) Existing Facilities; and
2. APPROVE PEN18-0213 Conditional Use Permit subject to the attached Conditions of Approval included as Exhibit A.

Public Hearing Opened: 10: 26 p.m.

Public Comments

Rafael Brugueras supports the item.

Public Hearing Closed: 10:31 p.m.

Motion to approve Resolution No. 2019-21 was made by Commissioner Baker and seconded by Commissioner Sims.

Vote: 6-1  
 Ayes: Commissioner Baker, Sims, Harris, Vice-Chair Korzec,  
 Commissioner Stephan and DeJohnette  
 Noes: Chair Barnes  
 Action: **Approved**

4. Proposed Conditional Use Permit for a Commercial Cannabis Dispensary (Report of: Planning Commission)
  - A. Staff recommends that the Planning Commission APPROVE Resolution No. 2019-22, and thereby;
    1. CERTIFY that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1) Existing Facilities; and
    2. APPROVE PEN19-0027 Conditional Use Permit subject to the attached Conditions of Approval included as Exhibit A.

Public Hearing Opened: 10:52

Public Comments

Rafael Brugueras supports the item.

Public Hearing Closed: 10:53 p.m.

Motion to approve Resolution No. 2019-22 was made by Commissioner DeJohnette and seconded by Commissioner Stephan.

Minutes Acceptance: Minutes of Mar 28, 2019 7:00 PM (APPROVAL OF MINUTES)

Vote: 7-0  
Ayes: Commissioner DeJohnette, Stephan, Vice-Chair Korzec,  
Commissioner Harris, Sims, Baker and Chair Barnes  
Action: **Approved**

**OTHER COMMISSION BUSINESS**

No items for discussion.

**STAFF COMMENTS**

Patty Nevins, Planning Official, thanked Chair Barnes for his service and stated that he will be missed.

**PLANNING COMMISSIONER COMMENTS**

Commissioner Sims gave his best wishes to Chair Barnes on everything he does going forward and thanked him for serving.

Commissioner DeJohnette thanked Chair Barnes and thanked him as he has learned a lot from him.

Chair Barnes gave a special thank you to everyone as he has enjoyed his time here.

**ADJOURNMENT**

There being no further business to come before the Planning Commission, Chairman Barnes adjourned the meeting at 10:56 PM.

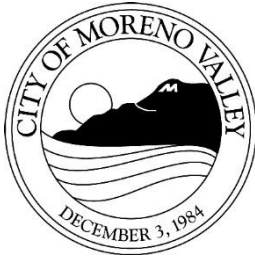
Submitted by:

Approved by:

\_\_\_\_\_  
Ashley Aparicio  
Planning Commissioner Secretary

\_\_\_\_\_  
Jeffrey Barnes  
Chair

Minutes Acceptance: Minutes of Mar 28, 2019 7:00 PM (APPROVAL OF MINUTES)



## PLANNING COMMISSION

### STAFF REPORT

Meeting Date: April 11, 2019

CONDITIONAL USE PERMIT FOR A RETAIL CANNABIS DISPENSARY LOCATED IN AN EXISTING BUILDING AT 24068, 24070 AND 24072 POSTAL AVENUE

Case: PEN18-0216

Applicant: Moreno Valley Investment, LLC

Property Owner: JAZ CHI Holdings

Representative: Patrick Martin

Location: 24068, 24070 and 24072 Postal Avenue

Case Planner: Julia Descoteaux

Council District: 1

Proposal: Conditional Use Permit for a retail Cannabis facility.

#### **SUMMARY**

The Applicant, Mr. Patrick Martin of Moreno Valley Investment, LLC, is requesting approval of a Conditional Use Permit (CUP) to allow a retail cannabis dispensary, "Mr. Nice Guy," within a 2,062 square foot retail space located at 24068, 24070 and 24072 Postal Avenue, within an existing retail/office center. This center is located within Specific Plan 204, Village Commercial Residential (SP204VCR) Zone. The applicant is proposing hours of operation between 6:00 am and 10:00 pm, seven days per week. The proposed use will constitute retail cannabis sales of cannabis products sold to individuals who are 21 years of age or older. This project, as conditioned, is consistent with goals, policies and objectives of the City's General Plan and Municipal Code.

#### **Background**

Pursuant to the authority granted to the City by Article XI, Section 7 of the California Constitution, a City may make and enforce, within its limits, regulations designed to promote the public health, safety and welfare. The City Council, recently adopted Ordinances that regulate commercial cannabis businesses in the City. These Ordinances are based on both federal and state laws.

### Federal and State Laws

The Federal Controlled Substances Act classifies marijuana as a Schedule 1 Drug and makes it unlawful, under federal law, for any person to cultivate, manufacture, distribute, or possess with intent to manufacture, distribute, dispense, or possess. However, in 2016, Proposition 64 was approved by the voters in California (“The Adult Use Marijuana Act” or AUMA). AUMA established a comprehensive system to legalize, control and regulate the cultivation, processing, manufacturing, distribution, testing and sale of non-medical marijuana and products for use by adults 21 years of age and older. In addition, it allows taxation of commercial growth and retail sales of marijuana and marijuana products. Most recently, in 2017, then Governor Jerry Brown signed the “Medical and Adult-Use Cannabis Regulations and Safety Act” (MAUCRSA) which further amends prior statutory enactments.

### City Regulations

In November 2017, the City Council adopted Ordinance 926, which set rules for the establishment, operation, and regulation of specific commercial cannabis uses. In April 2018, the City Council adopted Ordinance 932, which established land use regulations for the operation of the cannabis uses. In December 2018, the City Council implemented amendments to Municipal Code Section 9.09.290 (Commercial Cannabis Activities) and Chapter 5.05 (Rules for establishment, operation and regulation of commercial cannabis uses).

The City Council established the allowable categories of commercial cannabis businesses, and determined the maximum number of permits allowable for each category. A maximum of 43 commercial cannabis business permits can be approved and active at any given time. The six categories of commercial cannabis businesses along with the total number of permits possible for each category are as follows: Dispensaries (23), Testing Facilities (2), Cultivation (8), Manufacturing (5), Distribution of produces from licensee to licensee only (2), and Microbusinesses (3).

The City Council also established a multi-step process for selecting commercial cannabis businesses that can legally operate in the City as follows:

**Step 1 – Commercial Cannabis Business Permit Application Process.** Commercial Cannabis Business Permit applications were reviewed and a background check of business Owner(s) and their Employees, was conducted. Applications with a minimum overall score of 80% were interviewed by staff to establish a candidate pool. The City then issued provisional Commercial Cannabis Business Permits to the successful

Applicants. Only those commercial cannabis businesses can proceed to the subsequent steps in the process.

**Step 2 – Obtain a Conditional Use Permit.** Municipal Code Section 9.09.290C2 requires that commercial cannabis businesses must obtain a Conditional Use Permit, which is a land use entitlement process to confirm the proposed land use and site development elements will be consistent with City established development regulations as well as compatible with other land uses near the proposed project.

**Step 3 – State approval.** In addition to local permits, each Commercial cannabis business must also obtain applicable State of California cannabis permits prior to commencing operation lawfully within the City.

**Step 4 – Obtain a Certificate of Occupancy.** Lastly, all commercial cannabis businesses must obtain a Certificate of Occupancy (“C of O”) from the Building and Safety Division, prior to opening for business. The C of O is the final step in the process and documents that the Applicant has completed all required tenant improvements to the building and modifications to the parking lot, as required by the conditions of approval in the CUP Resolution, and have paid all requisite City fees.

The proposed dispensary received a provisional Commercial Cannabis Business Permit from the City of Moreno Valley on August 20, 2018 (Permit Number MVCCBP-R0006). A subsequent application for a Conditional Use Permit was submitted to the City on November 2, 2018 for consideration by the Planning Commission. The applicant represents that they have applied for the necessary state permits.

## **PROJECT DESCRIPTION**

### **Project**

The applicant is requesting approval to establish a commercial cannabis dispensary (retail sales only). The site is located at 24068, 24070 and 24072 Postal Avenue in vacant, retail/office space within an existing 4,650 square foot commercial center located on the north side of Postal Avenue east of Heacock Street (Assessor’s Parcel Number 481-111-002). The tenant space is approximately 2,062 square feet in area and contains a retail sales area, multiple offices and a breakroom. Proposed improvements include development of a 190 square foot customer waiting area, a 913 sq. ft. display and sales area. The display area includes a “man-trap” or secured entry creating a controlled entrance and exit for one person at a time.

The north portion of the space will consist of a secure storage room and offices. Proposed hours of operation for this retail use will be between 6 am and 10 pm. The conditions of approval placed on the project are consistent with the state law regulating hours.

### **Safety and Security Plan**

The Safety and Security Plan identifies methods to address site security for employees, customers and the public as well as fire prevention methods that comply with local and state laws. Some of the highlights of the Safety and Security Plan include the following:

- 1) Utilization of on-site security personnel to monitor the exterior and interior of the business premises.
- 2) Installation and maintenance of a security and a fire alarm system through a licensed alarm company.
- 3) Installation of a video surveillance system consisting of interior and exterior cameras and video recorders.
- 4) Controlled access.

The Safety and Security Plan ensures safety for both customers and employees of a commercial cannabis business. Exterior door, windows or other points of access within 20' of the premises will be under video surveillance and will be patrolled by a licensed security officer during hours of operation. Public access from the public waiting area into the display and sales area will be controlled and will utilize electronic sensors and cameras throughout all public and private areas. All surveillance videos will be made available to Police and Fire Departments upon their request.

The Municipal Code also requires that two secured parking spaces be identified on a plot plan for use by vehicles involving the transfer of cannabis products or currency. Staff has interpreted this to mean spaces that are in proximity to entrances, monitored by cameras, and overseen by security personnel. The conditions of approval require identification of the two spaces on a plot plan to be incorporated into the security plan for the project.

### Odor Control Plan

An Odor Control Plan was provided to demonstrate conformance with City requirements related to nuisance/odor; the plan states that an air quality mechanical system will be used that incorporates a two-part air filtering system with special odor absorbing filters and a specialty air exhaust system in the tenant space. These systems will ensure that any odors associated with the dispensary are not detectable outside the premises, including parking lots, public rights-of-way, and adjacent business locations or surrounding neighborhoods. The conditions of approval specify that odor control devices and techniques shall be incorporated in all premises to ensure that odors from cannabis are not detectable offsite, or anywhere on the premises.

### Surrounding Area

The project site is located within the small existing commercial center on the north side of Postal Avenue east of Heacock Street, within the Village Commercial Residential land use district in Specific Plan 204. Tenants in the same building include an insurance/real estate office, a hair salon, and a vacant suite. State Route 60 right of

way abuts the site to the north and a United States Postal Service office is located to the west. A church is located on the property to the east, and office and commercial uses are located further east as well as to the south across Postal Avenue. The nearest residential use is located approximately 760 feet east of the building housing the dispensary.

### **Access/Parking**

Access to the site is from one existing driveway on Postal Avenue. The site improvements for the commercial center (4,650 square feet) include thirty-two parking spaces, which exceed the requirement for 21 parking spaces based on the Municipal Code standard for retail use of one space for every 225 square feet.

### **Design/Landscaping**

The project does not include any expansion of the building. Special conditions of approval have been included to require that the applicant enhance existing landscaping, paint the building and fencing, relocate and replace the existing mailbox in coordination with the U.S. Postal Service. A site improvement plan is required to be submitted which will identify how these enhancements will be addressed. An additional special condition requires the applicant to remove any graffiti on the leasable space within 24 hours of the occurrence. In addition, Public Works has placed a condition of approval on the project to reconstruct the existing driveway on Postal Avenue to the current City standard.

### **REVIEW PROCESS**

In compliance with the Municipal Code, the Project Review Staff Committee (PRSC) reviewed this project on December 5, 2018. Based on the review, it was determined that no further site plan changes were required, and that the project will be consistent with the City's requirements subject to the conditions of approval in the attached Resolution.

### **ENVIRONMENTAL**

This project is a retail use within an existing tenant space in the existing shopping center. As designed and conditioned, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 for Existing Facilities.

### **NOTIFICATION**

The public hearing notice for this project was published in the local newspaper on March 29, 2019. Public notices were mailed to all property owners of record within 300 feet of the project site on March 28, 2019. The public hearing notice for this project was posted at the site on March 29, 2019.

### **REVIEW AGENCY COMMENTS**



The project application materials were circulated for review by all appropriate City Departments and Divisions, as well as applicable outside Agencies. Throughout the review process, comments and proposed conditions of approval were provided in writing to the Applicant.

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2019-23, and thereby:

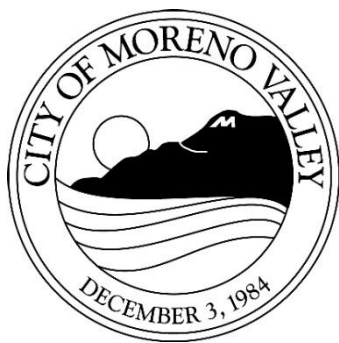
1. **CERTIFY** that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1) Existing Facilities; and
2. **APPROVE** PEN18-0216 Conditional Use Permit subject to the attached Conditions of Approval included as Exhibit A.

Prepared by:  
Julia Descoteaux  
Associate Planner

Approved by:  
Patty Nevins  
Planning Official

### **ATTACHMENTS**

1. 300'Foot Notice
2. Resolution 2019-23 for PEN18-0216
3. Exhibit A to Resolution 2019-23 Conditions of Approval
4. Site Plan
5. Plans
6. 300 foot Radius



This may affect your property

# Notice of PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held by the Planning Commission of the City of Moreno Valley on the following item(s):

**Project:** PEN18-0216  
**Proposal:** A Conditional Use Permit for a Retail Cannabis Dispensary (2,062 square feet) in an existing building located in the Specific Plan 204 Village Commercial Residential (VCR) zone.

**Applicant:** Moreno Valley Investment LLC  
**Property Owner:** JAZ Chi Holdings  
**Representative:** Patrick Martin  
**A.P. No(s):** 481-111-002  
**Location:** 24068, 24070, 24072 Postal Avenue (Three Suites)

**Council District:** 1

Each project has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) Guidelines and it was determined that the projects will not have a significant effect on the environment. A finding that the projects are exempt from the provisions of CEQA as a Class 1 Categorical Exemption in accordance with CEQA Guidelines Section 15301 for Existing Facilities is recommended for each projects.

