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**PLANNING COMMISSIONERS**

JEFFREY SIMS  
Chairperson

RAY L. BAKER  
Vice Chairperson

PATRICIA KORZEC  
Commissioner



ALVIN DEJOHNETTE  
Commissioner

JOANN STEPHAN  
Commissioner

ROBERT HARRIS  
Commissioner

RAFAEL BRUGUERAS  
Commissioner

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# **PLANNING COMMISSION**

## **Regular Meeting**

### **Agenda**

**Thursday, January 9, 2020 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 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.*

1. Planning Commission Minutes – Regular Meeting – December 12, 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.*

**NON-PUBLIC HEARING ITEMS**

No items for discussion.

**PUBLIC HEARING ITEMS**

- 1. Case: Conditional Use Permit (PEN19-0053)  
Applicant: San Jacinto LN, LLC  
Property Owner: Farid R. Farag  
Representative: Rick Jackson  
Location: 24200 Sunnymead Boulevard (APN: 481-112-011)  
Case Planner: Jerry Guarracino, Contract Planner  
Council District: 1  
Proposal: Conditional Use Permit for a 3,544 square foot retail cannabis dispensary, "San Jacinto LN, LLC" located at 24200 Sunnymead Boulevard.

**OTHER COMMISSION BUSINESS**

No items for discussion.

**STAFF COMMENTS**

**PLANNING COMMISSIONER COMMENTS**

**ADJOURNMENT**

Planning Commission Regular Meeting, January 23, 2020 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**

**REGULAR MEETING – 7:00 PM  
December 12, 2019**

**CALL TO ORDER**

This Regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:02 p.m., by Chairperson Sims in the Council Chambers located at 14177 Frederick Street, Moreno Valley, California.

**ROLL CALL**

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

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Harris.

**APPROVAL OF AGENDA**

Motion to approve the agenda was made by Vice Chairperson Sims and seconded by Commissioner Brugueras.

Vote: 7-0

Ayes: Vice Chairperson Baker, Commissioner Brugueras, Korzec, Harris, Stephan, Chairperson Sims and Commissioner DeJohnette

Action: **Approved**

**STAFF PRESENT**

Paul Early	City Attorney
Albert Armijo	Interim Planning Manager
Chris Ormsby	Senior Planner
Sean Kelleher	Senior Planner
Jerry Guarracino	Contract Planner
Eric Lewis	City Traffic Engineer
Michael Lloyd	Assistant City Engineer
Hoang Nguyen	Associate Engineer
Paul Villalobos	Fire Marshal
Jason Sexton	Sergeant
Ashley Aparicio	Planning Commission Secretary

## PUBLIC COMMENTS PROCEDURE

### PUBLIC COMMENTS

No public speakers.

### CONSENT CALENDAR

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

Motion to approve the minutes of November 14, 2019 was made by Commissioner Korzec and seconded by Vice Chairperson Baker.

Vote: 7-0

Ayes: Commissioner Korzec, Vice Chairperson Baker, Commissioner Harris, Stephan, Brugueras, Chairperson Sims and Commissioner DeJohnette

Action: **Approved**

### NON-PUBLIC HEARING ITEMS

1. Request from the Moreno Valley Unified School District for report regarding sale of property (Report of: Planning Commission)
  - A. Staff recommends that the Planning Commission adopt the conclusions as set forth in the staff report regarding the real property disposition by the Moreno Valley Unified School District.

Motion to approve considerations was made by Vice Chairperson Baker and seconded by Commissioner Korzec.

Vote: 7-0

Ayes: Vice Chairperson Baker, Commissioner Korzec, Harris, Stephan, Brugueras, Chairperson Sims and Commissioner DeJohnette

Action: **Approved**

### PUBLIC HEARING ITEMS

1. Conditional Use Permit for a retail cannabis dispensary Treehouse, CUP PEN19-0054, in a 2,528 square foot single story building located at 24081 Postal Avenue. (Report of: Planning Commission)
  - A. Staff recommends that the Planning Commission APPROVE Resolution No. 2019-44, and thereby:
    1. Certify that Conditional Use Permit PEN19-0054 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 1 Exemption (Section 15301, Existing Facilities); and

2. Approve Conditional Use Permit PEN19-0054 subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

**Public Hearing Opened:** 7:30 pm

No public speakers.

**Public Hearing Closed:** 7:30 pm

Motion to approve Resolution Number 2019-44 was made by Commissioner Brugueras and seconded by Vice Chairperson Baker.

Vote: 7-0

Ayes: Commissioner Brugueras, Vice Chairperson Baker, Commissioner Korzec, Harris, Stephan, Chairperson Sims and Commissioner DeJohnette

Action: **Approved**

2. A Master Plot Plan PEN19-0209 for a 7,250 square foot multi-tenant commercial building and a Conditional Use Permit PEN19-0076 for a cannabis dispensary, From the Earth, in a 6,030 square foot tenant space located on the south side of Sunnymead Boulevard at Back Way. (Report of: Planning Commission)

A. Staff recommends that the Planning Commission:

1. Certify that Master Plot Plan (PEN19-0209) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Exemption, CEQA Guidelines Section 15332 (In-Fill development Projects), and
2. Adopt Resolution 2019-45 and thereby APPROVE Master Plot Plan (PEN19-0209) based on the findings contained in the Resolution and subject to the conditions of approval included as Exhibit A; and
3. Certify that Conditional Use Permit (PEN19-0076) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Exemption, CEQA Guidelines Section 15332 (In-Fill development Projects), and
4. Adopt Resolution 2019-46 and thereby APPROVE Conditional Use Permit application (PEN19-0076) based on the findings contained in the Resolution, and subject to the conditions of approval included as Exhibit A.

**Public Hearing Opened:** 7:53 pm

Minutes Acceptance: Minutes of Dec 12, 2019 7:00 PM (CONSENT CALENDAR)

Ray Ritchey voiced his concerns about the project.

**Public Hearing Closed: 7:55 pm**

Motion to approve Resolution Number 2019-45 as amended to include resolving as follows “CERTIFY that Conditional Use Permit PEN19-0076 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 32 Exemption (Section 15332, In-Fill Development Projects)”; and to approve Resolution Number 2019-46 as amended, to include, to include a minor modification to Condition Number 12 of Exhibit A, was made by Chairperson Sims and seconded by Vice Chairperson Baker.

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

**OTHER COMMISSION BUSINESS**

No items for discussion.

**STAFF COMMENTS**

No items for discussion.

**PLANNING COMMISSIONER COMMENTS**

No items for discussion.

**ADJOURNMENT**

There being no further business to come before the Planning Commission, Chairperson Sims adjourned the meeting at 8:05 PM.

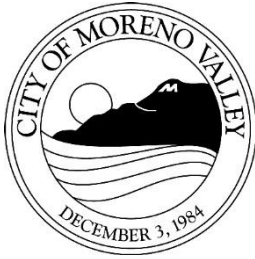
Submitted by:

Approved by:

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

\_\_\_\_\_  
Jeffrey Sims  
Chairperson

Minutes Acceptance: Minutes of Dec 12, 2019 7:00 PM (CONSENT CALENDAR)



## PLANNING COMMISSION

### STAFF REPORT

Meeting Date: January 9, 2020

CONDITIONAL USE PERMIT FOR A 3,544 SQUARE FOOT RETAIL CANNABIS DISPENSARY, "SAN JACINTO LN, LLC" LOCATED AT 24200 SUNNYMEAD BOULEVARD

Case:	Conditional Use Permit (PEN19-0053)
Applicant:	San Jacinto LN, LLC
Property Owner	Farid R. Farag
Representative	Rick Jackson
Location:	24200 Sunnymead Boulevard (APN: 481-112-011)
Case Planner:	Jerry Guarracino, Contract Planner
Council District:	1
Proposal	Conditional Use Permit for a 3,544 square foot retail cannabis dispensary, "San Jacinto LN, LLC" located at 24200 Sunnymead Boulevard.

#### **SUMMARY**

The Applicant, San Jacinto LN, LLC, is requesting approval of a Conditional Use Permit (CUP) to allow a 3,544 retail cannabis dispensary, "San Jacinto LN" within an existing retail building in the Village Specific Plan SP 204, Village Commercial/Residential (VCR) district. The proposed use for commercial retail sales of cannabis and cannabis products sold to individuals who are 21 years of age or older; the applicant is proposing hours of operation between 8:00 am and 10:00 pm, seven days per week.

#### **BACKGROUND**

The project site is currently developed with a 4,403 square foot commercial building. An 859 square foot portion of the building, including a patio cover and trash enclosure located on the east side of the building, will be demolished to accommodate vehicle access to the rear of the building.

### California Constitution Article XI

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, and in March 2018 the City Council approved Resolution 2018-11 approving the initial procedure for permit applications. Land use regulations for the operation of the cannabis uses were established in April 2018 with the adoption of Ordinance 932, which provided for the following cannabis uses: dispensaries, testing, cultivation, manufacturing, microbusinesses, and distribution.

Additionally, in December 2018, the City Council adopted Resolution No. 2018-94, establishing a maximum of 43 commercial cannabis permits. The table below identifies the various types of commercial cannabis permit types, number of permits allowed, and number and status of permits submitted.

<b>Commercial Cannabis Permit Types</b>	<b>Number of Permits Allowed</b>	<b>Number of Provisional Business Permits Issued</b>	<b>Number of Conditional Use Permit Applications Submitted</b>	<b>Number of Conditional Use Permit Applications In Review</b>	<b>Number of Conditional Use Permit Applications Approved</b>



<b>Dispensaries</b>	23	23*	22*	11	10
<b>Testing Facilities</b>	2	0	0	0	0
<b>Cultivation</b>	8	2	2	2	0
<b>Manufacturing</b>	5	2	2	2	0
<b>Distribution (of products from licensee to licensee only)</b>	2	2	2	1	1
<b>Microbusinesses</b>	3	3*	3*	0	2
*Note: The Provisional Business License for one Microbusiness and one Dispensary have been revoked; therefore, the associated Conditional Use Permit Applications were closed.					

The City's multi-step process for selecting commercial cannabis businesses that can legally operate in the City as follows:

**Step 1 – 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, and applications were required to be submitted through an online (PlanetBids) system. The City issued provisional Commercial Cannabis Business Permits to 32 successful applicants. Only those commercial cannabis businesses with provisional permits are eligible to 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 conditions of approval in the CUP Resolution, and have paid all requisite City fees.

#### Provisional Commercial Cannabis Business Permit

On, December 20, 2018, San Jacinto LN, LLC, received a provisional Commercial Cannabis Business Permit (Permit Number MVCCBP-R0013) from the City of Moreno Valley. A subsequent application for a Conditional Use Permit was submitted to the City

on February 13, 2019. The applicant represents that they will apply for the necessary state permits once the Planning Commission approves the CUP application.

## **PROJECT DESCRIPTION**

### **Project**

The applicant is requesting approval to establish a commercial cannabis dispensary (retail sales only), named "San Jacinto LN." The site is located at 24200 Sunnymead Boulevard, in an existing one-story retail building located on the north side of Sunnymead Boulevard, east of Heacock Street and west of Back Way (Assessor's Parcel Number 481-112-011).

As noted in the Background section of this Report, the existing 4,403 square foot commercial building will be modified to remove an 859 square foot portion of the building to allow for vehicle access to the rear of the site. The proposed commercial cannabis dispensary will occupy the entirety of the remaining 3,544 square foot building.

Proposed tenant improvements include a lobby, showroom, office, and secured storage room. The lobby includes a reception desk, waiting area, and public restroom. The showroom would provide sales of cannabis products. The remainder of the building would include employee and security offices and a secured storage area. The applicant is proposing hours of operation between 8:00 am and 10:00 pm, seven days per week.

### **Safety and Security Plan**

Moreno Valley Municipal Code Section 9.09.294(B)(6) requires that any transfer of product or currency shall be identified in an individual security plan that is approved by the City. A Safety and Security Plan has been provided to the City that 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 and include provisions for on-site security guards, a security and a fire alarm system, and a video surveillance system. A condition of approval requires the applicant to provide all video to the Police and Fire Departments, upon their request.

The Municipal Code requires that two secured parking spaces be provided for those vehicles used to transfer cannabis products to and from the site. The applicant has identified those two secured parking spaces adjacent to the north side of the building. The secured parking spaces will be monitored with security cameras as well as patrolled by a security officer.

### **Odor Control Plan**

An Odor Control Plan has been prepared for the project in conformance with City requirements to ensure abatement of all potential odors that could emanate from the dispensary. This Plan states that the dispensary will utilize carbon air filters attached to its HVAC exhaust fans as a proper ventilation system for dealing with cannabis-related

odors and mitigating noxious fumes. The fully integrated and automated system will regularly call for the substitution of new filters, and therefore under no circumstances will there be any odor nuisance emitted from the operation. In addition, staff is requiring that automatic closures shall be installed on all interior and exterior doors and that all roof venting, wall penetrations panel joints, etc., be sealed to prevent odors from migrating outside of the dispensary.

These systems will also 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 in surrounding neighborhoods. The required air filtration system and the air exchange system are required to be consistent with the Odor Control Plan submitted to the City. The air filtration system must be designed by a licensed Mechanical Engineer and reviewed and permitted by the Building & Safety Division staff as part of the tenant improvement plans for the heating, ventilation and air conditioning (HVAC) systems for the proposed dispensary.

### **Surrounding Area**

The proposed cannabis dispensary would be the only use on the project site. Surrounding land uses include vacant land to the north, commercial uses to the south and east, and commercial and residential uses to the west.

### **Access/Parking**

Access to the site is provided by a driveway from Sunnymead Boulevard. The parking requirement for a retail cannabis shop is 1 parking space per 225 sq. ft. of floor area. A total of 16 parking spaces, including two secured spaces, are provided on site, consistent with the standards of the Municipal Code.

### **Design/Landscaping**

As discussed in the Background section the Applicant proposes to modify the existing building by removing an existing patio cover and trash enclosure to allow vehicle access to the rear of the building. The rear parking area will be enhanced with new landscape planters, parking lot lighting, ADA compliant trash enclosure and block wall on the west property line to buffer the existing adjacent residential use from the parking lot. The five existing parking spaces located in front of the building will be reduced to just two spaces, designed with appropriated hammerheads to allow egress from the site in a forward motion. Additionally, an existing freestanding pole sign along Sunnymead Boulevard will be removed to improve circulation and reduce visual clutter along the street.

The proposed changes will result in improved vehicular circulation, pedestrian safety, and lighting. The introduction of new landscaping, removal of the existing pole sign, security gates and non-conforming trash enclosure will all contribute to improving the aesthetics of the site.

## **REVIEW PROCESS**

In compliance with the Municipal Code, the Project Review Staff Committee (PRSC) reviewed this project on March 19, 2019 and again on June 11, 2019. The applicant has worked with staff, and modified the proposed floor plan and site plan to the satisfaction of all Departments. Based on staff's review, it was determined 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 commercial building. 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**

Public notice was sent to all property owners of record within 600' of the project on December 26, 2019. The public hearing notice for this project was also posted on the project site on December 26, 2019, and a notice was published in the local newspaper on December 27, 2019.

As of the date of report preparation, staff has received one email correspondence in response to the noticing for this project, which has been attached for the Planning Commission's consideration.

## **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. 2020-01, and thereby:

1. **CERTIFY** that Conditional Use Permit PEN19-0053 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 1 Exemption (Section 15301, Existing Facilities); and
2. **APPROVE** Conditional Use Permit PEN19-0053 subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

Prepared by:

Approved by:

Jerry Guarracino  
Planning Consultant

Albert Armijo  
Interim Planning Manager

### **ATTACHMENTS**

1. Public Notice
2. 600 Foot Radius Map
3. Resolution 2020-01
4. Exhibit A to Resolution 2020-01
5. Site Plan
6. Existing and Proposed Site Plan
7. Floor Plan
8. Building Elevations
9. Landscape Plan
10. Aerial Photograph
11. Zoning
12. Public Comment



City of Moreno Valley  
 Community Development Department  
 Planning Division  
 City Hall Council Chamber  
 14177 Frederick Street  
 Moreno Valley, CA 92553

# NOTICE OF PUBLIC HEARING



Notice of Public Hearing before the Planning Commission of the City of Moreno Valley for the following item(s):

**MEETING INFORMATION:** January 9, 2020, 7:00 P.M.

Moreno Valley Council Chamber, 14177 Frederick Street

**PROJECT LOCATION:** 24200 Sunnymead Boulevard; nor side of Sunnymead Boulevard, east of Heacock Street and west of Back Way (APN: 481-112-011), in District 1.

**CASE NUMBER(s):** PEN19-0053

**CASE PLANNER:** Jerry Guarracino, Contract Plan (951) 413-3226 or [jerryg@moval.org](mailto:jerryg@moval.org)

- <APN>
- <Property Owner>
- <Street Address>
- <City, State, Zip>

Attachment: Public Notice [Revision 1] (3850 : PEN19-0053

# NOTICE OF PUBLIC HEARING

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## PROPOSAL:

A Conditional Use Permit (CUP) to allow a retail cannabis dispensary, "San Jacinto LN" in an existing 3,544 square foot single-story retail building located in the Village Specific Plan SP 204, Village Commercial/Residential (VCR) district.

## ENVIRONMENTAL DETERMINATION:

This project is a retail use within an existing single-story retail building. 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.

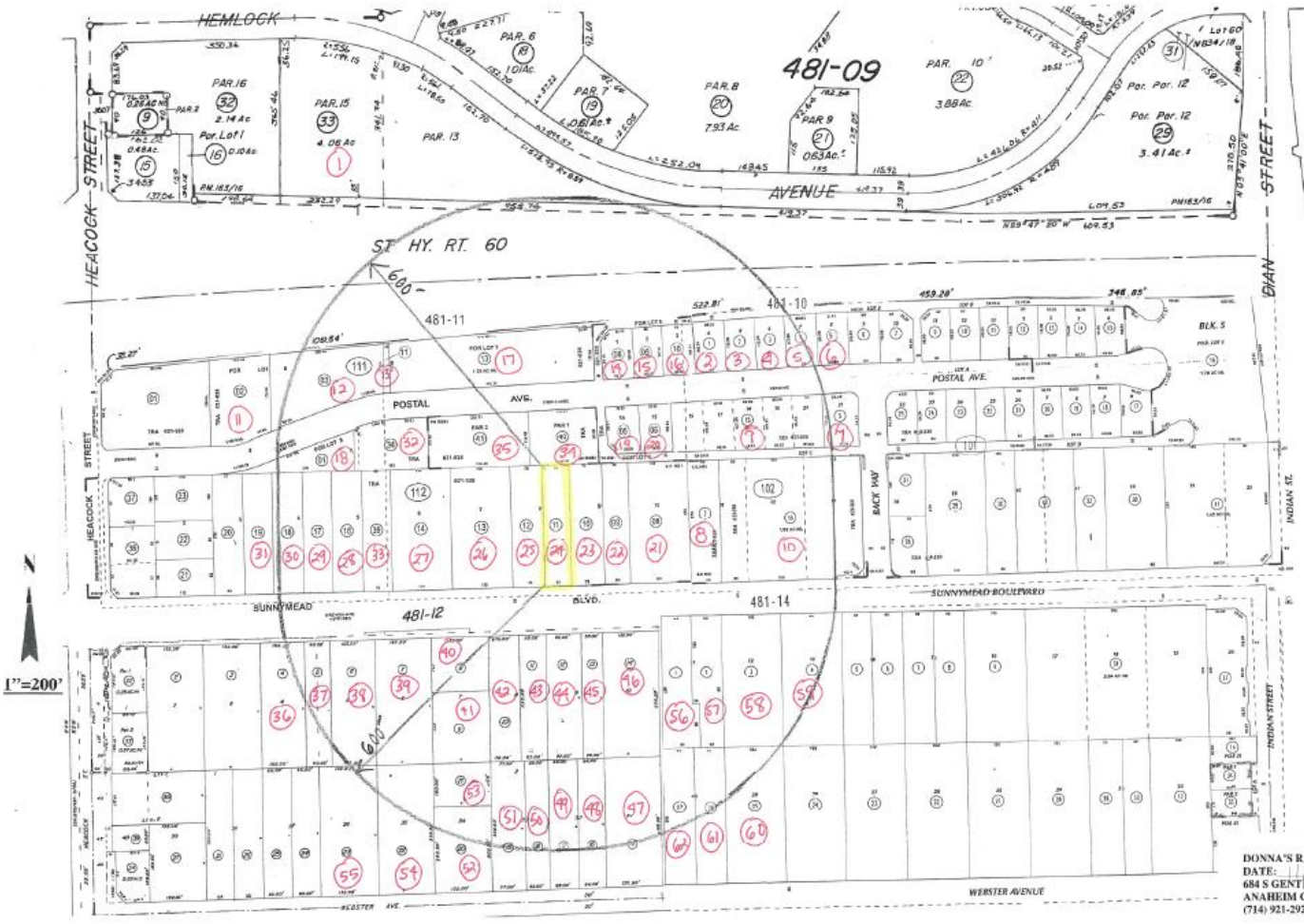
## HEARING:

Any person interested in the proposal may speak at the hearing or provide written testimony at or prior to the hearing. The application file and environmental documents may be inspected at the Community Development Department at 1417 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. on Fridays), 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 or the environmental determination. 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 on or before the public hearing.

*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.*

# 600 Foot Radius Map



DONNA'S RADIUS MAPS  
 DATE: 11/11/2014  
 684 S GENTRY LANE  
 ANAHEIM CA 92807  
 (714) 921-2921

Attachment: 600 Foot Radius Map (3850 : PEN19-0053 CUP for Cannabis Dispensary)



PLANNING COMMISSION RESOLUTION NO. 2020-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING A CONDITIONAL USE PERMIT (PEN19-0053) FOR A 3,544 SQUARE FOOT CANNABIS DISPENSARY, "SAN JACINTO LN," LOCATED AT 24200 SUNNYMEAD BOULEVARD, ON THE NORTH SIDE OF SUNNYMEAD BOULEVARD, EAST OF HEACOCK STREET AND WEST OF BACK WAY (ASSESSOR PARCEL NUMBER 481-112-011).