A public hearing before the Planning Commission has been scheduled for the proposed projects. Any person interested in commenting on the proposal and recommended environmental determination may speak at the hearing or provide written testimony at or prior to the hearing. The project applications, supporting plans and environmental documents may be inspected at the Community Development Department at 14177 Frederick Street, Moreno Valley, California during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. to 4:30 p.m., Friday), or you may telephone (951) 413-3206 for further information.

The Planning Commission, at the Hearing or during deliberations, could also consider and approve changes to the project. If you challenge this project, including any modifications considered for the project, in court, you may be limited to raising only those items you or someone else raised at the Public Hearing

described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing.



## LOCATION PLANNING COMMISSION HEARING

City Council Chamber, City Hall  
 14177 Frederick Street  
 Moreno Valley, Calif. 92553

**DATE AND TIME:** April 11, 2019 at 7:00 P.M.

**CONTACT PLANNER:** Julia Descoteaux

**PHONE:** 951.413.3209

*Upon request and 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 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

PLANNING COMMISSION RESOLUTION NO. 2019-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING CONDITIONAL USE PERMIT APPLICATION (PEN18-0216) FOR A CANNABIS RETAIL ESTABLISHMENT "MR. NICE GUY" IN A TENANT SPACE OF APPROXIMATELY 2,062 SQUARE FEET WITHIN AN EXISTING COMMERCIAL CENTER LOCATED AT 24068, 24070 AND 24072 POSTAL AVENUE, SITE LOCATED ON THE NORTH SIDE OF POSTAL AVENUE EAST OF HEACOCK STREET (ASSESSOR'S PARCEL NUMBER 481-111-002).

**WHEREAS**, Mr. Patrick Martin, of Moreno Valley Investment, LLC, has filed an application for the approval of Conditional Use Permit (CUP) PEN18-0216 for development of a 2,062 square foot Commercial Cannabis Dispensary, operating between the hours of 6:00 AM and 10:00 PM, 7-days per week hours, as described in the title above; and

**WHEREAS**, the application has been evaluated in accordance with established City of Moreno Valley (City) procedures, and with consideration of the Municipal Code, General Plan and other applicable regulations; and

**WHEREAS**, upon completion of a thorough development review process the project was appropriately agendized and noticed for a public hearing before the Planning Commission of the City of Moreno Valley (Planning Commission); and

**WHEREAS**, the public hearing notice for this project was published in the local newspaper on March 29, 2019 Public notice was sent to all property owners of record within 300 feet of the project site on March 28, 2019. The public hearing notice for this project was also posted on the project site on March 29, 2019; and

**WHEREAS**, on April 11, 2019, the Planning Commission held a public hearing to consider the application; and

**WHEREAS**, on April 11, 2019, the Planning Commission of the City of Moreno Valley determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et. seq.) under CEQA Guidelines Section 15301, Existing Facilities; and

**WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred; and

**WHEREAS**, pursuant to Government Code Section 66020(d)(1), **NOTICE IS HEREBY GIVEN** that this project is subject to certain fees, dedications, reservations and other exactions as provided herein.

**NOW, THEREFORE, BE IT RESOLVED**, it is hereby found, determined and resolved by the Planning Commission as follows:

A. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.

B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on April 11, 2019, including written and oral staff reports, public testimony and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

1. **Conformance with General Plan Policies** – The proposed use is consistent with the General Plan, and its goals, objectives, policies and programs.

**FACT:** State Planning Law required cities and counties to set forth goals, policies, and implementation programs for the long term physical development of the community. Section 65302 (a) of the Government Code requires preparation of a land use element which designates the proposed general distribution and general location of the uses of land for housing, business, industry, public buildings, and open space. The proposed development is located within the Commercial (C) land use designation of the Moreno Valley General Plan.

The CUP has been evaluated against General Plan Objective 2.4, which states “provide commercial areas within the City that are conveniently located, efficient, attractive, and have safe and easy pedestrian and vehicular circulation in order to serve the retail and service commercial needs of Moreno Valley residents and businesses” and staff has confirmed that the proposed project does not conflict with any of the goals, objectives, policies, and programs of the General Plan. The addition of a new, retail cannabis dispensary will provide an efficient retail use with safe and easy pedestrian and vehicle circulation that will provide a convenience to the surrounding neighborhood.

2. **Conformance with Zoning Regulations** – The proposed use complies with all applicable zoning and other regulations.

**FACT:** The proposed project is within the Specific Plan 204 Commercial Residential (SP204VCR) zoning district. Municipal Code Section 9.02.290 C 2 (Cannabis Business Locations and Use), requires a Conditional Use Permit in order to lawfully operate all commercial cannabis activities including dispensaries. The proposed Conditional Use Permit for a cannabis dispensary will comply with the Municipal Code Section 9.09.290 Commercial Cannabis Activities, which provides standards for cannabis dispensaries. The proposed dispensary will be located within a 2,062 square foot tenant space in the retail/office center.

The project is designed in accordance with the provisions of Section 9.04 Commercial Districts, and Section 9.16 Design Guidelines of the City's Municipal Code. The project as designed and conditioned would comply with all applicable zoning standards.

- 3. Health, Safety and Welfare** – The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

**FACT:** The proposed commercial cannabis business will operate in an existing 2,062 square foot retail space within the existing retail/office center. This proposed use will be consistent with General Plan Goal 6.1. The proposed project will be operated consistent with the Applicant's Security Plan that contains physical planning strategies that maximize the surveillance opportunities via security guards, surveillance cameras and equipment. Therefore, the proposed business is consistent with General Plan Goal 6.1.

Planning staff has reviewed the request in accordance with the latest edition of the California Environmental Quality Act (CEQA) Guidelines and has determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et. seq.) under CEQA Guidelines Section 15301 Existing Facilities.

- 4. Location, Design and Operation** – The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

**FACT:** The project site is consistent with the Commercial (C) General Plan and Specific Plan 204 Village Commercial Residential (SP204VCR) zoning designations. The proposed commercial cannabis dispensary will utilize approximately 2,062 square feet of existing space of an approximately 4,650 square feet retail/office center. Only interior tenant improvements consistent with applicable federal, state and local regulations are proposed. The project is located within the SP204CC zone, and the use can be established by a Conditional Use Permit.

The site is located further than 600' from any public or private school providing instruction in kindergarten or grades 1 through 12, and from day care centers, youth centers, or arcades.

Overall, the proposed project has been found to be consistent with certain objectives, goals and policies outlined in the City's General Plan and to be compatible with the existing land uses in the project area.

This project as proposed and conditioned conforms to all development standards of the Specific Plan 204 Village Commercial Residential

(SP204VCR) zone and the design guidelines for commercial developments prescribed in the City's Municipal Code and City Landscape Standards.

**BE IT FURTHER RESOLVED** that the Planning Commission **HEREBY APPROVES** Resolution No. 2019-23, and thereby:

- 1. **APPROVE** Conditional Use Permit PEN18-0216 based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

**APPROVED** this 11<sup>th</sup> day of April 2019.

\_\_\_\_\_  
Chair, Planning Commission

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Patty Nevins, Planning Official  
Secretary to the Planning Commission

\_\_\_\_\_  
City Attorney

Attachments:

Exhibit A: Conditions of Approval

Attachment: Resolution 2019-23 for PEN18-0216 [Revision 3] (3504 : PEN18-0216 Conditional Use Permit)



CITY OF MORENO VALLEY  
 CONDITIONS OF APPROVAL  
 Conditional Use Permit (PEN18-0216)

EFFECTIVE DATE:  
 EXPIRATION DATE:

**COMMUNITY DEVELOPMENT DEPARTMENT**

Planning Division

1. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
2. In the event the use hereby permitted ceases operation for a period of one (1) year or more, or as defined in the current Municipal Code, this permit may be revoked in accordance with provisions of the Municipal Code. (MC 9.02.260)
3. This project is located within Specific Plan 204 Community Commercial. The provisions of the specific plan, the design manual, their subsequent amendments, and the Conditions of Approval shall prevail unless modified herein. (MC 9.13)
4. The commercial cannabis dispensary shall be consistent with all other applicable federal, state and local requirements including the Moreno Valley Municipal Code Title 5 and Title 9, and all related Municipal Code sections. (MC 9.09.290 (E)(4)(i))
5. The site shall be developed in accordance with the approved plans on file in the Community Development Department - Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official. (MC 9.14.020)
6. All landscaped areas and the parking lot shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
7. Any signs indicated on the submitted plans are not included with this approval and shall be reviewed under separate permit.
8. All site plans, grading plans, landscape plans and proposed signage shall be coordinated for consistency with this approval.

Special Conditions

9. The site has been approved for a retail Cannabis Dispensary, located at 24068, 24070 and 24072 Postal Avenue (three suites including a total of approximately 2,062 square feet) per

the approved plans and per the requirements of the City's Municipal Code (MC) Section 9.09.290 Commercial cannabis activities, 9.09.293 Cannabis Business locations and use, and 5.05 Commercial Cannabis Activity. A change or modification to the interior design/set-up, exterior elevations or business process (including security procedures) shall require separate review and approval. For a Conditional Use Permit, violation may result in revocation in the case of a Conditional Use Permit per MC Section 9.09.290 F and 9.02.260.

10. Prior to Building tenant improvement submittal, the applicant shall submit to the Planning Division (\$1017 Plan check fee) a site improvement plan to include, a landscape plan to identify specific plant material and locations, color and material approval for building paint/improvements, fence paint and mailbox relocation and replacement (mailbox to be coordinated with the U.S. Postal Service).
11. Prior to building final, the existing storage container/shed on the east side of the building shall be removed.
12. Prior to building final, all approved site improvements shall be installed and completed per the approved plans.
13. Daily hours of operation for the dispensary may start no earlier than 6:00 am and end no later than 10:00 pm, Sunday through Saturday.
14. No person associated with this retail cannabis business shall cause or permit the sale, dispensing or consumption of alcoholic beverages or the sale of tobacco products on or within 50 feet of the premises of a cannabis business. (MC 9.09.290 (D)(2)(b))
15. The cannabis licensee shall display its current valid Commercial Cannabis Business Permit under Chapter 5.05 of this Code and a Conditional Use Permit issued in accordance with this chapter inside the lobby or waiting area of the main entrance to the site. The permits shall be displayed at all times in a conspicuous plane so that it may be readily seen by all persons entering the site. (MC 9.09.290 (D)(2)(c))
16. All City Fire, Police and Code personnel shall have unlimited and unrestricted property access for inspections of commercial cannabis businesses and facilities during business hours. (MC 9.09.290 (D)(2)(g))
17. No cannabis or marijuana raw materials or products shall be visible from the exterior of any structure, facility, or building in which commercial cannabis dispensaries are being conducted. All commercial cannabis dispensaries must take place within a fully enclosed, secured and permanent structure (with accommodations in place at all times to allow for and facilitate unlimited/unrestricted access throughout the premises by emergency service personnel). (MC 9.09.290 (E)(4)(b))
18. The commercial cannabis dispensary shall have designated locked storage on the dispensary property for after-hours storage of medical and adult use recreational cannabis and cannabis infused products. All cannabis and cannabis infused products shall be stored at the dispensary property in secured rooms that are completely enclosed or in a safe that is bolted to the floor (with accommodations in place at all times to allow for and facilitate unlimited/unrestricted access throughout the premises by emergency service personnel). (MC 9.09.290 (E)(4)(c))
19. No delivery service (retail) of any cannabis products is allowed. All distribution of cannabis must be conducted within the enclosed building area of the dispensary property between the seller and buyer. (MC 9.09.290 (E)(4)(e))



20. No person shall smoke, ingest, or otherwise consume cannabis in any form on, or within twenty (20) feet of, the dispensary site. (MC 9.09.290 (E)(4)(f))
21. No commercial cannabis dispensary owner or employee shall: (i) cause or permit the sale, distribution, or consumption of alcoholic beverages on the dispensary property (ii) hold or maintain a license from the State Division of Alcoholic Beverage Control for the sale of alcoholic beverages; or (iii) operate a business on or adjacent to the dispensary property that sells alcoholic beverages. No alcoholic beverages shall be allowed or stored on the dispensary property. (MC 9.09.290 (E)(4)(g))
22. All operations conducted and equipment used must be in compliance with all applicable state and local regulations, including all building, electrical and fire codes. (MC 9.09.290 (E)(7)(b))
23. A fire sprinkler system shall be installed for this project or as required by the Municipal Code Section 9.09.290. An approved automatic fire sprinkler system, designed in compliance with the California Fire Code is required in every building that houses a commercial cannabis business. This is a minimum standard and does not preclude the city from imposing additional fire prevention measures as deemed necessary by the fire marshal (MC 9.09.290 (E)(7)(d))
24. From a public right-of-way, no exterior evidence of commercial cannabis dispensing (including raw materials, marijuana plants or other cannabis or cannabis-infused products) shall be visible except for any signage authorized as part of the CUP approval and separately issued signage permit. (MC 9.09.290 (E)(8)(b))
25. Exterior landscaping within ten (10) feet of a licensed premises shall be designed, installed and maintained free of locations which could reasonably be used by persons to conceal themselves and/or to enable undesirable activity. The design and maintenance practices shall give appropriate consideration to both natural and artificial illumination. (MC 9.09.290 (E)(8)(c))
26. Two secured parking spaces, identified on a plot plan shall be located convenient to the required secured area of each facility to be used by secured transfer vehicles involved in the courtering or dispensing of cannabis materials products to and from the facility and for use by any secured vehicle commissioned for the transfer of currency to and from the facility. (MC 9.09.290 (E)(9)(f))
27. Security surveillance cameras and a video recording system must be installed to monitor all doors into and out of the buildings on the site, the parking lot, loading areas, and all exterior sides of the property adjacent to the public rights-of-way. The camera and recording systems must be of adequate quality, color rendition, and resolution to allow the identification of any individual present on the site. The recording system must be capable of exporting the recorded video in standards MPEG formats to another common medium, such as a DVD or USB drive. (MC 9.09.290 (E)(12)(a))
28. Professionally and centrally monitored fire, robbery, and burglar alarm systems must be installed and maintained in good working condition. The alarm system must include a private security company that is required to respond to every alarm. (MC 9.09.290 (E)(12)(b))
29. Waste and storage and disposal of all marijuana and cannabis products shall meet all applicable state and local health regulation. (MC 9.09.290 (E)(13))
30. Odor control devices and techniques in accordance with the Odor Control Plan submitted shall

be incorporated in all licensed premises to ensure that odors from cannabis or marijuana are not detectable offsite or anywhere on the premises per MC 9.09.290.E14a and b.