**WHEREAS**, The San Jacinto LN, LLC., has filed an application for the approval of Conditional Use Permit (CUP) PEN19-0053 for the development of a 3,544 square foot cannabis dispensary, operating between the hours of 8:00 a.m. and 10:00 p.m., 7 days per week, 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 Specific Plan 204, the Municipal Code, the 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 December 27, 2019 and public notice was sent to all property owners of record within 600 feet of the project site on December 26, 2019. The public hearing notice for this project was also posted on the project site on December 27, 2019, and

**WHEREAS**, on January 9, 2020, the Planning Commission held a public hearing to consider the application; and

**WHEREAS**, on January 9, 2020, 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, Class 1: 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 January 9, 2020, 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 Mixed Use (MU) 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.” Staff has confirmed that the proposed project does not conflict with any of the goals, objectives, policies, and programs of the General Plan. The reuse of an existing commercial building with a new cannabis dispensary will provide a convenient, safe, and easily accessible commercial business within the City.

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

**FACT:** The proposed project is within the Village Specific Plan SP 204, Village Commercial/Residential (VCR) 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 existing 4,403 square foot commercial building will be modified to remove a portion of the building to allow for vehicle access and parking at the rear of the site. The proposed commercial cannabis dispensary will occupy the entirety of the remaining 3,544 square foot building.

The project is designed in accordance with the provisions of Village Specific Plan SP 204, VCR. 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 commercial building. This proposed use will be consistent with General Plan Goal 6.1 as it achieves acceptable levels of protection from natural and man-made hazards to life, health, and property through the implementation of the Applicant’s Security Plan, and compliance with applicable building and fire codes.

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, Class 1: Existing Facilities.

4. **Redevelopment Plan** - The project conforms to all applicable provisions of any city redevelopment plan.

**FACT:** In January 2011, the Governor of the State of California proposed statewide elimination of redevelopment agencies. State legislation was passed on June 29, 2011 prohibiting redevelopment agencies from engaging in new business and established timelines for dissolution of redevelopment agencies. For these reasons, the finding is no longer applicable.

5. **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 Mixed Use (MU) General Plan designation, and the Village Specific Plan SP 204, Village Commercial/Residential (VCR) District and is permitted subject to the approval of a Conditional Use Permit. The proposed commercial cannabis dispensary will operate within an existing 3,544 square foot commercial building. Tenant improvements including the removal of existing patio covers and a trash enclosure to allow vehicle access to a rear parking area are proposed consistent with applicable federal, state and local regulations, are proposed.

Additionally, the project site is not located within 600 feet of any public or private school providing instruction in kindergarten or

grades 1 through 12, and from child 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, as well as being compatible with the existing land uses in the project area.

This project as proposed and conditioned conforms to all development standards of the Village Specific Plan SP 204, Village Commercial/Residential (VCR) District and the design guidelines for commercial developments prescribed in the City's Municipal Code and City Landscape Standards.

## **FEES, DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS**

### **1. FEES**

Impact, mitigation and other fees are due and payable under currently applicable ordinances and resolutions. These fees may include but are not limited to: Development Impact Fee, Transportation Uniform Mitigation Fee (TUMF), Multi-species Habitat Conservation Plan (MSHCP) Mitigation Fee, Stephens Kangaroo Habitat Conservation fee, Underground Utilities in lieu Fee, Area Drainage Plan fee, Bridge and Thoroughfare Mitigation fee (Future) and Traffic Signal Mitigation fee. The final amount of fees payable is dependent upon information provided by the applicant and will be determined at the time the fees become due and payable.

Unless otherwise provided for by this Resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 3.32 of the City of Moreno Valley Municipal Code or as so provided in the applicable ordinances and resolutions. The City expressly reserves the right to amend the fees and the fee calculations consistent with applicable law.

### **2. DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS**

The adopted Conditions of Approval for PEN19-0053, incorporated herein by reference, may include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

### **3. CITY RIGHT TO MODIFY/ADJUST; PROTEST LIMITATIONS**

The City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law.

Pursuant to Government Code Section 66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any impact fee, dedication, reservation, or other exaction described in this Resolution begins on the effective date of this Resolution and any such protest must be in a manner that complies with Section 66020(a) and failure to timely follow this procedure will bar any subsequent legal action to attack, review, set aside, void or annul imposition.

The right to protest the fees, dedications, reservations, or other exactions does not apply to planning, zoning, grading, or other similar application processing fees or service fees in connection with this project and it does not apply to any fees, dedication, reservations, or other exactions of which a notice has been given similar to this, nor does it revive challenges to any fees for which the applicable statute of limitations has previously expired.

**BE IT FURTHER RESOLVED** that the Planning Commission **HEREBY APPROVES** Resolution No. 2020-01, and thereby:

1. **CERTIFY** that Conditional Use Permit PEN19-0053 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 1 Exemption (Section 15301, Existing Facilities); and
2. **APPROVE** Conditional Use Permit PEN19-0053 subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

**APPROVED** this 9th day of January, 2020.

\_\_\_\_\_  
Jeffrey Sims  
Chairperson, Planning Commission

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Patty Nevins, Acting Community  
Development Director  
Secretary to the Planning Commission

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

Attachments:

Exhibit A: Conditions of Approval

CITY OF MORENO VALLEY  
 CONDITIONS OF APPROVAL  
 Conditional Use Permit (PEN19-0053)

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 the Village Specific Plan SP 204 VCR. The provisions of the zoning, and the Conditions of Approval shall prevail unless modified herein.
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.
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 renewed under separate permit.
8. All site plans, grading plans, landscape plans and proposed signage shall be coordinated for consistency with this approval.
9. A copy of all pages of these conditions shall be included in the construction drawing package.

Special Conditions

10. The site has been approved for a commercial cannabis dispensary, located at 24200 Sunnymead Boulevard, (approximately 3,544 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 of a Conditional Use Permit per MC Section 9.09.290 F and 9.02.260.

11. The cannabis license and the Conditional Use Permit, apply only to the 3,544 square foot building at 24200 Sunnymead Boulevard. No use of any other tenant space, outside of the 3,544 square foot building is allowed per Conditional Use Permit PEN19-0053.
12. Daily hours of operation for the dispensary may start no earlier than 8:00 am and end no later than 10:00 pm, Sunday through Saturday.
13. A licensee conducting a commercial cannabis dispensary shall meet all applicable operational requirements for retail/commercial cannabis dispensaries. (MC 9.09.290 (E)(4))
14. The commercial cannabis operation shall have a valid Commercial Cannabis Business Permit and shall comply with all requirements of Moreno Valley Municipal Code Chapter 5.05 prior to issuance of occupancy permits.
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 place 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 person associated with this commercial cannabis dispensary 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))
18. 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))
19. 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))
20. No cannabis or marijuana 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)(6)(c))
21. 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))
22. 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))
  23. 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))
  24. 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))
  25. All windows on the building that houses the Cannabis Facility shall be appropriately secured and all cannabis and marijuana securely stored.
  26. 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))
  27. Waste and storage and disposal of all cannabis and marijuana products shall meet all applicable state and local health regulation. (MC 9.09.290 (E)(13))
  28. The premises must be equipped with an odor absorbing ventilation and exhaust system so that odor generated inside the Cannabis Business that is distinctive to its operation is not detected outside the Cannabis Business, anywhere on adjacent property or public rights-of-way, on or about any exterior or interior common area walkways, hallways, breeze-ways, foyers, lobby areas, or any other areas available for common use by tenants or the visiting public, or within any other unit located within the same building as the Cannabis Business. As such, Cannabis Businesses must install and maintain the following equipment or any other equipment which the Local Licensing Authority determines has the same or better effectiveness:
    - a. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally; or
    - b. An air system that creates negative air pressure between the Cannabis Businesses' interior and exterior so that the odors generated inside the Cannabis Business are not detectable outside the Cannabis Business.
  29. All Cannabis heating, ventilation, air conditioning and odor control plans and blue prints shall be stamped by a Licensed HVAC Mechanical Engineer.
  30. All window arrays, doors and associated framing systems shall be renovated to install new glazing compounds and seals.
  31. The Applicant shall install automatic closures on all interior and exterior doors.
  32. All interior and exterior door seals shall be replaced and adjusted.
  33. All roof venting, wall penetrations, panel joints etc. shall be sealed.



34. The Applicant shall install air curtains on all exterior doors.
35. 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 couriering 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))
36. 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))
37. Licensee shall prohibit loitering by individuals outside the licensed premises or anywhere on the property. (MC 9.09.290 (E) (14) (c))
38. 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))
39. 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))
40. 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 by the Planning Division designed per the City's Municipal Code 9.17.
41. Prior to issuance of Certificates of Occupancy or building final, the required landscaping and irrigation improvements shall be installed, and inspected and approved by the Planning Division. (DC 9.03.040)
42. Prior to issuance of Certificates of Occupancy or building final, the applicant shall cause the slurry sealing and restriping of the parking lot that shall be inspected and approved by the Planning and Building Divisions.
43. The 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.
44. 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))
45. 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

46. 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))
47. 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.
48. Prior to approval of tenant improvement plans, the applicant shall submit plans detailing provisions for controlled/secured access into and out of the dispensary area.

### Miscellaneous Operating Requirements

49. Persons under the age of twenty-one (21) years shall not be allowed on the premises. It shall be unlawful and a violation of this chapter for any person to employ any person at a commercial cannabis business who is not at least twenty-one (21) years of age.

### Building Division

50. 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.
51. Contact the Building Safety Division for permit application submittal requirements.
52. Any construction within the city shall only be as follows: Monday through Friday seven a.m. to seven p.m. (except for holidays which occur on weekdays), eight a.m. to four p.m.; weekends and holidays (as observed by the city and described in the Moreno Valle Municipal Code Chapter 2.55), unless written approval is first obtained from the Building Official or City Engineer.
53. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
54. The proposed development shall be subject to the payment of required development fees as required by the City's current Fee Ordinance at the time a building application is submitted or prior to the issuance of permits as determined by the City.
55. 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.
56. 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.
57. 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.

58. 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)

### **Economic Development Department (EDD)**

59. New Moreno Valley business are encouraged to hire local residents.
60. 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:
- a. Job Announcements
  - b. Applicant testing / pre-screening
  - c. Interviewing
  - d. Job Fair support
  - e. Training space

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

61. 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.

### **FIRE DEPARTMENT**

#### **Fire Prevention Bureau**

62. 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])
63. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinkler plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9, MVMC 8.36.100[D])
64. 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)
65. Fire Department access driveways over 150 feet in length shall have a turn-around as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. (CFC 503 and MVMC 8.36.060, CFC 501.4)
66. Where egress control devices are installed, the provisions of the California fire code Chapter 10 and Chapter 9 shall be applied.
67. 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 pane 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)

## **PUBLIC WORKS DEPARTMENT**

### Land Development Division

68. 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]
69. 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.
70. If the applicant modifies the drainage and grades within the parking lot, then a grading plan and permit shall be required.

### Prior to Grading Plan Approval

71. If Grading Plans are required, then resolution of all drainage issues shall be as approved by the City Engineer.
72. If Grading Plans are required, then the developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:
- a. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the City Engineer, lot lines shall be located at the top of slopes.
  - b. Any grading that creates cut or fill slopes adjacent to the street shall provide erosion control, sight distance control, and slope easements as approved by the City Engineer.
  - c. All improvement plans are substantially complete and appropriate clearance letters are provided to the City.
  - d. A soils/geotechnical report (addressing the soil's stability and geological conditions of the site) shall be submitted to the and Development Division for review. A digital (pdf) copy of the soils/geotechnical report shall be submitted to the Land Development Division.
73. If required, Grading Plans (prepared by a registered/licensed civil engineer) shall be submitted for

review and approved by the City Engineer per the current submittal requirements.

74. If Grading Plans are required, then the developer shall pay all remaining plan check fees.
75. Any proposed trash enclosure shall include a solid cover (roof) and sufficient size for dual bin (one for trash and one for recyclables). The architecture shall be approved by the Planning Division and any structural approvals shall be made by the Building & Safety Division.

#### Prior to Grading Permit

76. If a Grading Permit is required, then a digital (pdf) copy of all approved grading plans shall be submitted to the Land Development Division.
77. If a Grading Permit is required, then Security, in the form of a cash deposit (preferable), bond or letter of credit shall be submitted as a guarantee of the implementation and maintenance of erosion control measures. At least twenty –five (25) percent of the required security shall be in the form of a cash deposit with the City. [MC 8.21.160(H)]
78. If a Grading Permit is required, then Security, in the form of a cash deposit (preferable), bond or letter of credit shall be submitted as a guarantee of the completion of the grading operations for the project. [MC 8.21.070]
79. If a Grading Permit is required, then the developer shall pay all applicable inspection fees.

#### Prior to Occupancy

80. All outstanding fees shall be paid.
81. If Grading Plans are required, then all as-built plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
82. If a Grading Permit is required, then the final/precise grade certification shall be submitted for review and approved by the City Engineer.

#### **PARKS & COMMUNITY SERVICES DEPARTMENT**

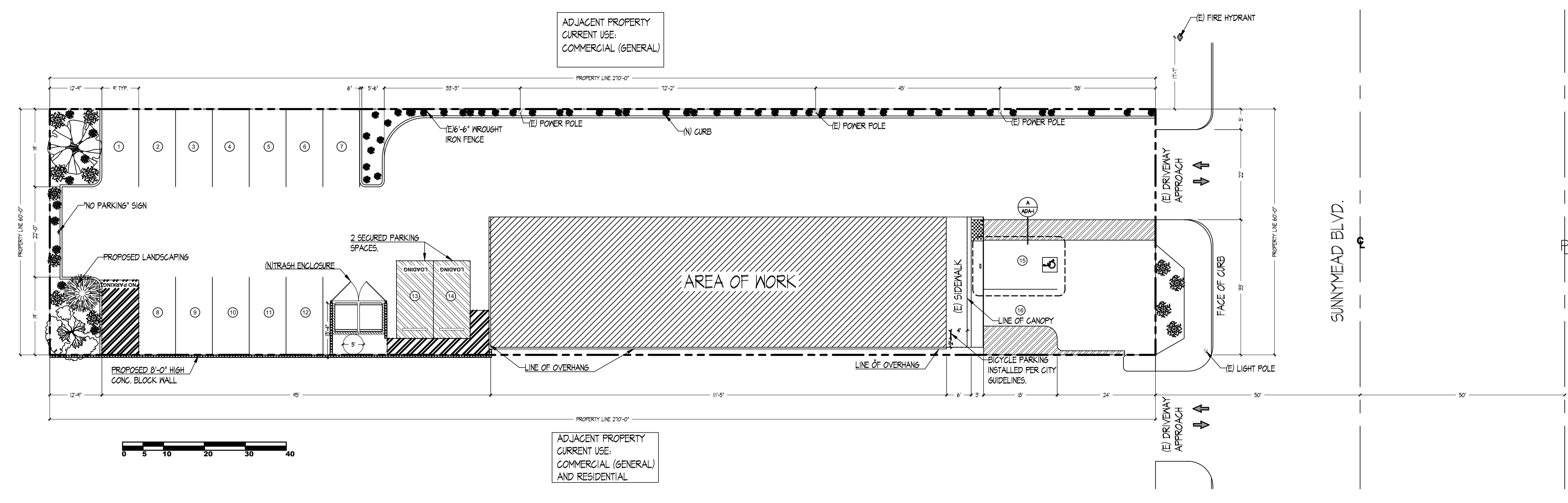
83. The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services District Zone A (Parks and Community Services). All assessable parcels therein shall be subject to the annual Zone 'A' charge for operations and capital improvements. Proof of such shall be supplied to Parks and Community Services upon Final Map and at Building Permits.

REVISIONS

DATE:	BY:

JONATHAN L. ZANE ARCHITECTURE  
 JONATHAN L. ZANE, ARCHITECT - CA. LIC. #C-11,046  
 958 NORTH LA CADENA DRIVE COLTON, CA 92324 (909) 825-7500

DATE: 02/07/2019  
 SUBMITTALS  
 DATE: PHASE  
 12/4/18 Building & Safety J  
 12/4/18 Planning J