31. Licensee shall prohibit loitering by individuals outside the licensed premises or anywhere on the property. (MC 9.09.290 (E)(14)(c))
32. Licensee shall remove any graffiti from the licensed premises within twenty-four (24) hours of its occurrence, or as requested by the city. (MC 9.09.290 (E)(14)(d))
33. Prior to issuance of any building permits, final landscaping and irrigation plans shall be submitted for review and approval of any new or repaired landscaping as required by the Planning Division to comply with the City's Municipal Code, Chapter 9.17.
34. Prior to issuance of Certificates of Occupancy or building final, the required landscaping and irrigation shall be installed, and inspected and approved by the Planning Division. (DC 9.03.040)
35. The shopping center parking lot lighting shall be maintained in good repair and shall comply with the Municipal Code lighting standards and the Security Plan at all times.
36. Prior to approval of tenant improvement plans, two copies of a detailed, on-site, computer generated, point-by-point comparison lighting plan, including exterior building, parking lot, and landscaping lighting, shall be submitted to the Planning Division for review and approval. The lighting plan shall be generated on the plot plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for light fixtures used and shall include style, illumination, location, height and method of shielding. The lighting shall be designed in such a manner so that it meets the lighting standards in the Cannabis Ordinance 932. After the third plan check review for lighting plans, an additional plan check fee will apply. (MC 9.08.100, DG) Lighting shall comply with the provisions of MC Section 9.08.100 including fixture type, wattage illumination levels and shielding. (MC 9.09.290 (E)(10))
37. The commercial cannabis operation shall comply with all requirements of Moreno Valley Municipal Code Chapter 5.05 prior to issuance of occupancy permits.

#### Security Plan and Measures

38. Prior to Building Permit or Certificate of Occupancy, the process for any transfer of product or currency shall be identified in an updated Security Plan to be reviewed and approved by the Planning Division. (MC 9.09.290 (D)(2)(f))
39. The Security Plan on file with the City of Moreno Valley shall remain in effect as long as the established use is in operation. Any changes, additions, removal or modifications to the plan shall be submitted to the City for review and inclusion in the Conditional Use Permit file.

#### Economic Development Department (EDD)

40. New Moreno Valley business are encouraged to hire local residents.
41. New Moreno Valley business may utilize the workforce recruitment services provided by the Moreno Valley Employment Resource Center ("ERC").  
The ERC offers no cost assistance to businesses recruiting and training potential

employees. Complimentary services include:

- Job Announcements
- Applicant testing / pre-screening
- Interviewing
- Job Fair support
- Training space

New Moreno Valley businesses may work with the Economic Development Department to coordinate job recruitment fairs.

42. New Moreno Valley businesses may adopt a “First Source” approach to employee recruitment that gives notice of job openings to Moreno Valley residents for one week in advance of public recruitment.

#### Building and Safety Division

43. The proposed non-residential project shall comply with the latest Federal Law, Americans with Disabilities Act, and State Law, California Code of Regulations, Title 24, Chapter 11B for accessibility standards for the disabled including access to the site, exits, bathrooms, work spaces, etc.
44. Contact the Building Safety Division for permit application submittal requirements.
45. Any construction within the city shall only be completed between the hour of seven a.m. to seven p.m. Monday through Friday, excluding holidays and from eight a.m. to four p.m. on Saturday, unless written approval is obtained from the city building official or city engineer (Municipal Code Section 8.14.040 (E)).
46. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
47. The proposed development is subject to the payment of applicable processing fees as required by the City’s current Fee Ordinance at the time a building permit application is submitted or prior to the issuance of permits as determined by the City.
48. The proposed project will be subject to approval by the Eastern Municipal Water District and all applicable fees and charges shall be paid prior to permit issuance. Contact the water district at 951.928.3777 for specific details.
49. The proposed project’s occupancy shall be classified by the Building Official and must comply with exiting, occupancy separation(s) and minimum plumbing fixture requirements. Minimum plumbing fixtures shall be provided per the 2016 California Plumbing Code, Table 422.1. The occupant load and occupancy classification shall be determined in accordance with the California Building Code.
50. All remodeled structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Code, (CBC) Part 2, Title 24, California Code of Regulations including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc. The current code edition is the 2016 CBC.
51. Restroom facilities must be provided for public use. Single accommodation restroom may be

used for both employees and customers. 2016 California Plumbing Code 422.4

52. Prior to permit issuance, every applicant shall submit a properly completed Waste Management Plan (WMP), as a portion of the building or demolition permit process. (MC 8.80.030)

## **FIRE DEPARTMENT**

### **Fire Prevention Bureau**

53. Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve inches in height. (CFC 505.1, MVMC 8.36.060[I])
54. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire alarm system monitored by an approved Underwriters Laboratory listed central station based on a requirement for monitoring the sprinkler system, occupancy or use. Fire alarm panel shall be accessible from exterior of building in an approved location. Plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9 and MVMC 8.36.100)
55. All restricted access and egress devices shall be approved by the Building and Fire Departments and be in compliance with the 2016 CBC.
56. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.
57. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
58. Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)

## **PUBLIC WORKS DEPARTMENT**

### **Land Development Division**

59. The developer shall comply with all applicable City ordinances and resolutions including the City's Municipal Code (MC) and if subdividing land, the Government Code (GC) of the State of California, specifically Sections 66410 through 66499.58, said sections also referred to as the Subdivision Map Act (SMA). [MC 9.14.010]
60. The developer shall monitor, supervise and control all construction related activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:
- (a) Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.
  - (b) Observance of working hours as stipulated on permits issued by the Land Development Division.

- (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.
- (d) All dust control measures per South Coast Air Quality Management District (SCAQMD) requirements during the grading operations.

Violation of any condition, restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedy as noted in City Municipal Code 8.14.090. In addition, the City Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.

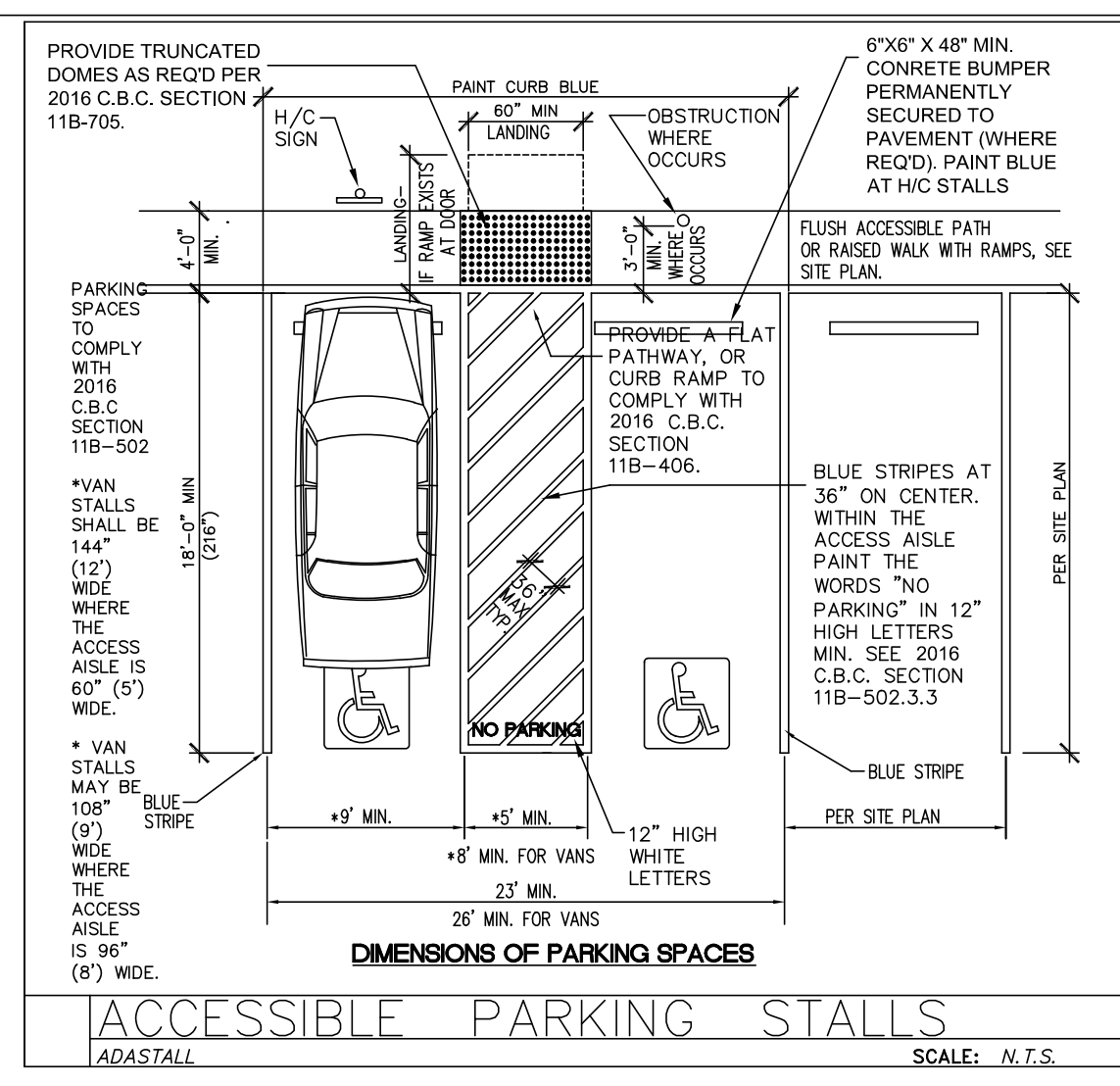
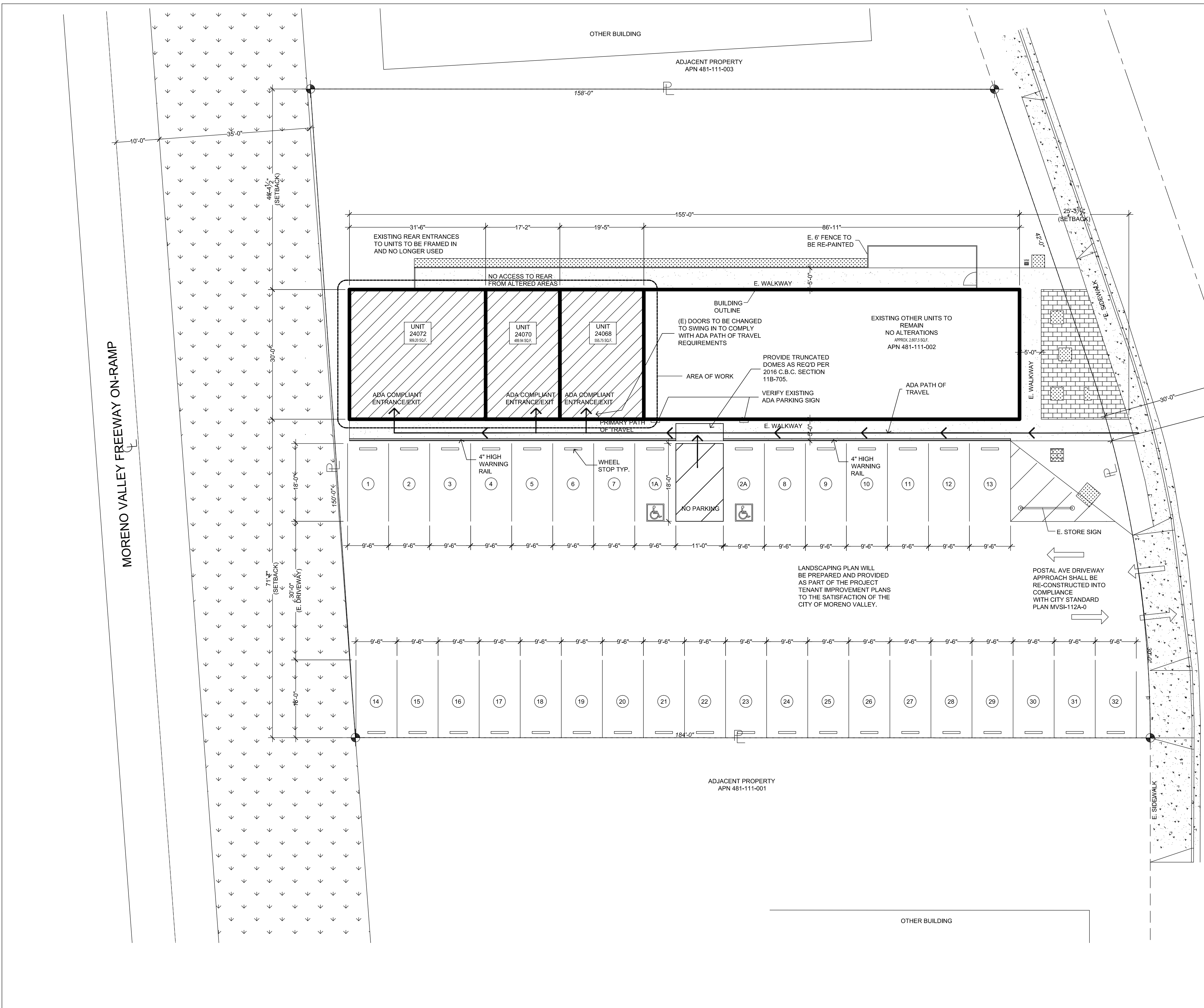
Prior to Encroachment Permit

- 61. All outstanding fees shall be paid.