**SITE PLAN**  
 SCALE: 1/16"=1'-0"

SHEET INDEX	SITE DATA	SCOPE OF WORK	VICINITY MAP	GENERAL CONSTRUCTION NOTES	
C-1 SITE PLAN A-1 EXTG/PROPOSED SITE PLAN A-2 EXTG/PROPOSED FLOOR PLAN A-3 REFLECTED CEILING PLAN A-4 ROOF PLAN A-5 CAMERA/SECURITY PLAN A-6 ELEVATIONS A-7 TOPO MAP E-10 PHOTOMETRIC PLAN LC LANDSCAPE PLAN	PROJECT APPLICATION NO.: PEN19-0053 APN: 481112011-I SITE ADDRESS: 24200 SUNNYMEAD BLVD, MORENO VALLEY, CA 92553 OWNER: SAN JACINTO LN, LLC NICK CANILLAS (951)310-0063 CENSUS TRACT: 425.15 LEGAL DESCRIPTION: FOR LOT 8/MB 019/007 EDMONT GARDENS I TENANT: DESCRIPTION OF USE: EXTG. COMMERCIAL, PROPOSED CANNABIS DISPENSARY (PROFESSIONAL OR SERVICE TYPE TRANSACTIONS) OCCUPANT TYPE: BUSINESS GROUP-B TYPE OF CONSTRUCTION: V-B, SINGLE STORY, SINGLE OCC., NON-SPRINKLERED (SPRINKLERS TO BE INSTALLED UNDER SEPARATE CONTRACT) <b>OCCUPANT LOAD:</b> PER CBC TABLE 1004.1.2 • LOBBY: 285 SF/100=3 • CHECK-IN: 121 SF/100=2 • SHOWROOM: 485 SF/100=10 • OFFICE 1: 121 SF/100=2 • OFFICE 2: 83 SF/100=1 • BREAK ROOM: 484 SF/100=5 • SECURITY: 103 SF/100=2 • STORAGE: 805 SF/300=3 • UTILITIES: 63 SF/300=1 **** TOTAL: 29 PERSONS <b>PER MYMC CHAPTER 9.11.040 TABLE 9.11.040A-12 PARKING REQUIREMENT</b> • LOBBY: 285/250=1.14=1 • CHECK-IN: 121/250=0.48=1 • SHOWROOM: 485/225=4.3=4 • OFFICE 1: 121/250=0.5=1 • OFFICE 2: 83/250=0.33=1 • BREAK ROOM: 484/250=1.9=2 • SECURITY: 103/250=0.4=1 • STORAGE: 800/250=3.2=4 • UTILITIES: 63/250=0.25=1 *** TOTAL=16 <b>PER CBC 2016 SEC. 11B-208, TABLE 11B-208.2</b> 1 TO 25 TOTAL # OF PARKING SPACES PROVIDED AT FACILITY: 1 MIN. VAN ACCESSIBLE PARKING SPACE REQUIRED: 1 VAN ACCESSIBLE SPACE PROVIDED	EXISTING COMMERCIAL, PROPOSED CANNABIS DISPENSARY-RETAIL ONLY. ADD NEW NON-BEARING WALLS. NEW COMPLYING UNISEX RESTROOM IN LOBBY, OFFICES, SHOWROOM, AND STORAGE AREA. TRASH ENCLOSURE, LANDSCAPING CHANGES TO ELECTRICAL, MECHANICAL, AND PLUMBING. <b>NOTES:</b> 1. SEPARATE APPLICATION(S) AND PERMIT(S) ARE REQUIRED FOR: -ELECTRICAL WORK -MECHANICAL WORK -PLUMBING WORK 2. A CERTIFICATE OF OCCUPANCY IS REQUIRED PRIOR TO TENANT OCCUPYING THE SPACE. SEE BUILDING DIVISION PERSONNEL FOR APPLICATION. 3. CITY BUILDING INSPECTOR TO VERIFY ALL UN-PERMITTED CONSTRUCTION. AT THE REQUEST OF THE CITY BUILDING INSPECTOR THE OWNER OR THE ACTING AGENT FOR THE OWNER MUST REMOVE OR EXPOSE ALL UN-PERMITTED CONSTRUCTION AT THE LOCATIONS THE CITY BUILDING INSPECTOR REQUEST TO VERIFY THE CONSTRUCTION MEETS THE CALIFORNIA BUILDING CODE REQUIREMENTS.	<p><b>PROJECT LOCATION</b></p>	1. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS & ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER NO CHANGED SHALL BE MADE TO THE PLANS WITHOUT THE KNOWLEDGE & CONSENT OF JONATHAN L. ZANE, ARCHITECT. 2. DIMENSIONS ON THE PLANS TAKE PRECEDENCE OVER SCALE. 3. VERIFY BUILDING LOCATION AT THE JOB SITE WITH OWNER BEFORE STARTING CONSTRUCTION, BUILDING TO BE DRAWN ON SITE IN 'LIME' SO ADJUSTMENT BY THE OWNER CAN BE MADE IF NECESSARY. 4. SITE WORK DESIGN OR INFORMATION, SUCH AS GRADING, CURB & GUTTER, CURB APPROACHES AND SIMILAR WORK ARE EXISTING. 5. ALL CONSTRUCTION IS TO COMPLY WITH APPLICABLE CODES & REGULATIONS, AND SHALL BE EXECUTED TO THE BEST STANDARDS OF THE INDUSTRY. 6. CONTRACTOR AND/OR SUB-CONTRACTOR SHALL CHECK ALL DIMENSIONS, FRAMING CONDITIONS, AND ON-SITE CONDITIONS, PRIOR TO STARTING ANY WORK & SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUB-CONTRACTOR, OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES, ERRORS OR COMMISSIONS. 7. BUILDER TO VERIFY AND DIMENSIONS AND CONDITIONS BEFORE AND DURING CONSTRUCTION. 8. ALL DIMENSIONS ARE TO ROUGH FRAMING UNO. 9. MANUFACTURED MATERIALS, COMPONENTS FASTENERS, ASSEMBLES, ETC. SHALL BE HANDLED AND INSTALLED PER CODE & MANUFACTURER'S SPECIFICATIONS. 10. WHILE THE INFORMATION IS THOUGHT TO BE ACCURATE, THE ARCHITECT DOES NOT WARRANT THAT THE CONDITIONS WILL BE EXACTLY AS SHOWN IN THESE DOCUMENTS. 11. GRADE SO WATER WILL DRAIN AWAY FROM BUILDING IN ALL DIRECTIONS. 12. ALL APPLICABLE UTILITY SYSTEMS TO BE COMPLETE & OPERABLE-VERIFY STUB LOCATIONS & ALL SIZES AT THE SITE WITH APPLICABLE AUTHORITY. 13. WATER SERVICES: DESIGN BASED ON WATER PRESSURE AT THE HOUSE INLET OF 45-60 PSI-USE 1" MINIMUM WATER METER AND 1-1/4" MIN COLD WATER LINE TO RESIDENCE LARGER SIZES OR OTHER DESIGN BY OTHERS MAY BE NECESSARY. VERIFY WITH APPROPRIATE AUTHORITIES. 14. ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC., TO MAKE THE PARTS COME TOGETHER PROPERLY & FIT IT TO RECEIVE OR BE RECEIVED BY WORK OR OTHER TRADES. 15. ALL TRADE AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK. 16. THE ARCHITECT SHALL IN NO WAY BE RESPONSIBLE FOR HOW THE FIELD WORK IS PERFORMED, SAFETY IN, OR ABOUT THE JOB SITE, METHODS OR PERFORMANCE OR TIMELINES IN THE PERFORMANCE OF THE CONTRACTOR OR SUB- CONTRACTORS WORK. 17. THE DESIGN ADEQUACY & SAFETY OR ERECTION BRACING, SHORING, TEMPORARY, SUPPORTS, ETC. SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUB-CONTRACTOR. THE CONTRACTOR AND/OR SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE (PROVIDE NECESSARY BRACING TO PROVIDE STABILITY) PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF & FLOOR DIAPHRAGMS & FINISH MATERIALS. 18. OBSERVATION VISITS TO THE JOB SITE BY THE DESIGNER DO NOT INCLUDE INSPECTION OF CONSTRUCTION PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS & FOR SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSIDERED AS CONTINUOUS & DETAILED INSPECTION. 19. THE CONTRACTOR SHALL NOT MAKE ANY CHANGES OR DEVIATE FROM THE PLANS WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER/ OR ARCHITECT. 20. THE PLANS INTEND FOR THE CONTRACTOR TO FURNISH ALL LABOR, MATERIALS, EQUIPMENT, PERMITS, INSURANCE, ETC., TO FULLY COMPLETE ALL WORK AS INDICATED BY THE DRAWINGS, & TO INCLUDE ALL ITEMS WHETHER INDICATED BY THESE DRAWINGS OR NOT, BUT WHICH ARE REASONABLY NECESSARY TO COMPLETELY FINISH THE BUILDING. 21. ALL MATERIALS & WORKMANSHIP SHALL BE ONE OF THE FINEST QUALITY & SHALL MEET THE SATISFACTION OF THE OWNER. 22. ALL WORK PERFORMED ON THIS PROJECT SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE YEAR AFTER COMPLETION UNO.; SUCH GUARANTEES SHALL BE AGAINST DEFECTIVE MATERIALS & WORKMANSHIP.	
<b>SENSITIVE LAND USES</b>	VALLEY ADVENTIST CHRISTIAN SCHOOL 126 INDIAN ST., STE. 100 MORENO VALLEY, CA 92553 5 MILE (± 3,640 FT) LIGHTHOUSE CHRISTIAN SCHOOL 1240 INDIAN ST. MORENO VALLEY, CA 92553 .7 MILE (± 3,646 FT) SUNNYMEAD MIDDLE SCHOOL 23946 EUCALYPTUS AVE. MORENO VALLEY, CA 92553 .7 MILES (± 3,646 FT) BRUNSWICK ZONE MORENO VALLEY BOWL 24666 SUNNYMEAD BLVD MORENO VALLEY, CA 92553 6 MILE (± 3,168 FT) BRIGHT STAR WEECARE 24546 WEBSTAR AVE. MORENO VALLEY, CA 92553 6 MILE (± 3,168) MORENO VALLEY YOUTH OPPORTUNITY CENTER 23080 ALESSANDRO BLVD., SUITE 236 MORENO VALLEY, CA 92553 2.7 MILE (± 4,256 FT)	<b>DESIGN CRITERIA</b> LOT SIZE: 16,200 SF. EXISTING AREA= 4,403 SF. <b>PROPOSED T.I. AREA= 3,544 SF.</b> (E) LOT COVERAGE= 4,403/16,200=27% (P) LOT COVERAGE= 3,544/16,200=21% TOTAL LANDSCAPED AREA: 1,255 SF.	<b>APPLICABLE CODES</b> California Building Code: 2016 C.B.C. 2016 C.M.C. 2016 C.P.C. 2016 C.F.C. 2016 C.E.C. 2016 Cal. Green B.C. 2016 California Energy Code All new work shall comply with listed codes and all current local and state amendments.	<b>UTILITY COMPANIES</b> ELECTRICITY: SOUTHERN CALIFORNIA EDISON PO BOX 800 ROSEMEAD, CA 91710 GAS: SOUTHERN CALIFORNIA GAS COMPANY PO BOX C MONTEREY PARK, CA 91756 SEWER: MORENO VALLEY WATER: EASTERN MUNICIPAL WATER DISTRICT 2270 TRUMBLE ROAD FERRIS, CA 92510 TRASH: WASTE MANAGEMENT 17700 INDIAN ST. MORENO VALLEY, CA 92551	<b>ADJACENT PROPERTIES</b> (WEST) 24194 SUNNYMEAD BLVD, MORENO VALLEY, CA 92553-APN 481-112-012-COMMERCIAL (GENERAL) AND RESIDENTIAL (EAST) 24226 SUNNYMEAD BLVD/24214 SUNNYMEAD BLVD, MORENO VALLEY, CA. 24553-APN 481-112-010-COMMERCIAL (GENERAL)

A Project For:  
**San Jacinto Ln, LLC, T.I.**  
 LOCATED AT:  
 24200 Sunnymead Blvd.  
 Moreno Valley, CA 92553

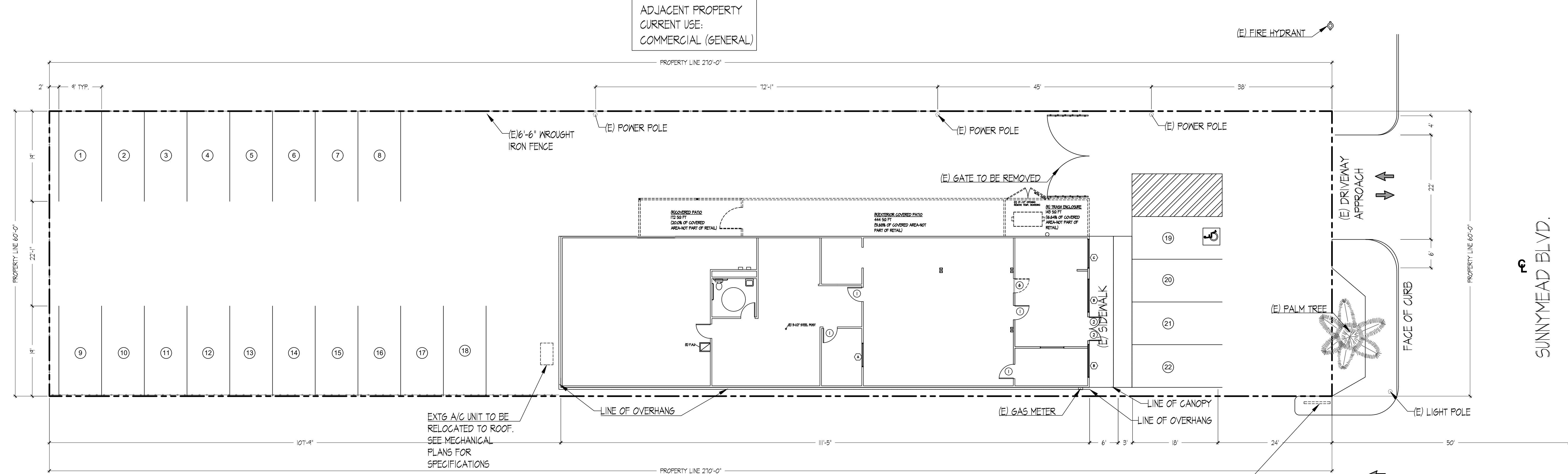
APPLICABLE CODES:  
 California Building Code:  
 2016 C.B.C. 2016 C.M.C.  
 2016 C.P.C. 2016 C.F.C.  
 2016 C.E.C.  
 2016 Cal. Green B.C.  
 2016 California Energy Code  
 All new work shall comply with listed codes and all current local and state amendments.

DATE: 07/24/19  
 SCALE:  
 DRAWN BY: Y.LEMUS  
 JOB: 1910  
 SHEET: **C-1**

Attachment: Site Plan (3850) - PEN19-0053 CUP (or Cannabis Dispensary)

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ADJACENT PROPERTY  
CURRENT USE:  
COMMERCIAL (GENERAL)



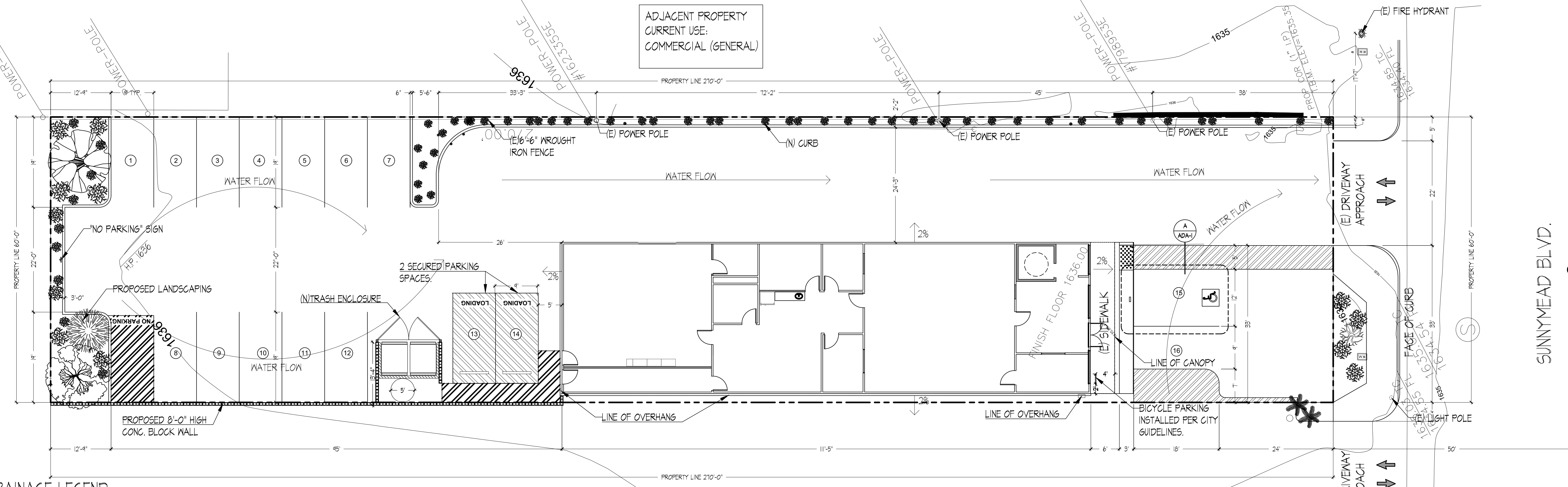
ADJACENT PROPERTY  
CURRENT USE:  
COMMERCIAL (GENERAL)  
AND RESIDENTIAL

### EXISTING SITE PLAN

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



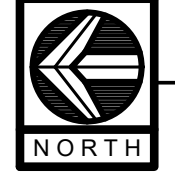
ADJACENT PROPERTY  
CURRENT USE:  
COMMERCIAL (GENERAL)