Prior to Occupancy

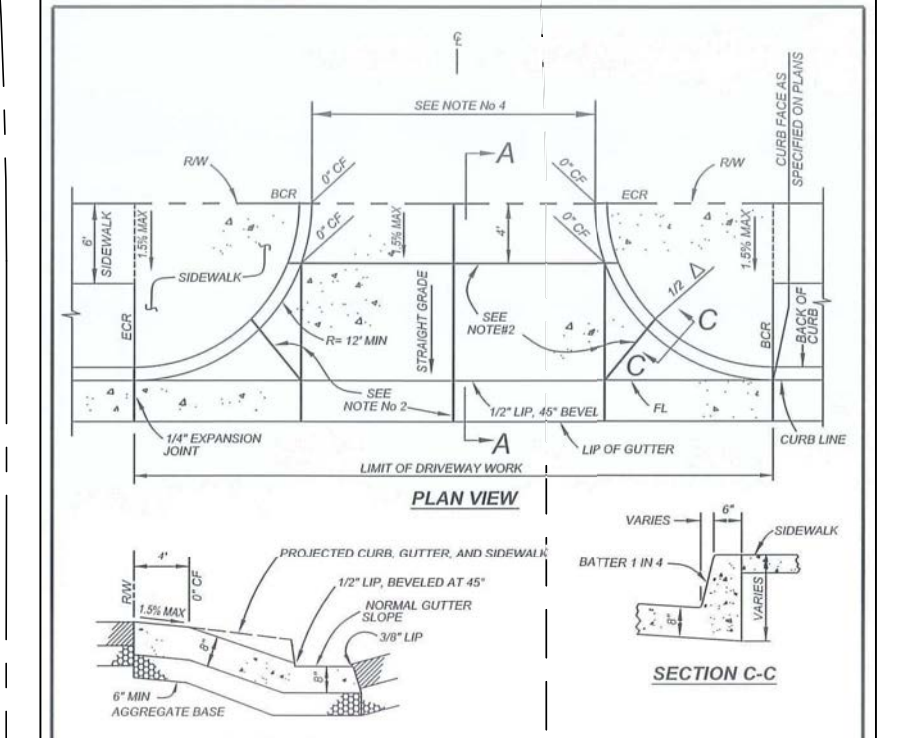
- 62. All outstanding fees shall be paid.
- 63. The existing driveway on Postal Avenue shall be reconstructed per City Standard Plan MVS1-112A-0





EXISTING ADA PARKING STALLS TO BE FIELD REVIEWED AND VERIFIED TO COMPLY WITH ADA STANDARDS.  
NON-COMPLIANT STALLS MUST BE MODIFIED TO BE COMPLIANT.

- SITE LEGEND:**
- EXISTING WALKWAY
  - EXISTING STONE/BRICK PAVER
  - EXISTING LANDSCAPE
  - EXISTING PLANTER
  - CENTER LINE
  - PROPERTY LINE
  - E. WATER METER
  - E. ELECTRICAL METER
  - E. GAS METER
  - E. STOP SIGN TO REMAIN
  - E. FIRE HYDRANT TO REMAIN
  - E. STREET SIGN TO REMAIN
  - E. ELECTRICAL POLE TO REMAIN



**NOTES:**

- 1) TYPE I APPROACH MAY BE USED WHEN SIDEWALK IS ADJACENT TO PROPERTY LINE.
- 2) MEASURED PLANE JOINTS ARE REQUIRED AT CENTERLINE OF APPROACH AND AT LOCATIONS AS SHOWN, UNLESS OTHERWISE NOTED.
- 3) CONCRETE SHALL BE CLASS 5000-C-2500, CURED WITH WHITE PIGMENTED CURING COMPOUND.
- 4) MINIMUM WIDTH SHALL BE 24" MAXIMUM WIDTH SHALL BE 42"
- 5) ALL CURBS OF APPROACH AND DRIVEWAY SHALL BE USED WHEN DRIVEWAY APPROACH IS USED PAVED MONOCURVILY.
- 6) FOR NEW DRIVEWAY APPROACHES ON EXISTING STREETS A 12" WIDTH OF JOINTLY CONCRETE SHALL BE REMOVED AND REPLACED TO FULL DEPTH.

**CITY OF MORENO VALLEY**  
PUBLIC WORKS DEPARTMENT - CAPITAL PROJECTS DIVISION  
**COMMERCIAL DRIVEWAY**  
APPROACH: TYPE I  
MVS-1124-0  
SCALE: 3/32" = 1'-0"  
PEN18-0216

**REVISIONS**


OWNER:  
**MORENO VALLEY INVESTMENT LLC**  
24068, 24070 & 24072  
POSTAL AVE.  
MORENO VALLEY CA

PROJECT:  
**MORENO VALLEY RETAIL CANNABIS LICENSE**

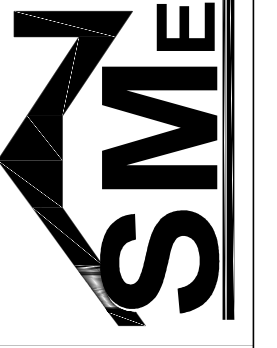
SAN MINA ENGINEERING, INC.  
24310 MOULTON PKWY. STE. 0-105  
LAGUNA HILLS, CA 92653  
TELE # (949) 448-1417  
FAX # (949) 549-3867  
EMAIL: INFO@SANMINAENG.COM

PROJECT NO: 18-1585  
CAD DWG FILE:  
DRAWN BY: KT  
CHECKED BY: E.M.  
SCALE: NOTED  
DATE: 10-18-2018  
SHEET TITLE:

**PROPOSED SITE PLAN**

SHEET  
**A-2**  
2 OF 5

SCALE  
3/32" = 1'-0"





# GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. ALL TRADES SHOULD FIELD VERIFY ALL MEASUREMENTS AND BRING ANY DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE ENGINEER ON RECORD BEFORE THE COMMENCEMENT OF THE JOB.
- GENERAL CONTRACTOR AND ALL TRADES MUST FIELD VERIFY ALL EXISTING CONDITIONS AND DRAWINGS BEFORE THE COMMENCEMENT OF EVERY PORTION OF THE JOB AND REPORT ANY DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE ENGINEER ON RECORD.
- DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- ALL WORK SHALL COMPLY WITH THE APPLICABLE GOVERNING CODES AS WELL AS ORDINANCES AND POLICIES ADOPTED BY THE CITY AND OR COUNTY/DISTRICT TO WHICH THE JOB BELONGS.
- PLUMBING, ELECTRICAL, MECHANICAL CONTRACTORS MUST SUBMIT ALL NECESSARY DRAWINGS TO THE BUILDING DEPARTMENT OF FOR APPROVAL PRIOR TO COMMENCEMENT OF THEIR WORK.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS INCLUDING THOSE FOR DESIGN-BUILD SYSTEMS (ELECTRICAL, PLUMBING, ETC.) ALL OF WHICH SHALL COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS.
- GENERAL CONTRACTOR TO COORDINATE WORK BETWEEN ALL TRADES TO FINISH THE JOB SMOOTHLY AND IN TIMELY MANNER.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR PRESERVING ALL EXISTING TO REMAIN CONDITIONS AND UTILITIES FROM DAMAGE AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR TO REPAIR ANY DAMAGE TO EXISTING TO REMAIN CONDITIONS AT THEIR OWN COST.
- ALL DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COMPLY WITH ALL GOVERNING CODES, LAWS AND ORDERS AS WELL AS ORDINANCES AND POLICIES ADOPTED BY THE CITY AND OR COUNTY/DISTRICT TO WHICH THE JOB BELONGS.
- ANY ALTERATIONS OR DEVIATIONS FROM THE DRAWINGS SHALL BE SUBMITTED IN WRITING TO THE ENGINEER ON RECORD FOR APPROVAL BEFORE THE COMMENCEMENT OF WORK.
- CONTRACTOR TO NOTIFY IN WRITING THE ENGINEER ON RECORD OF ANY UNFORESEEN SIGHT CONDITIONS THAT MIGHT CALL FOR AN ALTERNATE METHOD OF CONSTRUCTION, NO CHANGES TO OR DEVIATION FROM THE DRAWINGS SIGNED BY THE ENGINEER ON RECORD CAN BE MADE WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER ON RECORD.
- CONTRACTOR TO SUBMIT MATERIAL SAMPLES OR ANY MATERIAL SUBSTITUTIONS TO THE ENGINEER ON RECORD PRIOR TO INSTALLATION.
- CONTRACTOR TO IMMEDIATELY INFORM THE OWNER OR THE ENGINEER ON RECORD OF ANY DISCOVERED UNFORESEEN FIELD CONDITIONS.
- NEW CONSTRUCTION SHALL NOT COME IN CONTACT WITH OR BEAR ON ANY DAMAGED PRE-EXISTING FRAMING AND/OR FOUNDATION.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL PHASES AND CONDITIONS OF CONSTRUCTION.
- CONTRACTOR IS FULLY RESPONSIBLE TO COMPLY WITH ALL GOVERNING APPLICABLE CODES:  
2016 CA RESIDENTIAL CODE (CRC)  
2016 CA BUILDING CODE (CBC)  
2016 CA MECHANICAL CODE (CMC)  
2016 CA ELECTRICAL CODE (CEC)  
2016 CA PLUMBING CODE (CPC)  
2016 CA GREEN BUILDING STANDARDS (CGBS)  
2016 CA ENERGY EFFICIENCY STANDARDS (CEES)
- CONTRACTOR IS FULLY RESPONSIBLE TO COMPLY WITH ALL SAFETY MEASURES DURING CONSTRUCTION.
- ALL SURFACES EXPOSED TO WEATHER SHALL HAVE WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING. EXTERIOR OPENINGS SHALL BE FLASHED TO MAKE THEM WEATHER PROOF.
- CONTRACTOR SHALL FIELD VERIFY ALL ROUGH OPENINGS BEFORE ORDERING WINDOWS AND DOORS.
- ALL NEW GLAZING SHALL HAVE AN ATTACHED LABEL CERTIFYING THE U VALUE. FOR LOWER THAN REQUIRED U VALUE, GLAZING SHOULD HAVE A PERMANENT LABEL

- SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY AND RESCUE OPENING WHICH OPENS DIRECTLY INTO A PUBLIC STREET, ALLEY, YARD OR COURT. THE SILL HEIGHT ON SUCH OPENING SHALL NOT EXCEED 44" ABOVE THE FLOOR. ESCAPE AND EMERGENCY OPENING SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. MINIMUM NET CLEAR WIDTH SHALL BE 20".
- 2X6 FRAMING SHOULD BE USED AT ALL PLUMBING WALLS AND ANY BEARING WALLS CONTAINING PIPES 1-1/4" WETHER OR NOT MENTIONED ON THE PLANS.
- CONTRACTOR SHALL INSTALL FIRE BLOCKS AND DRAFT STOPS WHEREVER NEEDED.
- HANDRAILS SHALL BE 36" ABOVE TREAD. GUARDRAILS SHALL BE 42" ABOVE FINISHED FLOOR. INTERMEDIATE PICKETS SHALL NOT PERMIT THE PASSAGE OF A 4" SPHERE.
- ATTIC VENTILATION OPENING SHALL BE COVERED WITH CORROSION RESISTANCE METAL MESH.
- MAXIMUM FLOW RATE STANDARDS:  
WATER CLOSET, NOT TO EXCEED 1.28 G/FLUSH.  
SINGLE SHOWER HEAD, NOT TO EXCEED 2.0 G AT 80 PSI.  
RESIDENTIAL FAUCETS, NOT TO EXCEED 1.5 G AT 60 PSI MIN. 0.8 G AT 20 PSI.  
KITCHEN FAUCETS NOT TO EXCEED 1.8 G AT 60 PSI.
- MECHANICAL VENTILATION FOR BATHROOMS SHALL PROVIDE AT LEAST 5 AIR CHANGES PER HOUR.
- CONTRACTOR SHALL KEEP AN AS-BUILD RECORD REFLECTING ALL CHANGES, ALTERATIONS AND DEVIATION FROM ORIGINAL CONSTRUCTION DOCUMENTS AND RETURN TO THE ENGINEER ON RECORD AFTER THE COMPLETION OF ALL WORKS.

## POLICE DEPT. NOTES

**THE PARKING LOTS, STREET AND BUILDINGS SHOULD BE WELL LIT. MINIMIZE THE SHADOWS CAST BY LANDSCAPING AND TREES ON THE PROPERTY, WALKWAYS AND PUBLIC AREAS.**

**ALL EXTERIOR DOORS SHALL HAVE A VANDAL RESISTANT LIGHT FIXTURE INSTALLED ABOVE THE DOOR. THE DOORS SHALL BE ILLUMINATED WITH A MINIMUM ONE FOOT CANDLE ILLUMINATION AT GROUND LEVEL, EVENLY DISPERSED.**

**ALARM SYSTEM SHOULD HAVE MONITORING CAPABILITY WITH LAW ENFORCEMENT OR PRIVATE SECURITY SERVICE NOTIFICATION.**

**BUSINESS SHOULD HAVE AN ALARM SYSTEM THAT IS MONITORED BY A DESIGNATED PRIVATE ALARM COMPANY TO NOTIFY THE MORENO VALLEY POLICE DEPARTMENT OF ANY INTRUSIONS.**

## FLOOD NOTES

**BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06065C0753G, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 26, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.**

**NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.**

**FEMA FLOOD ZONE:  
PANEL: 0753G  
FEMA MAP NO:  
06065C0753G**

## SHEET INDEX

- A1 - COVER SHEET
- A2 - PROPOSED SITE PLAN
- A3 - EXISTING FLOOR PLAN & ELEVATION
- A4 - PROPOSED FLOOR PLAN & ELEVATION
- A5 - ROOF PLAN & SECTIONS
- L1 - CONCEPTUAL LANDSCAPE PLAN

**PARKING LOT LIGHTING PLAN SHALL BE SUBMITTED WITH THE ELECTRICAL PERMIT APPLICATION.**

## NOTES

**FEMA FLOOD ZONE:  
PANEL: 0753G  
FEMA MAP NO:  
06065C0753G**

**NO EASEMENTS AVAILABLE ON TITLE REPORT**

**CAL/OSHA NOTES:** THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCENT OR OBTAIN PERMIT FROM STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL/OSHA). THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR OT COMMENCE OF ANY WORK.