ADJACENT PROPERTY  
CURRENT USE:  
COMMERCIAL (GENERAL)  
AND RESIDENTIAL

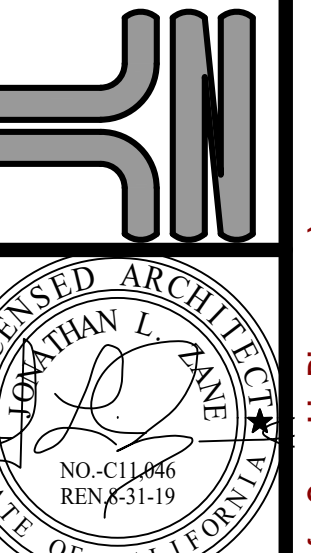
### PROPOSED SITE PLAN

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



REVISIONS	
DATE:	BY:

JONATHAN L. ZANE  
ARCHITECTURE  
JONATHAN L. ZANE, ARCHITECT - CA. LIC. #C-11,046  
958 NORTH LA CADENA DRIVE  
COLTON, CA 92324 (909) 825-7500



DATE:	02/07/2019
SUBMITTALS	
DATE:	
PHASE	
124M	Building & Softw. I
124M	Plumbing I

A Project For:  
San Jacinto Ln, LLC, T.I.  
LOCATED AT:  
24200 Sunnymead Blvd.  
Morano Valley, CA  
92553

APPLICABLE CODES:  
California Building Code  
2016 C.B.C. 2018 C.F.C.  
2016 C.B.C. 2018 C.F.C.  
2016 C.B.C. 2018 C.F.C.  
2016 Cal. Green B.C.  
2016 California Energy Code

All new work shall comply with local codes and all contractors shall obtain all permits.

DATE:	07/24/19
SCALE:	
DRAWN:	Y.LEMUS
JOB:	1910
SHEET:	A-1

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KEY NOTES

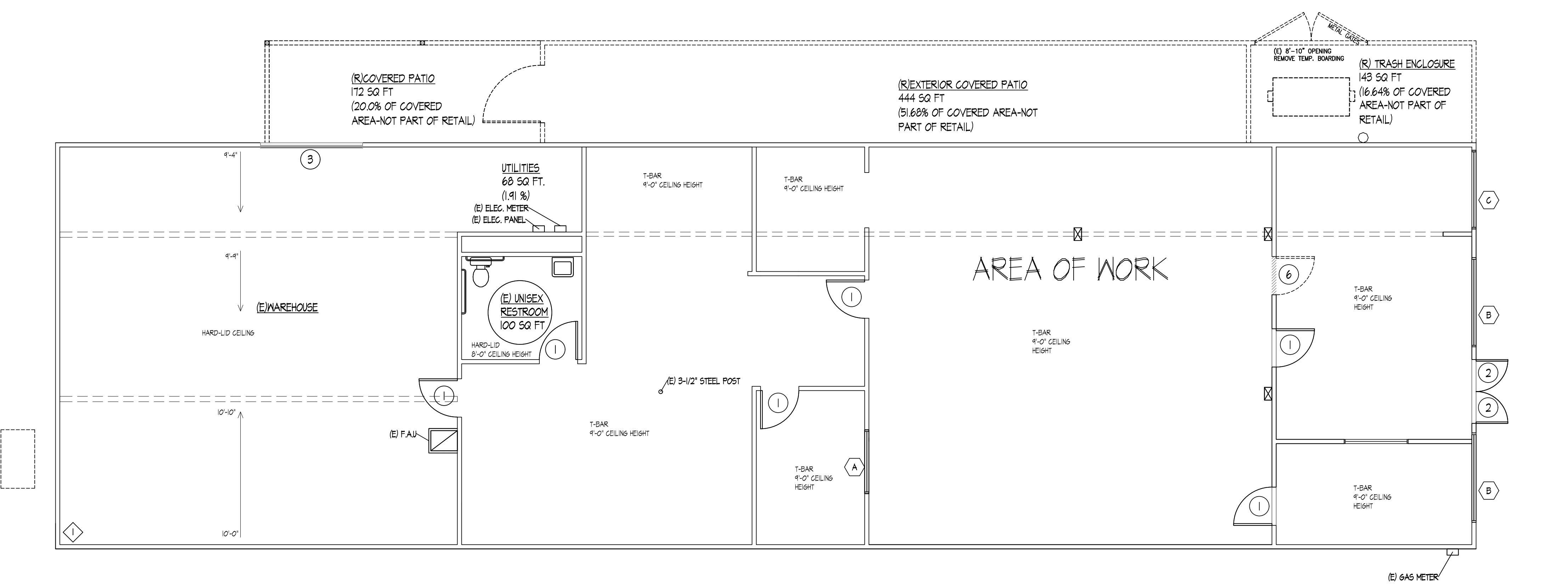
- EXIT SIGNAGE WITH NOT LESS THAN 90 MINUTES CONTINUED ILLUMINATION IN CASE OF PRIMARY POWER LOSS PER CBC 2016 SECTION 1011.3 AND SECTION 1011.6.3.
- SIGN WITH 1" HIGH LETTERING ON MAIN EXIT DOOR/DOOR FRAME SERVING B/FMS AND A (LESS THAN 300 OCCUPANTS) STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED"
- NOTE: CLEAR AND LEGIBLE SIGNS NOT LESS THAN 8" BY 10" POSTED IN A CONSPICUOUS LOCATION ( WITHIN 25' OF BUILDING ENTRIES, NEAR OUTDOOR AIR INTAKES, OPERABLE WINDOWS, AND WITHIN THE BUILDING WHERE THEY WILL BE VISIBLE TO THE PUBLIC, STATING [VMC 5.94.080F]
- A. "USE OF MEDICAL CANNABIS SHALL BE LIMITED TO THE PATIENT IDENTIFIED ON THE DOCTORS RECOMMENDATION. SECONDARY, SALE, BARTER OR DISTRIBUTION OF MEDICAL CANNABIS IS A CRIME AND CAN LEAD TO ARREST."
- B. "LOITERING ON AND AROUND THE COLLECTIVE SITE IS PROHIBITED BY CALIFORNIA PENAL CODE § 647 (E) AND PATRONS MUST IMMEDIATELY LEAVE THE SITE AND NOT CONSUME MEDICAL CANNABIS IN THE VICINITY OF THE COLLECTIVE OR ON THE PROPERTY OR IN THE PARKING LOT."
- C. "FORGERY OF MEDICAL DOCUMENTS IS A CRIME."
- D. "PATRONS MAY BE SUBJECT TO PROSECUTION UNDER THE FEDERAL MARIJUANA LAWS"
- E. "USE OF MEDICAL MARIJUANA MAY IMPAIR A PERSONS ABILITY TO DRIVE A MOTOR VEHICLE OR OPERATE MACHINERY."
- F. "SMOKING, INGESTING, OR CONSUMING MARIJUANA OR TOBACCO ANYWHERE ON THE PREMISES IS STRICTLY PROHIBITED."
- G. "MINORS ARE PROHIBITED FROM ENTERING THIS PROPERTY UNLESS THEY ARE A QUALIFIED PATIENT OR PRIMARY CAREGIVER AND THEY ARE IN THE PRESENCE OF THEIR PARENT OR LEGAL GUARDIAN."
- H. "ALL MEDICAL CANNABIS HAS BEEN TESTED BY AN INDEPENDENT TESTING AGENCY FOR CONTENT, MOLD, PESTICIDES AND OTHER HARMFUL CONTAMINATES."
- I. NOTE: SIGNS SHALL NOT OBSTRUCT THE ENTRANCE OR THE VIDEO SURVEILLANCE SYSTEM [VMC 5.94.080K.I]
- J. SIGNS SHOULD HAVE RAISED CHARACTERS COMPLY WITH SECTION 11B-703.2 AND SHALL BE DUPLICATED IN BRAILLE COMPLYING WITH SECTION 11B-703.3. SIGNS SHALL BE LOCATED 48" MIN ABOVE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE LOWEST BASELINE BRAILLE CELLS AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS [CBC 11B-216.3, 11B-703.4.I]