## ABBREVIATIONS

A.C.	ANCHOR BOLT	FT.	FOOT OR FEET	PL	PLATE
A.F.F.	ARCHITECTURAL	GA.	GAGE	PSF	POUNDS/SQUARE FT.
B.L.	BUILDING LINE	GALV.	GALVANIZED	R.D.	ROOF DRAIN
B/BM	BOTTOM OF BEAM	GRAN.	GRANUIAR	REINF.	REINFORCING/REINFORCED
B/F	BOTTOM OF FOOTING	GYP.	GYPSUM BOARD	REQ'D.	REQUIRED
BLDG.	BUILDING	H.	HORIZONTAL	REV.	REVISION/REVISED SECTION
BM.	BEAM	HK.	HOOK	SHT.	SHEET
BRG.	BEARING	HORIZ.	HORIZONTAL	SIM.	SIMILAR
C.J.	CONTROL OR CONSTRUCTION JOINT	INSF	INSIDE FACE	SPA.	SPACES/SPACING
CLR.	CLEAR	IN.	INCH	SPECS	SPECIFICATIONS
CMU	CONCRETE MASONRY UNIT	INSUL.	INSULATION	STL	STEEL
CONC.	CONCRETE	JB	JOIST BEARING	STD	STANDARD
CONN.	CONNECTION	JST.	JOIST	T&B	TOP AND BOTTOM
CONNX.	CONNECTION	JT.	JOINT	T/B	TOP OF BEAM OR TRUSS BEARING
CONST.	CONSTRUCTION	LB./LBS	POUND/POUNDS	T/F	TRUSS BEARING
CONT.	CONTINUOUS	LL.	LIVE LOAD	TEMP.	TEMPORARY/TEMPERATURE
CONTR.	CONTRACTOR	LLV	LONG LEG VERTICAL	TYP.	TYPICAL
D.L.	DEAD LOAD	LT. WT.	LIGHT WEIGHT	U.N.O.	UNLESS NOTED OTHERWISE
DET.	DETAIL	M.O.	MASONRY OPENING	UNI.	UNISEX BATHROOM
DIA.	DIAMETER	MATL.	MATERIAL	V.	VERTICAL
DWG.	DRAWING	MAX.	MAXIMUM	VERT.	VERTICAL
DWL.	DOWEL	MIN.	MINIMUM	W.W.R.	WELDED WIRE REINFORCED
E.E.	EACH END	MISC.	MISCELLANEOUS	W/	WITH
E.E.	EACH FACE	N.I.C.	NOT IN CONTRACT	DW	DISH WASHER
E.W.	EACH WAY	N.S.	NEAR SIDE	B.R.	BATHROOM
E.J.	EACH EXPANSION JOINT	N.T.S.	NOT TO SCALE	STG.	STORAGE
EQ.	EQUAL	NO.	NUMBER		
EXIST.	EXISTING	O.C.	ON CENTER		
EXP.	EXPANSION	O.D.	OVERFLOW DRAIN		
EXPAN.	EXPANSION	OSF	OUTSIDE FACE		
F.D.	FLOOR DRAIN	OPP.	OPPOSITE		
FIN.	FINISH	P.E.M.B	PRE ENGINEERED METAL BUILDING		
F.S.	FAR SIDE	P.C.	PRECAST CONCRETE		
FDN.	FOUNDATION				
FTG.	FOOTING				

PEN18-0216

# PROJECT INFORMATION

**OWNER:** MORENO VALLEY INVESTMENTS, LLC  
MEILAD RAFIEI  
(714) 393-3077  
1300 BRISTOL N  
SUITE 100  
NEWPORT BEACH, CA 92660  
MEILAD@WECANN.BIZ

**PROJECT ADDRESS:** 24068, 24070, 24072 POSTAL AVE., MORENO VALLEY, CA 92553

**SCOPE OF WORK:** INTERIOR ALTERATION  
REPLACE EXTERIOR GLAZING TO FROSTED GLASS  
CHANGE OF USE AND OCCUPANCY

**LEGAL DESCRIPTION:**

THE EASTERLY 150 FEET OF THE WESTERLY 400 FEET OF LOT 8 IN BLOCK 5 OF SUNNYMEAD ORCHARD TRACT, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE(S) 17, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED FEBRUARY 19, 1960, AS INSTRUMENT NO. 15400 AND LYING NORTHERLY OF POSTAL AVENUE, AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JUNE 21, 1965 AS INSTRUMENT NO. 71863, OFFICIAL RECORDS.

**APN:** 481-111-002-0  
**RECORDED BOOK/PAGE:** MB 9/17  
**SUBDIVISION NAME:** SUNNYMEAD ORCHARD TRACT  
**LOT/PARCEL:** 8  
**BLOCK:** 5  
**TRACT NUMBER:** 0

**APPLICABLE CODE**  
MORENO VALLEY ZONING CODE  
MORENO VALLEY CANNABIS CODE  
2016 CA BUILDING CODE (CBC)  
2016 CA MECHANICAL CODE (CMC)  
2016 CA ELECTRICAL CODE (CEC)  
2016 CA PLUMBING CODE (CPC)  
2016 CA GREEN BUILDING STANDARDS (CGBS)  
2016 CA ENERGY EFFICIENCY STANDARDS (CEES)

**ZONE:** SP204 VCR  
**GENERAL PLAN LAND USE:** COMMERCIAL "C"

**BUILDING AREA SUMMARY:**  
**TOTAL EXISTING AREA:** 4,650 SF.  
**NEW BUILDING AREA:** 0 SF.

**CONSTRUCTION TYPE:** V-B

**OCCUPANCY GROUP:** M, B, S-2

**NUMBER OF EMPLOYEES:** 20-25

**AUTOMATIC SPRINKLERS:** NO

**ADDITIONAL REQ'D PARKING:** NO

**PARKING ANALYSIS:**  
**EXISTING BAY:** 34 SF.  
**ADA INCLUDED:** 1

**BAYS REQUIRED:**  
**TOTAL BUILDING AREA:** 4,650 SF.  
**USE/FACTOR:** GENERAL COMMERCIAL (1 BAY PER 225 SF. GROSS)  
**BAYS REQUIRED:** 4,650 / 225 = 21  
**ADA BAYS REQUIRED:** 2

**BAY PROPOSED:**  
**CONVERT EXISTING BAY TO ADA:** 1  
**ADA BAYS:** 2  
**BAY PROPOSED INCLUDING ADA:** 34

**TOTAL PROPOSED:**  
**LOT AREA:** 0.52 ACRE (22,651 SF = 100%)  
**BUILDING LOT COVERAGE:** 4,650 / 22,651 \* 100 = 20.5%  
**PAVER & PLANTER LOT COVERAGE:** 18,001 SF = 79.5%

## VINCINITY MAP

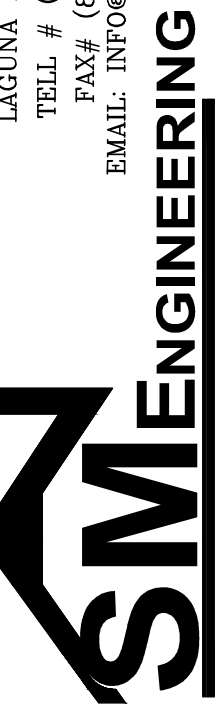


REVISIONS	

**OWNER**  
MORENO VALLEY INVESTMENT LLC  
24068, 24070 & 24072 POSTAL AVE.  
MORENO VALLEY CA

**PROJECT**  
MORENO VALLEY RETAIL  
CANNABIS LICENSE

**SAN MINA ENGINEERING, INC.**  
24310 MOULTON PKWY. STE. 0-105  
LAGUNA HILLS, CA 92653  
TELL # (949) 446-1417  
FAX# (866) 549-3867  
EMAIL: INFO@SANMINAENG.COM



**PROJECT NO:** 18-1585  
**CAD DWG FILE:**  
**DRAWN BY:** KT  
**CHECKED BY:**  
**SCALE:** NOTED  
**DATE:** 10-18-2018

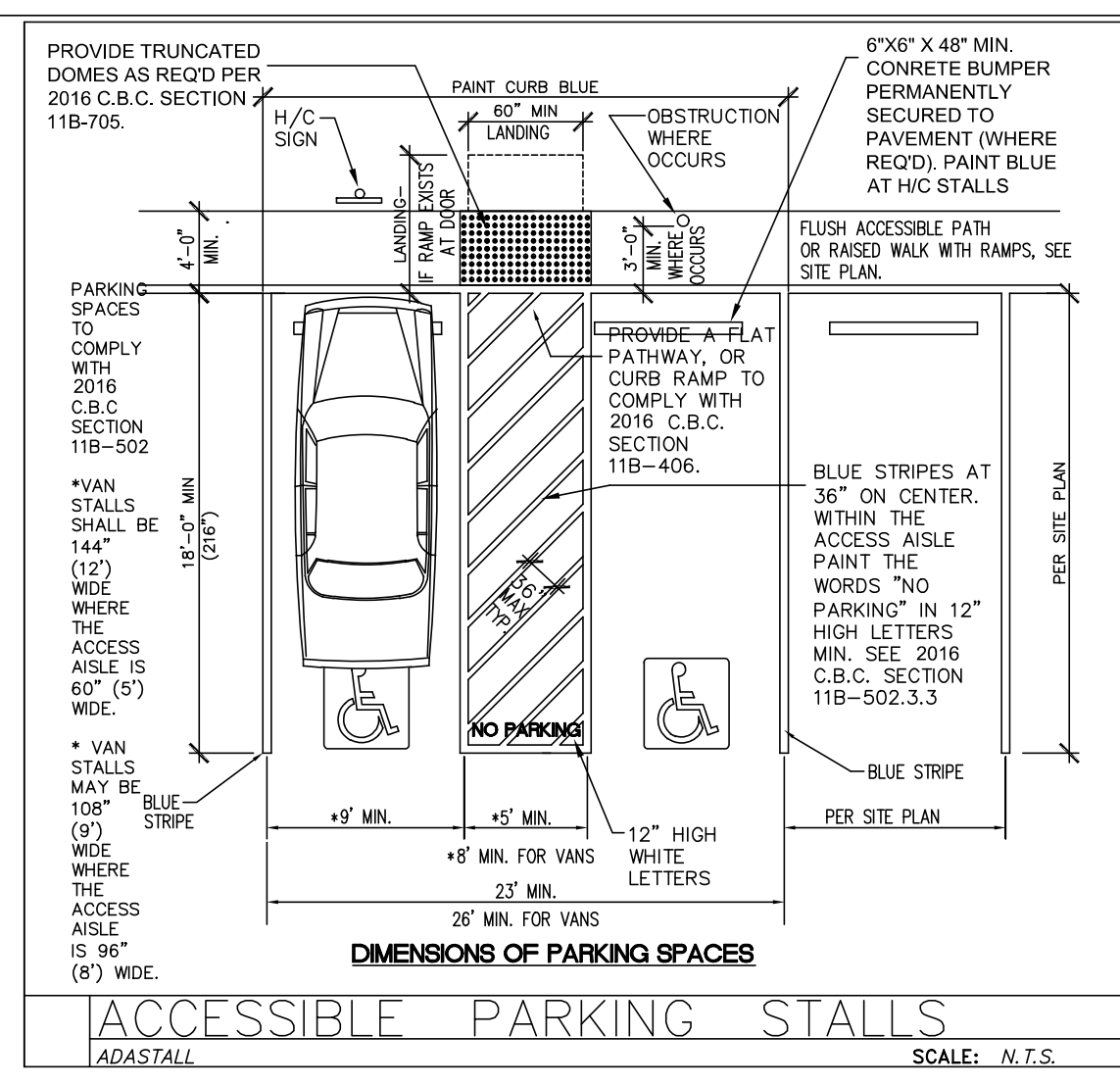
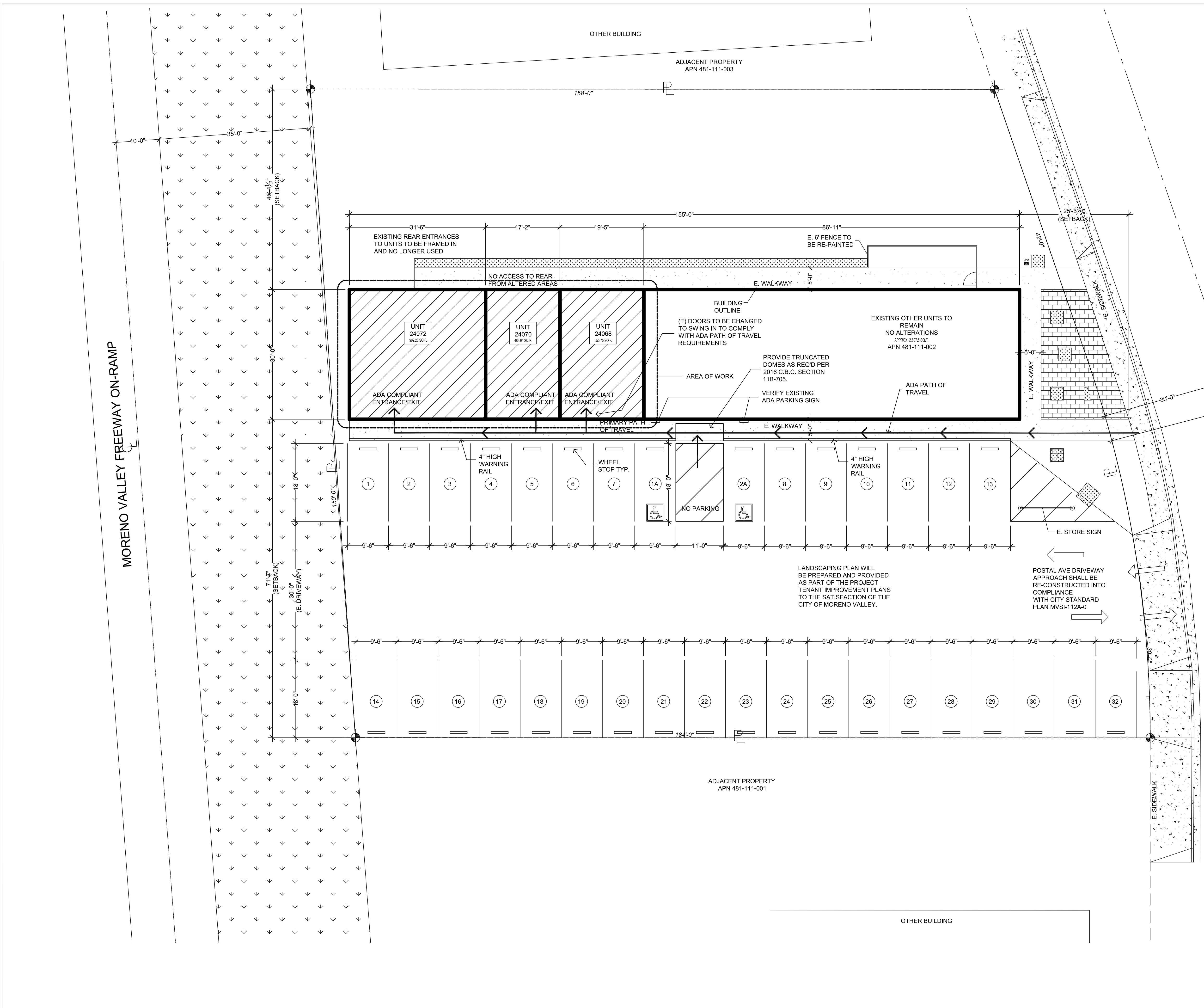
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**COVER SHEET**

**SHEET**  
**A-1**  
**1 OF 5**

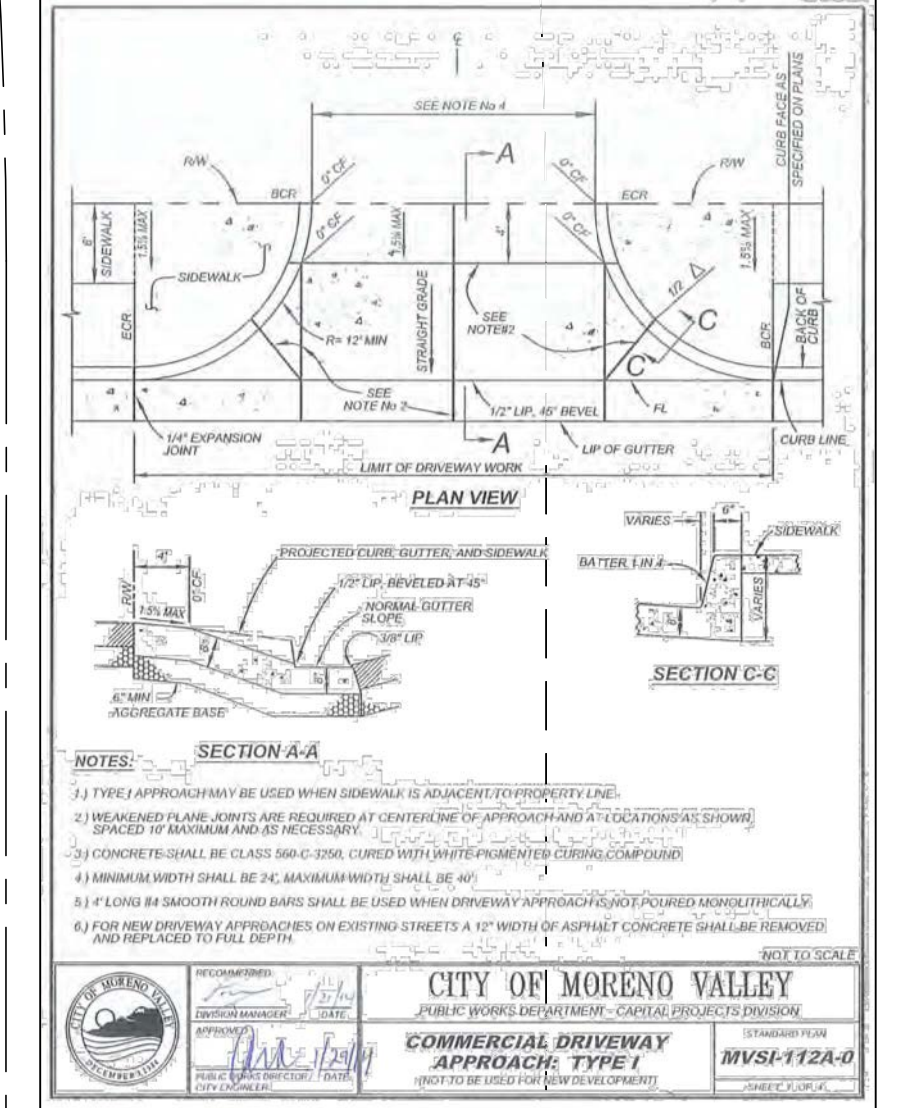
**SCALE**  
**NTS**





EXISTING ADA PARKING STALLS TO BE FIELD REVIEWED AND VERIFIED TO COMPLY WITH ADA STANDARDS.  
NON-COMPLIANT STALLS MUST BE MODIFIED TO BE COMPLIANT.

- SITE LEGEND:**
- EXISTING WALKWAY
  - EXISTING STONE/BRICK PAVER
  - EXISTING LANDSCAPE
  - EXISTING PLANTER
  - CENTER LINE
  - PROPERTY LINE
  - E. WATER METER
  - E. ELECTRICAL METER
  - E. GAS METER
  - E. STOP SIGN TO REMAIN
  - E. FIRE HYDRANT TO REMAIN
  - E. STREET SIGN TO REMAIN
  - E. ELECTRICAL POLE TO REMAIN



SCALE: 3/32" = 1'-0"  
PEN18-0216

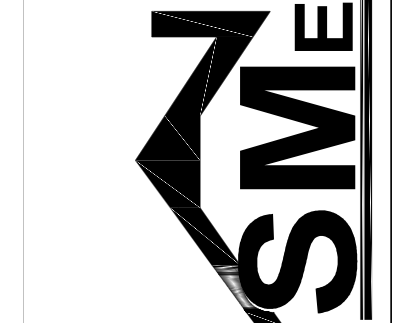
**REVISIONS**

NO.	DESCRIPTION

OWNER  
**MORENO VALLEY INVESTMENT LLC**  
24068, 24070 & 24072  
POSTAL AVE.  
MORENO VALLEY CA

PROJECT  
**MORENO VALLEY RETAIL CANNABIS LICENSE**

SAN MINA ENGINEERING, INC.  
24310 MOULTON PKWY. STE. 0-105  
LAGUNA HILLS, CA 92653  
TELE # (949) 448-1417  
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EMAIL: INFO@SANMINAENG.COM



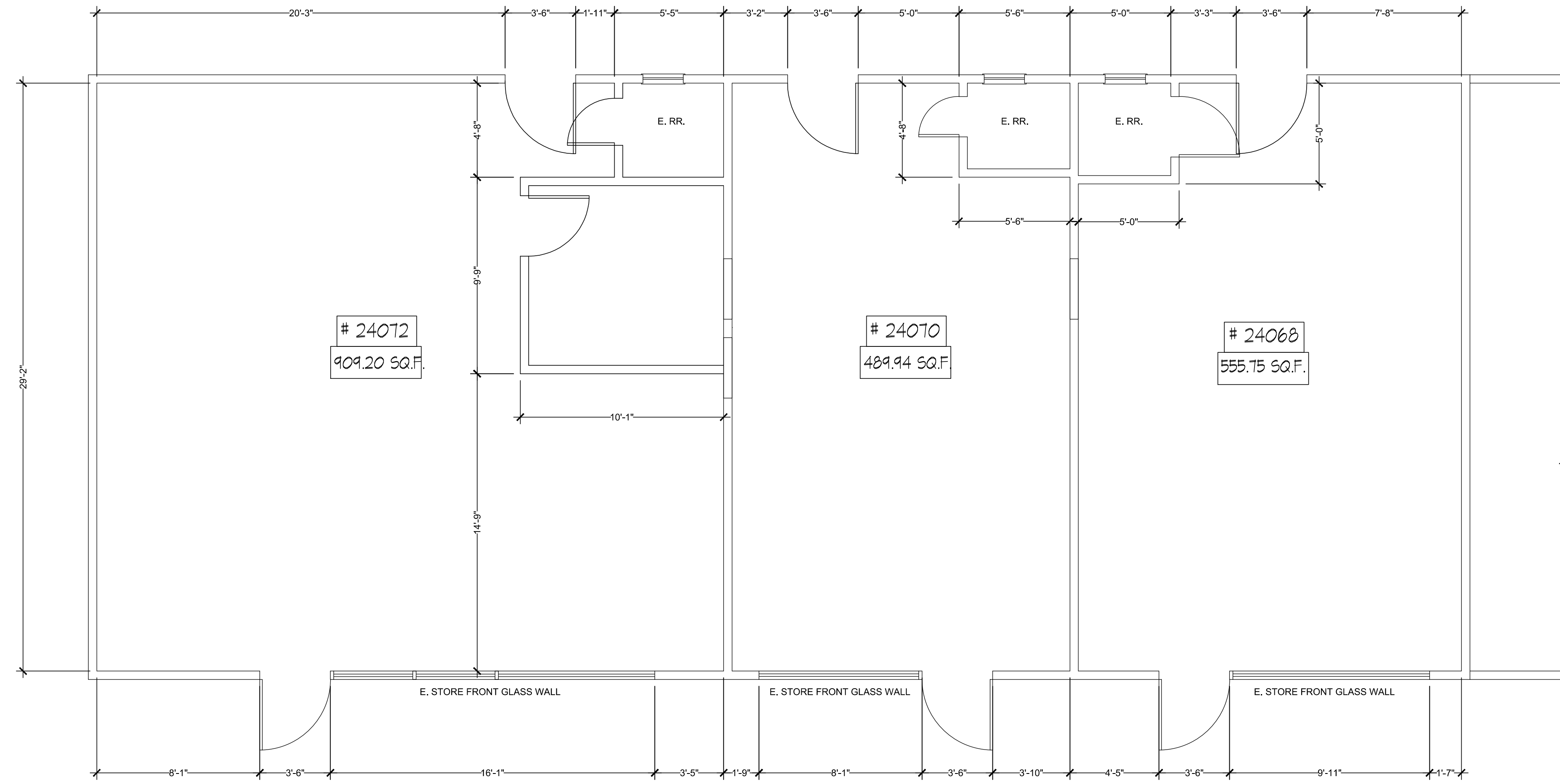
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DRAWN BY: KT  
CHECKED BY: E.M.  
SCALE: NOTED  
DATE: 10-18-2018  
SHEET TITLE:

**PROPOSED SITE PLAN**

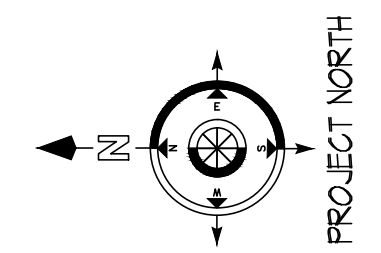
SHEET  
**A-2**  
2 OF 5

SCALE  
3/32" = 1'-0"

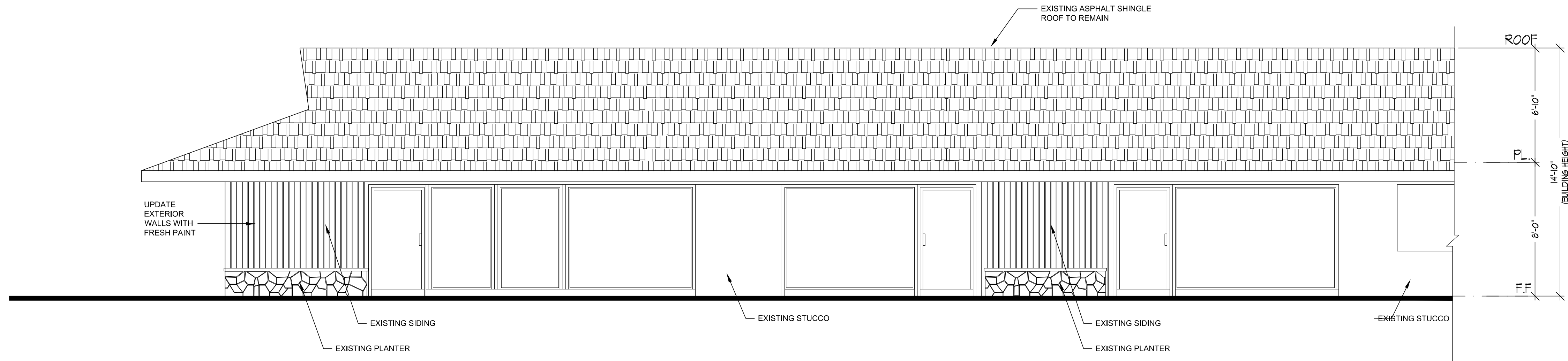




	INDICATES NEW 2X6 @ 16" O.C. STUD WALL
	INDICATES REMOVE EXISTING STUD WALL
	INDICATES EXISTING STUD WALL TO REMAIN



EXISTING FLOOR PLAN



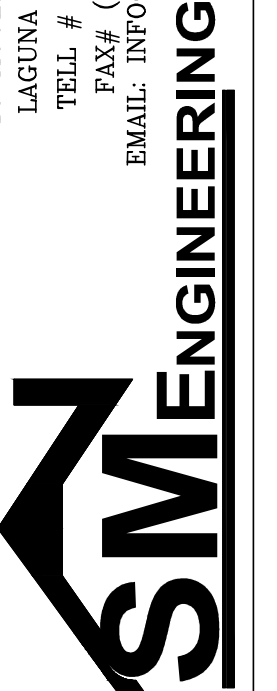
EXISTING EXTERIOR ELEVATION

REVISIONS


OWNER  
**MORENO VALLEY INVESTMENT LLC**  
 24068, 24070 & 24072  
 POSTAL AVE.  
 MORENO VALLEY CA

PROJECT  
**MORENO VALLEY RETAIL CANNABIS LICENSE**

SAN MINA ENGINEERING, INC.  
 24310 MOULTON PKWY. STE. 0-105  
 LAGUNA HILLS, CA 92653  
 TELL # (949) 446-1417  
 FAX # (866) 549-3867  
 EMAIL: INFO@SANMINAENG.COM