ADDITIONAL NOTES

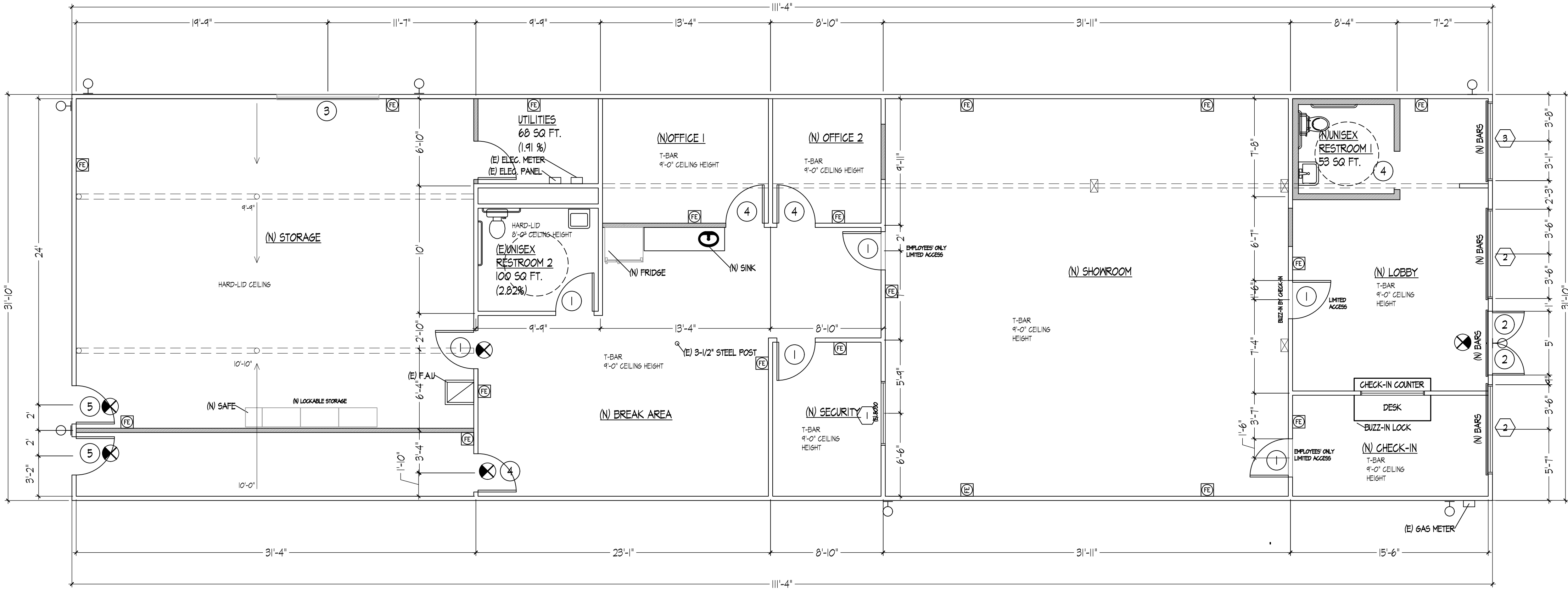
1. NO EDIBLE MEDICAL MARIJUANA PRODUCTS REQUIRING REFRIGERATION OR HOT HOLDING SHALL BE MANUFACTURED FOR SALE OR DISTRIBUTION AT A MEDICAL MARIJUANA BUSINESS, DUE TO THE POTENTIAL FOR FOOD-BORNE ILLNESS. BAKED MEDICAL PRODUCTS (I.E. BROWNIES, BARS, COOKIES, CAKES), TINCTURES AND OTHER NON-REFRIGERATED TYPE ITEMS ARE ACCEPTABLE FOR MANUFACTURE AND SALE AT A MEDICAL CANNABIS BUSINESS [VMC 5.94.080J]
2. HAZARDOUS MATERIALS WILL NOT BE STORED AND/OR USED WITHIN THE BUILDING THAT EXCEED THE QUANTITIES LISTED IN THE CBC TABLES 307.1(I) AND 307.1(2)
3. ENTRANCE TO THE DISPENSING AREA, STORAGE AREA, LIMITED ACCESS AREAS WILL BE LOCKED AT ALL TIMES, UNDER THE CONTROL OF THE EMPLOYEES.
4. ALL WINDOWS ON THE BUILDING THAT HOUSE THE DISPENSARY SHALL BE SECURED AGAINST ENTRY FROM THE OUTSIDE.
5. NUMBERS AND LETTERS SHOULD BE CLEARLY VISIBLE FROM THE STREET.

FIXTURE LEGEND

SYMBOL	DESCRIPTION
(E)	FIRE EXTINGUISHER
(X)	EMERGENCY LIGHT AND EXIT SIGN
(H)	SCANCE LIGHT



**EXISTING/DEMO FLOOR PLAN**  
SCALE: 3/16"=1'-0"



**PROPOSED FLOOR PLAN**  
SCALE: 3/16"=1'-0"

DOOR SCHEDULE

ID	(E) / (N)	SIZE	TYPE/HARDWARE
1	(E)	3'-0" x 6'-8"	HOLLOW METAL DOOR LEVER HARDWARE
2	(E)	2'-6" x 6'-8"	STORE FRONT DOOR WITH PANIC HARDWARE
3	(E)	8'-0" x 7'-0"	O.H. GARAGE DOOR
4	(N)	3'-0" x 7'-0"	HOLLOW METAL WITH LEVER HARDWARE
5	(N)	3'-0" x 7'-0"	SOLID METAL WITH PANIC HARDWARE
6	(R)	3'-0" x 7'-0"	HOLLOW METAL WITH LEVER HARDWARE TO BE REMOVED

WINDOW SCHEDULE

ID	(E) / (N)	SIZE	REMARKS
A	(E)	5'-0" x 3'-0"	-
B	(E)	7'-0" x 6'-8"	-
C	(E)	6'-2" x 5'-0"	-

DOOR NOTES

- A. DEADBOLTS ARE NOT PERMITTED ON EXIT DOORS. A DURABLE SIGN WITH 1" HIGH LETTERS SHALL BE PLACED OVER ALL EXIT DOORS STATING THAT "THIS DOOR TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED".
- B. ALL EXITS TO BE OPENABLE FROM INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- C. ALL DOOR HARDWARE SHALL BE PUSH TYPE OR PANIC BAR HARDWARE.
- D. ALL GLASS OVER 9 SQ. FT. IN AREA WITHIN 18" OF FLOOR OR 36" OF GRADE, AND ALL GLASS DOORS AND WALL PANELS SHALL BE LAMINATED, FULLY TEMPERED.
- E. LOCK AND LATCH IS ALLOWED ONLY IF THEY COMPLY WITH CBC 1010.14.3 PANIC HARDWARE SHALL COMPLY WITH CBC 1008.1.10
- F. WHEN ADDITIONAL DOORS ARE PROVIDED, THEY SHALL CONFORM TO THE PROVISIONS FOR EXIT DOORS CBC 1010.1
- G. LANDING OR FLOOR LEVEL AT DOORS SHALL NOT BE LESS THAN 1/2 INCH. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/2 INCH AT THE DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL. CBC 1008.1.7.
- H. DOOR SWINGING OVER LANDINGS SHALL NOT REDUCE THE WIDTH BY MORE THAN SEVEN INCHES WHEN FULLY OPEN. WHEN SERVING 50 OR MORE PEOPLE THE DOOR IN ANY POSITIONS SHALL NOT REDUCE THE REQUIRED WIDTH TO LESS THAN ONE-HALF. DOOR IN FULLY OPENED POSITION SHALL NOT REDUCE A REQUIRED LANDING DIMENSION BY MORE THAN 7 INCHES PER 1010.1.6.
- I. DIMENSION BY MORE THAN 1 INCHES PER CBC 1010.1.6
- J. EXIT MAYS SHALL BE ILLUMINATED WITH AT LEAST ONE FOOT CANDLE AT THE FLOOR LEVEL PER CBC 1008.2 & 1008.3

DOOR ACCESSABILITY NOTES

1. MIN. DOOR STRIKE EDGE DISTANCE OF 24" @ EXTERIOR DOORS, 12" ON THE PUSH SIDE AND 18" ON THE PULL SIDE FOR ALL DOORS.
2. MAX. HEIGHT OF THRESHOLD SHALL BE 1/2" WITH MAX SLOPE OF 1:12.
3. DOOR OPENING FORCE APPLIED TO THE LATCH SIDE SHALL NOT EXCEED THE FOLLOWING PER SECTION 11B-404.2.4 CBC:
- 5 LBS FOR INTERIOR AND EXTERIOR DOORS
  - 15 LBS FOR FIRE RATED DOORS
4. ALL DOOR OPENINGS SHALL BE MINIMUM 32" CLEAR WITH DOOR OPEN @ 90°.
5. USE SINGLE EFFORT NON-GRASP TYPE DOOR HARDWARE PER SECTION 11B-404.2.4 CBC.
6. ALL HAND-ACTIVATED DOOR OPENING HARDWARE MEETS THE FOLLOWING REQUIREMENTS, PER SECTION 11B-404.2.1 CBC:
- A. LATCHING, OR LOCKING DOORS IN A PATH OF TRAVEL ARE OPERATED WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
- B. IS TO BE CENTERED > 30" BUT < 44" ABOVE FLOOR.

WALL LEGEND

NEW WALL	[Pattern]
EXIST'G WALL TO REMAIN	[Pattern]
EXIST'G WALL TO BE REMOVED	[Pattern]

GENERAL NOTES

1. CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS IN FIELD
2. PRIOR TO STARTING CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING ANY WORK IN QUESTION
3. FLOOR PLAN NOTES:
- 3.1. ALL STUDS SHALL BE 2X6 @ 16" O.C. 2X6 AT PLUMBING WALLS
4. FRAMING LUMBER SHALL BE AS FOLLOWS:
- 4.1. STUD STUD GRADE
- 4.2. JOISTS AND RAFTERS NO. 2DF
- 4.3. BEAMS AND HEADERS NO. 1 DF

REVISIONS

DATE:	BY:

JONATHAN L. ZANE ARCHITECTURE

JONATHAN L. ZANE, ARCHITECT - CA. LIC. #C-11,046  
958 NORTH LA CADENA DRIVE  
COLTON, CA 92324 (909) 825-7500

DATE: 02/07/2019

SUBMITTALS

DATE	PHASE
1/24/19	Building & Software
1/24/19	Planning

A Project For:

**San Jacinto Ln, LLC, T.I.**

LOCATED AT:  
24200 Sunnymead Blvd.  
Mereno Valley, CA 92553

APPLICABLE CODES:  
California Building Code  
2016 CBC  
2018 CBC  
2018 CBC  
2018 CBC  
2018 California Energy Code  
2016 Cal. Green B.C.  
All new work shall comply with local and state amendments.

DATE: 07/24/19

SCALE:

DRAWN BY: Y.LEMUS

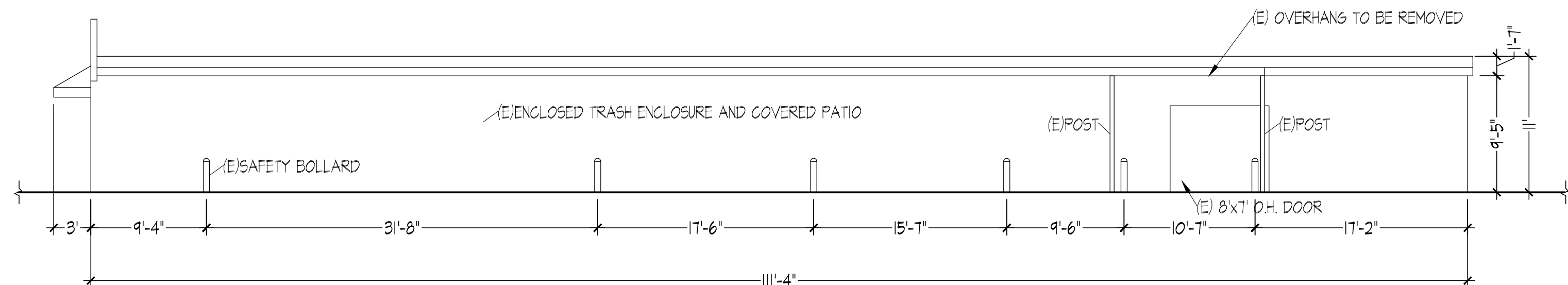
JOB: 1910

SHEET: A-2

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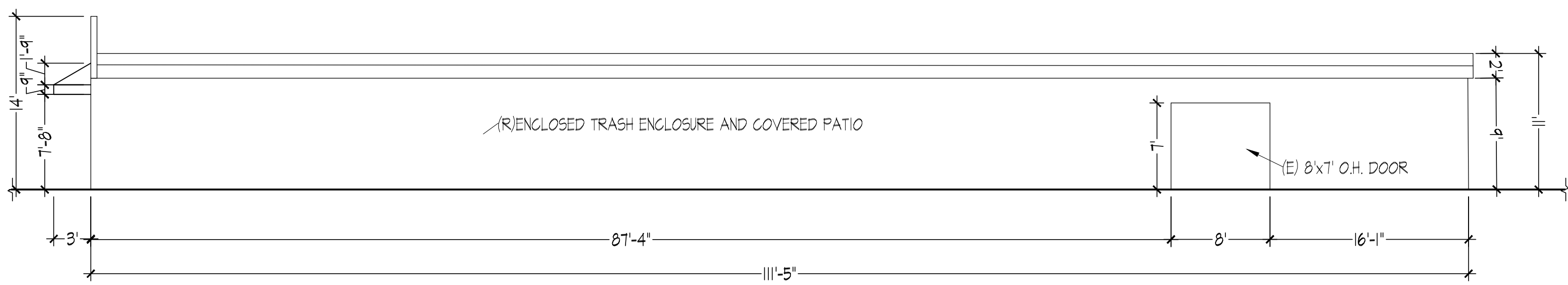