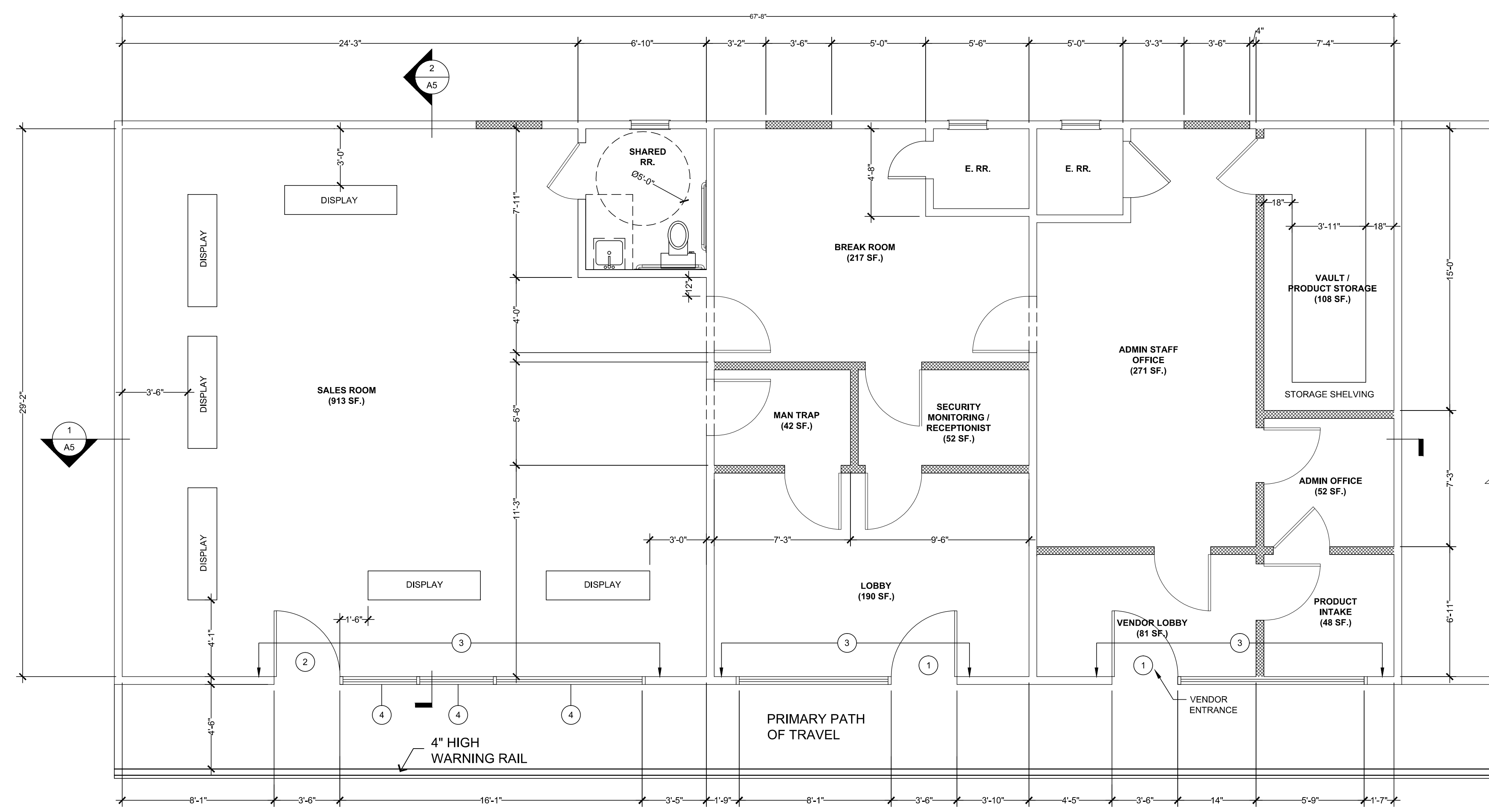


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 CAD DWG FILE:  
 DRAWN BY: KT  
 CHECKED BY: E.M.  
 SCALE: NOTED  
 DATE: 10-18-2018

SHEET TITLE:  
**EXISTING FLOOR PLAN & ELEVATION**

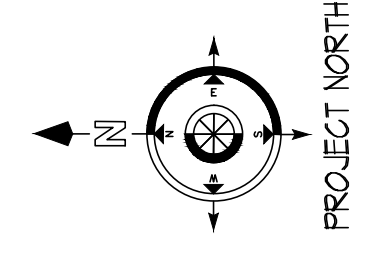
SHEET  
**A-3**  
 3 OF 5

SCALE  
 1/4" = 1'-0"

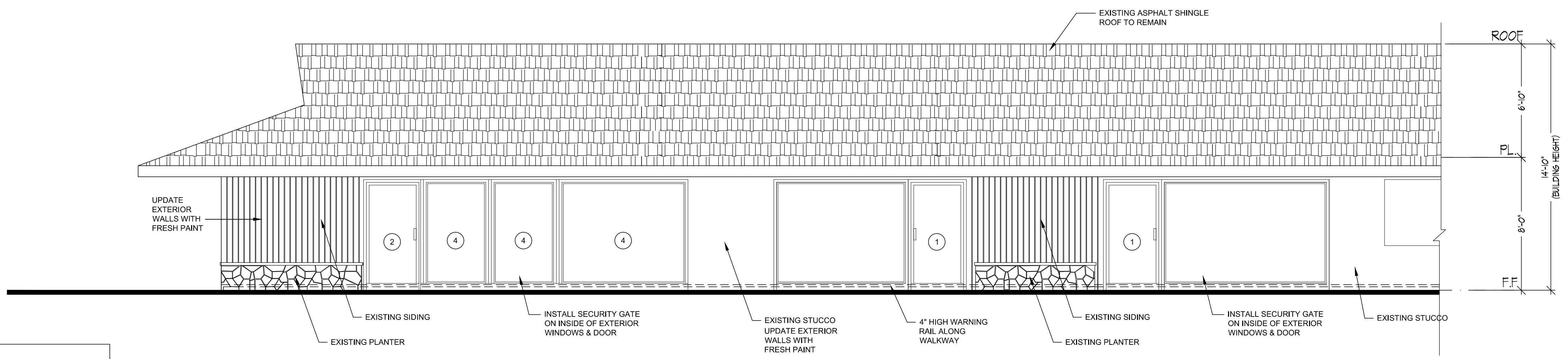


- KEY NOTES:**
- 1 CONSTRUCT NEW EXTERIOR DOOR IN EXISTING FRAME
  - 2 CONSTRUCT NEW FROSTED GLASS EXTERIOR DOOR IN EXISTING FRAME
  - 3 CONSTRUCT SECURITY GATE ON THE INSIDE OF EXTERIOR WINDOW & DOOR
  - 4 REPLACE EXISTING EXTERIOR WINDOW GLAZING WITH FROSTED GLASS
  - 5 UPDATE EXTERIOR WALLS WITH FRESH PAINT

- WALL LEGENDS:**
- INDICATES NEW 2X6 @ 16" O.C. STUD WALL
  - INDICATES REMOVE EXISTING STUD WALL
  - INDICATES EXISTING STUD WALL TO REMAIN



PROPOSED FLOOR PLAN



- KEY NOTES:**
- 1 CONSTRUCT NEW EXTERIOR DOOR IN EXISTING FRAME
  - 2 CONSTRUCT NEW FROSTED GLASS EXTERIOR DOOR IN EXISTING FRAME
  - 3 CONSTRUCT SECURITY GATE ON THE INSIDE OF EXTERIOR WINDOW & DOOR
  - 4 REPLACE EXISTING EXTERIOR WINDOW GLAZING WITH FROSTED GLASS
  - 5 UPDATE EXTERIOR WALLS WITH FRESH PAINT

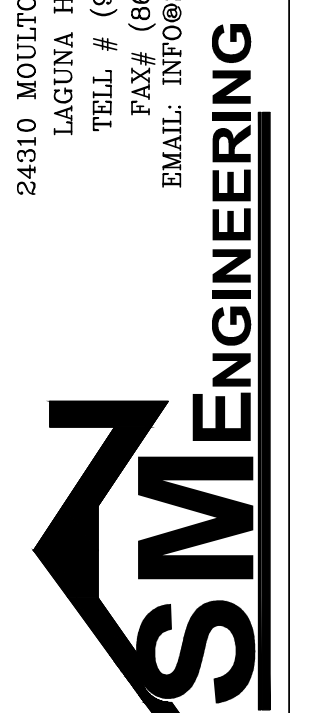
PROPOSED EXTERIOR ELEVATION

REVISIONS


OWNER  
**MORENO VALLEY INVESTMENT LLC**  
 24068, 24070 & 24072  
 POSTAL AVE.  
 MORENO VALLEY CA

PROJECT  
**MORENO VALLEY RETAIL CANNABIS LICENSE**

SAN MINA ENGINEERING, INC.  
 24310 MOULTON PKWY. STE. 0-105  
 LAGUNA HILLS, CA 92653  
 TELL # (949) 446-1417  
 FAX# (866) 549-3867  
 EMAIL: INFO@SANMINAENG.COM

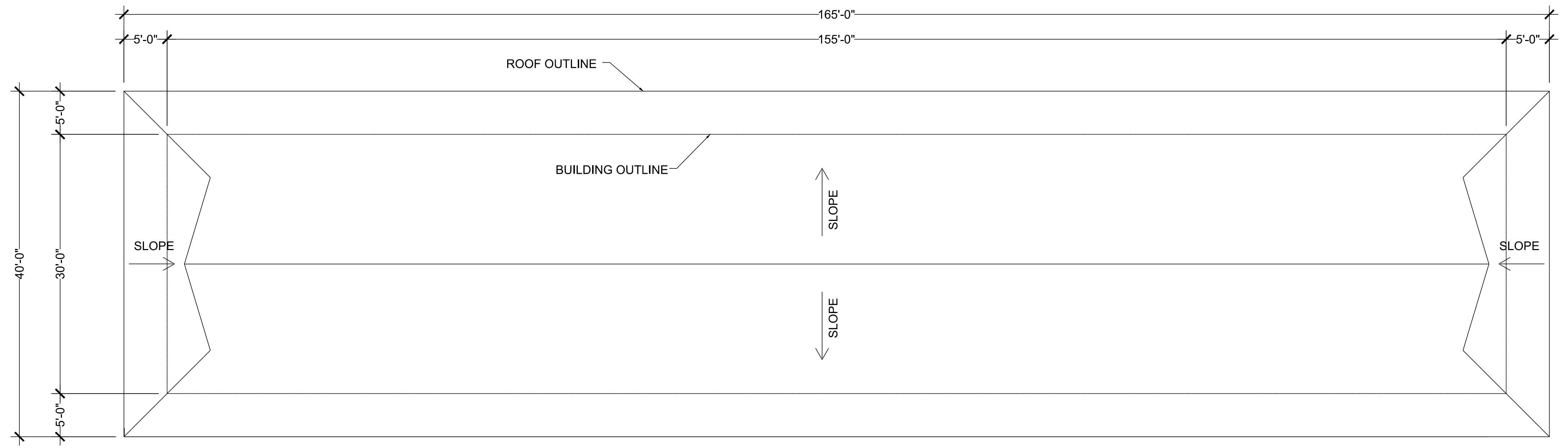


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 CHECKED BY: E.M.  
 SCALE: NOTED  
 DATE: 10-18-2018  
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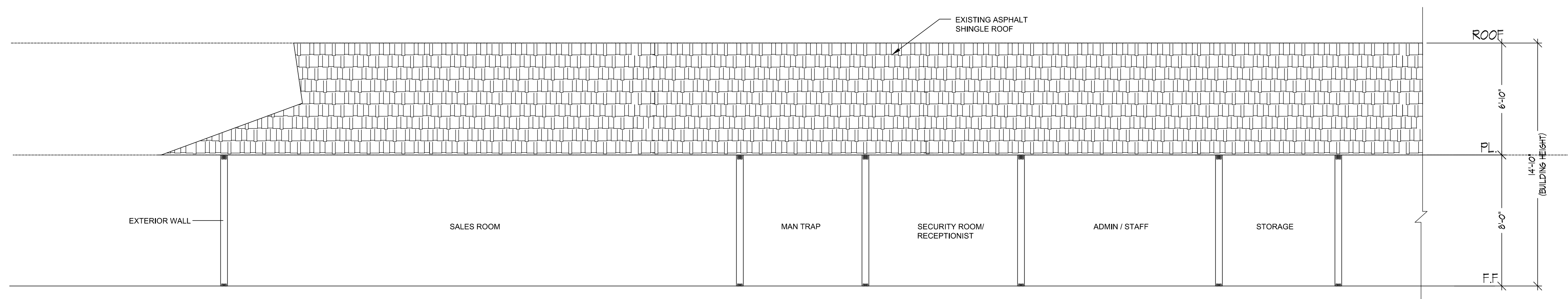
**PROPOSED FLOOR PLAN & ELEVATION**

SHEET  
**A-4**  
 4 OF 5

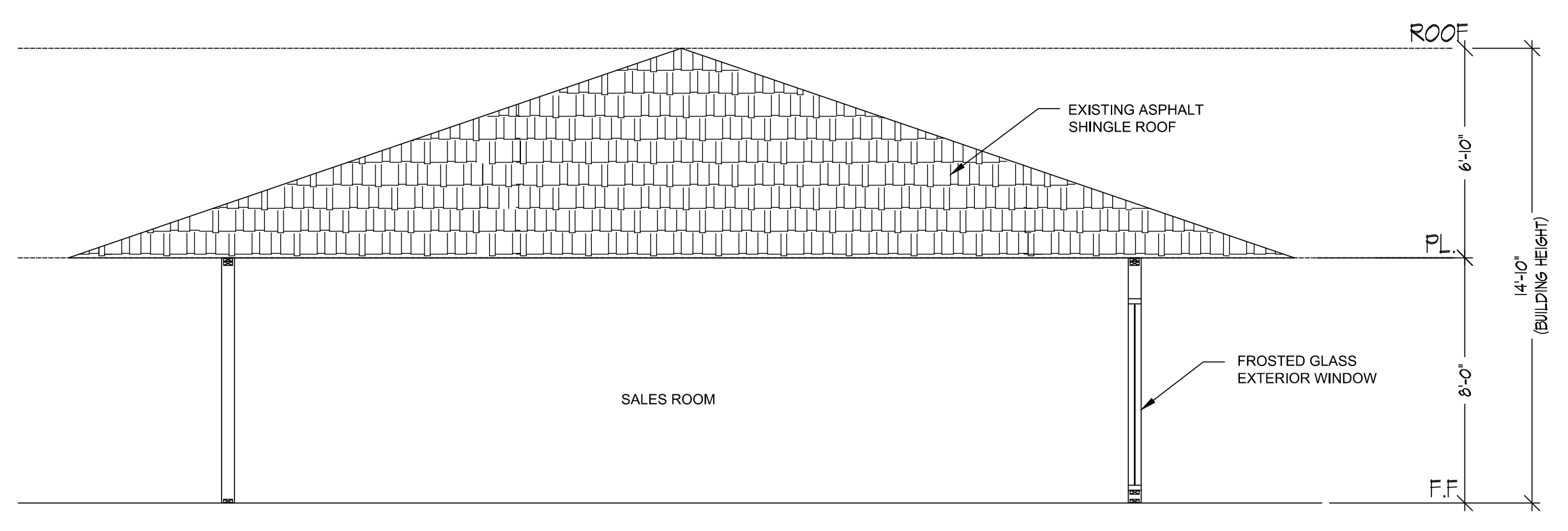
SCALE  
 1/4" = 1'-0"



EXISTING ROOF PLAN TO REMAIN



SECTION 1



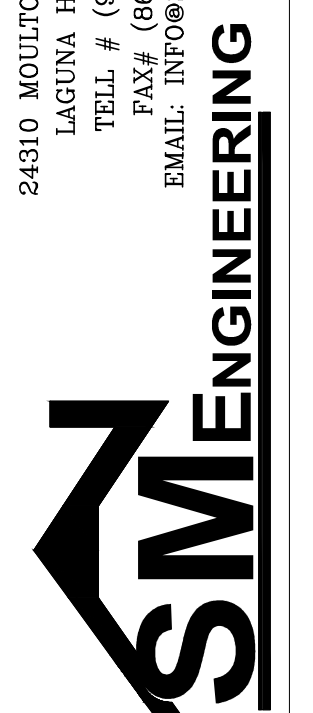
SECTION 2

REVISIONS	

OWNER  
**MORENO VALLEY INVESTMENT LLC**  
 24068, 24070 & 24072  
 POSTAL AVE.  
 MORENO VALLEY CA

PROJECT  
**MORENO VALLEY RETAIL CANNABIS LICENSE**

SAN MINA ENGINEERING, INC.  
 24310 MOULTON PKWY. STE. 0-105  
 LAGUNA HILLS, CA 92653  
 TELL # (949) 446-1417  
 FAX # (866) 549-3867  
 EMAIL: INFO@SANMINAENG.COM



PROJECT NO: 18-7585  
 CAD DWG FILE:  
 DRAWN BY: KT  
 CHECKED BY: E.M.  
 SCALE: NOTED  
 DATE: 10-18-2018

SHEET TITLE:

**ROOF PLAN & SECTIONS**

SHEET  
**A-5**  
 5 OF 5

SCALE  
 1/4" = 1'-0"



# PROJECT INFORMATION

OWNER: MORENO VALLEY INVESTMENTS, LLC  
 MEILAD RAFIEI  
 (714) 393-3077  
 1300 BRISTOL N  
 SUITE 100  
 NEWPORT BEACH, CA 92660  
 MEILAD@WECANN.BIZ

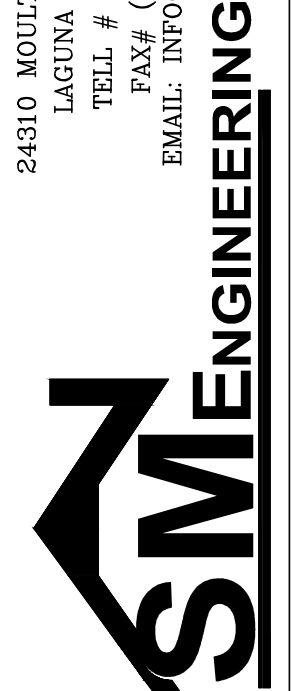
PROJECT ADDRESS: 24068, 24070, 24072 POSTAL AVE.,  
 MORENO VALLEY, CA 92553

REVISIONS	

OWNER  
**MORENO VALLEY INVESTMENT LLC**  
 24068, 24070 & 24072  
 POSTAL AVE.  
 MORENO VALLEY CA

PROJECT  
**MORENO VALLEY RETAIL CANNABIS LICENSE**

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 24310 MOULTON PKWY. STE. 0-105  
 LAGUNA HILLS, CA 92653  
 TELL # (949) 446-1417  
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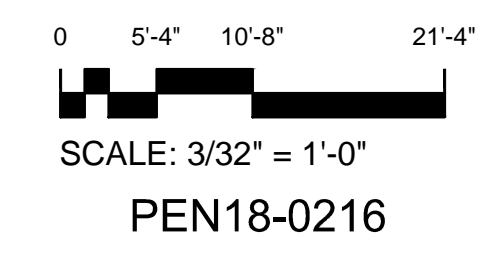
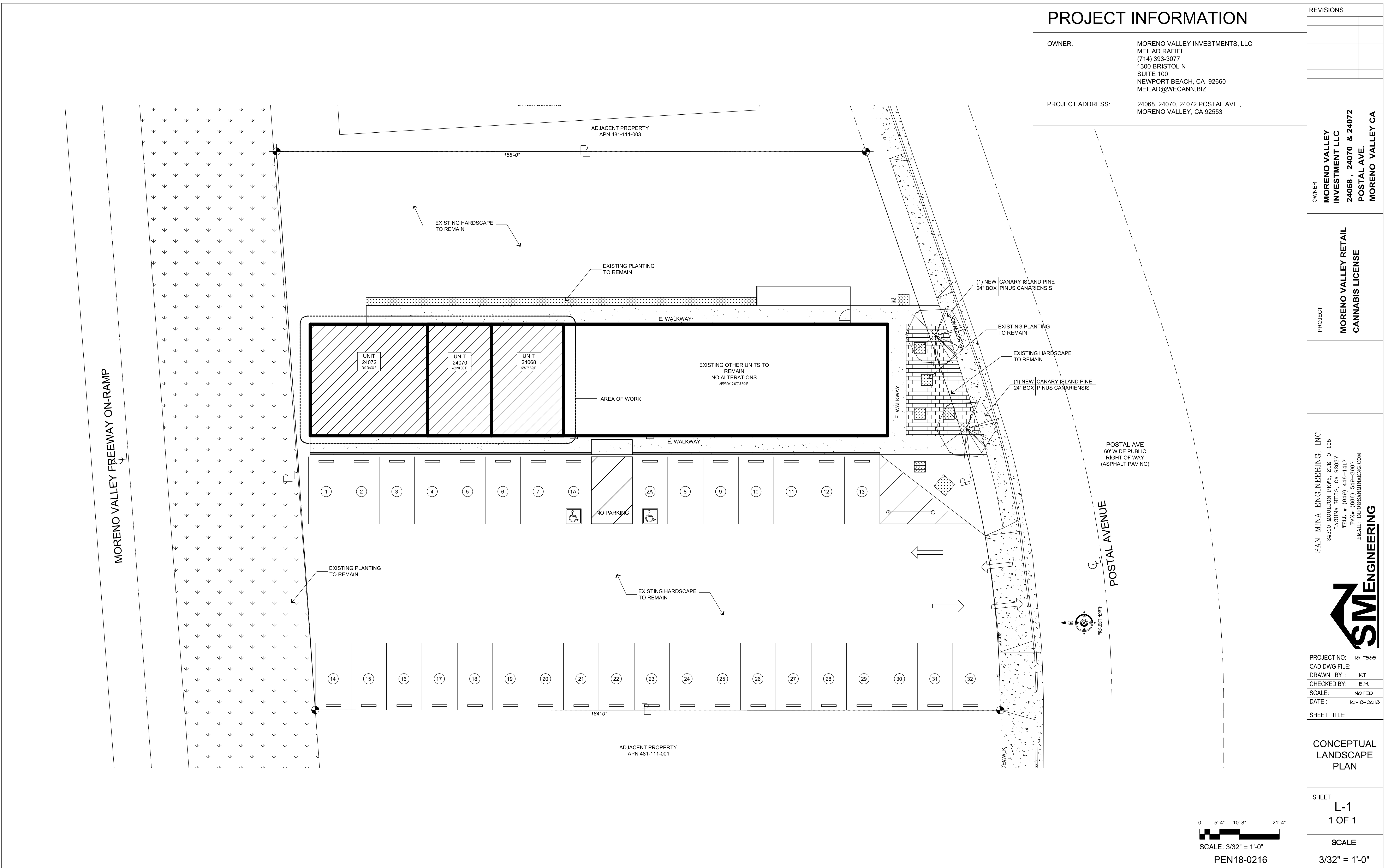


PROJECT NO: 18-1585  
 CAD DWG FILE:  
 DRAWN BY: KT  
 CHECKED BY: E.M.  
 SCALE: NOTED  
 DATE: 10-18-2018

## CONCEPTUAL LANDSCAPE PLAN

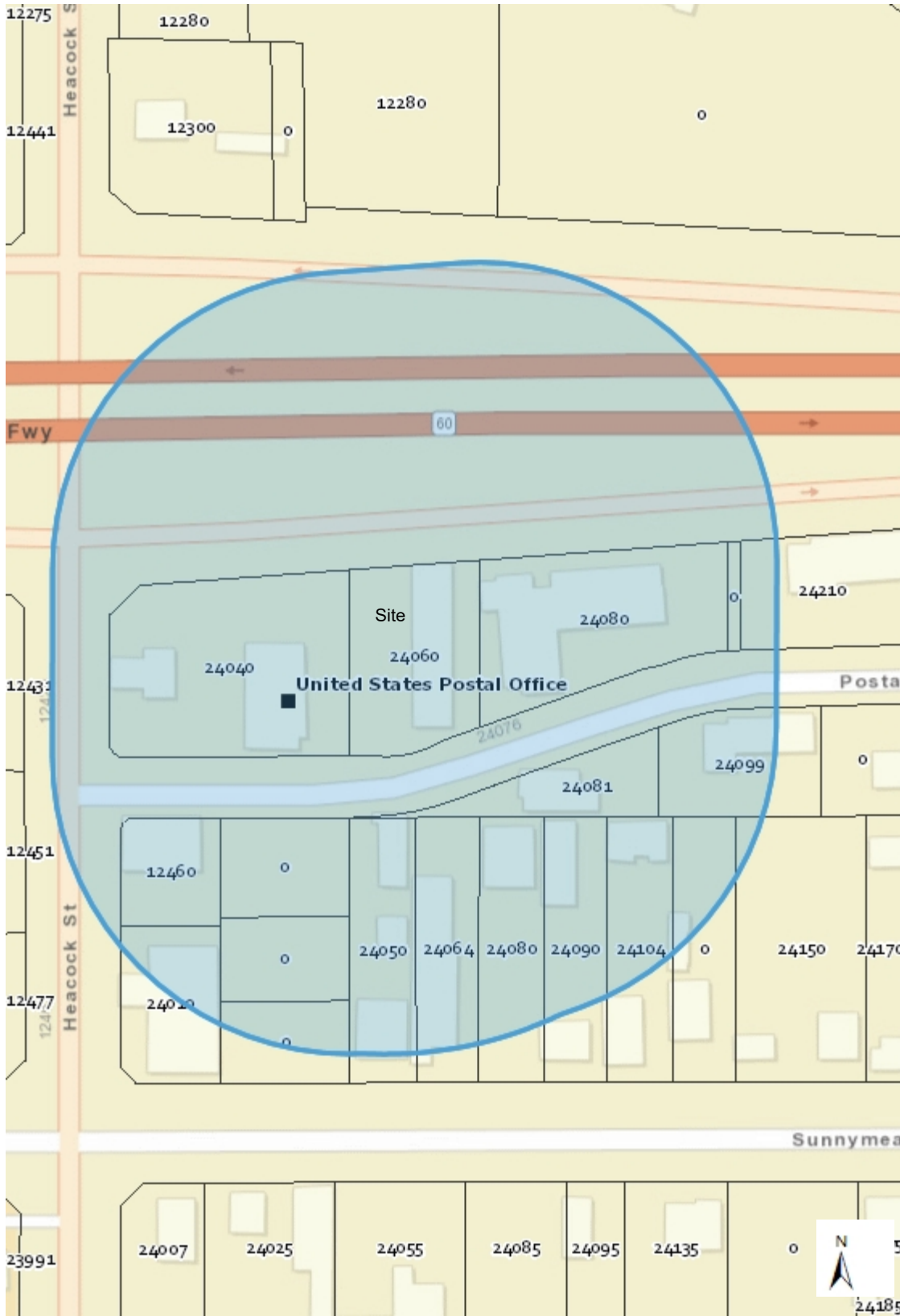
SHEET  
**L-1**  
 1 OF 1

SCALE  
 3/32" = 1'-0"





# PEN18-0216



### Legend

- Public Facilities
  - Public Facilities
  - ★ Fire Stations
- Parcels
- ⊞ City Boundary
- ⊞ Sphere of Influence

Attachment: 300 foot Radius (3504 : PEN18-0216 Conditional Use Permit)

### Notes

315.5 0 157.74 315.5 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

Print Date: 3/27/2019

*DISCLAIMER: The information shown on this map was compiled from the City of Moreno Valley GIS and Riverside County GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map.*