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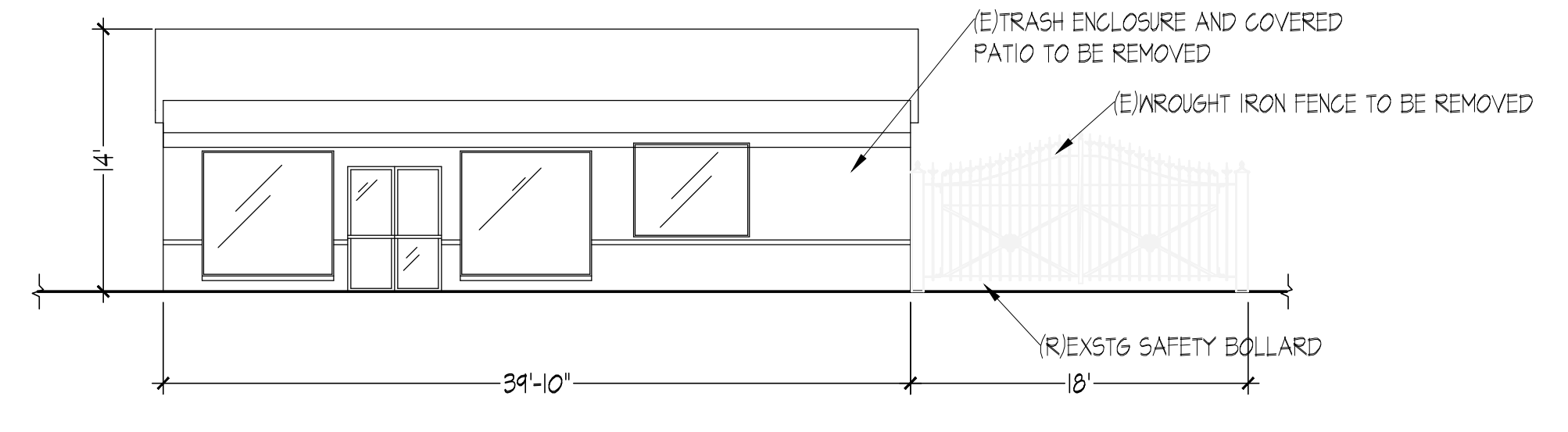
EXISTING EAST (SIDE)

SCALE: 1/8" = 1'-0"



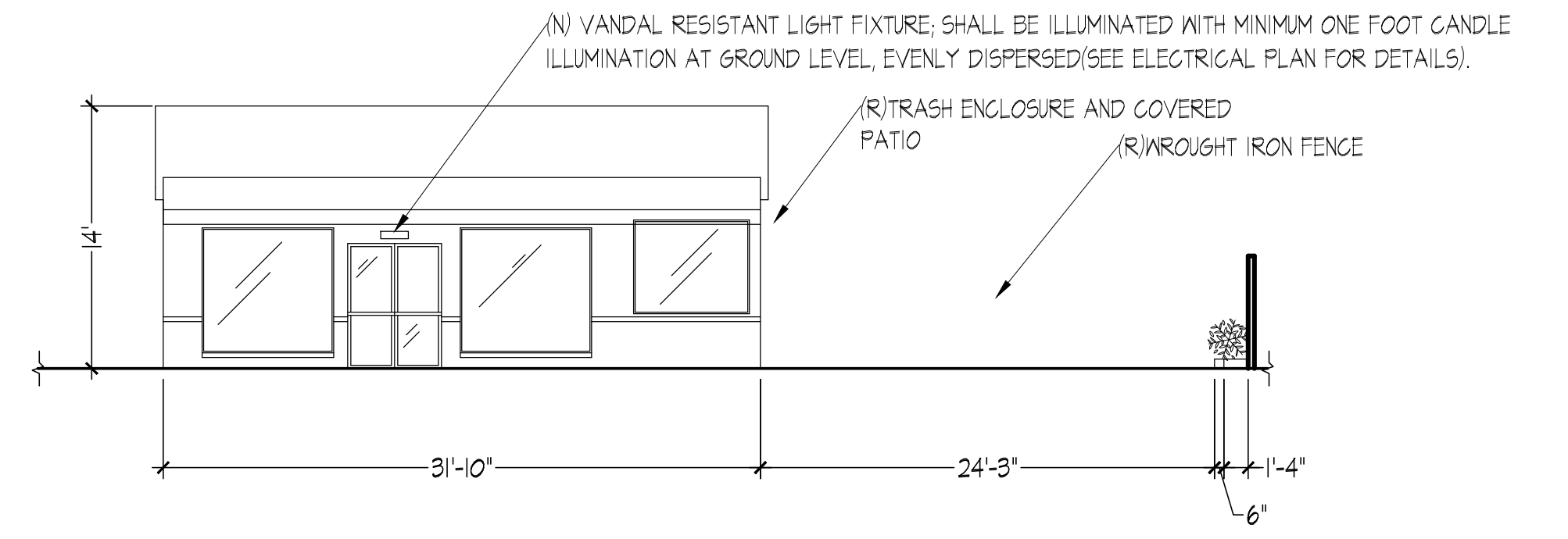
PROPOSED EAST (SIDE)

SCALE: 1/8" = 1'-0"



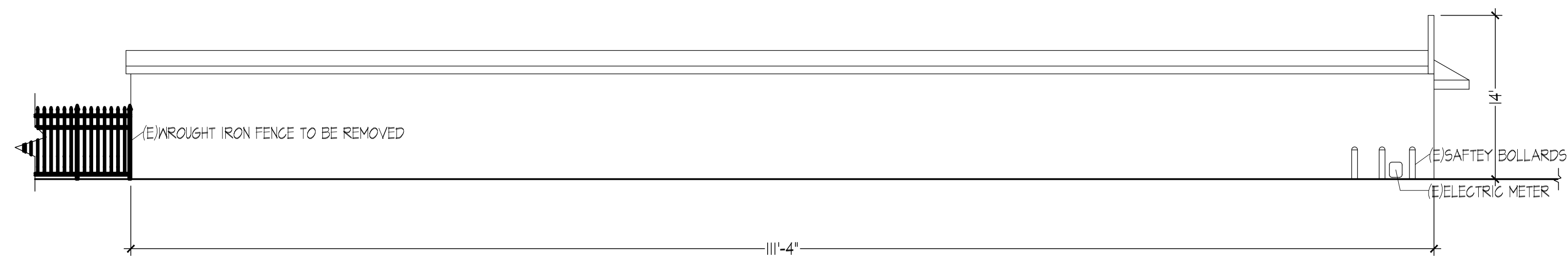
EXISTING SOUTH (FRONT)

SCALE: 1/8" = 1'-0"



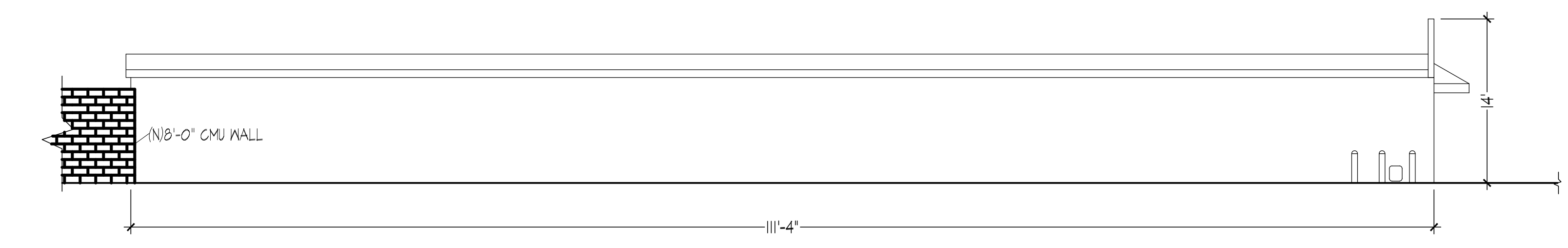
PROPOSED SOUTH (FRONT)

SCALE: 1/8" = 1'-0"



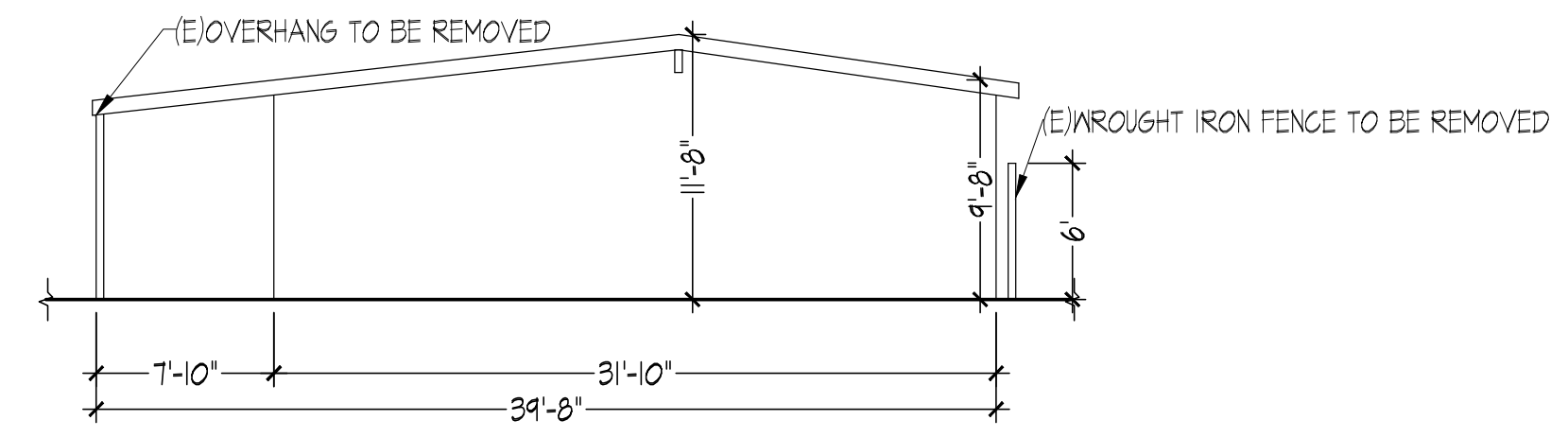
EXISTING WEST (SIDE)

SCALE: 1/8" = 1'-0"



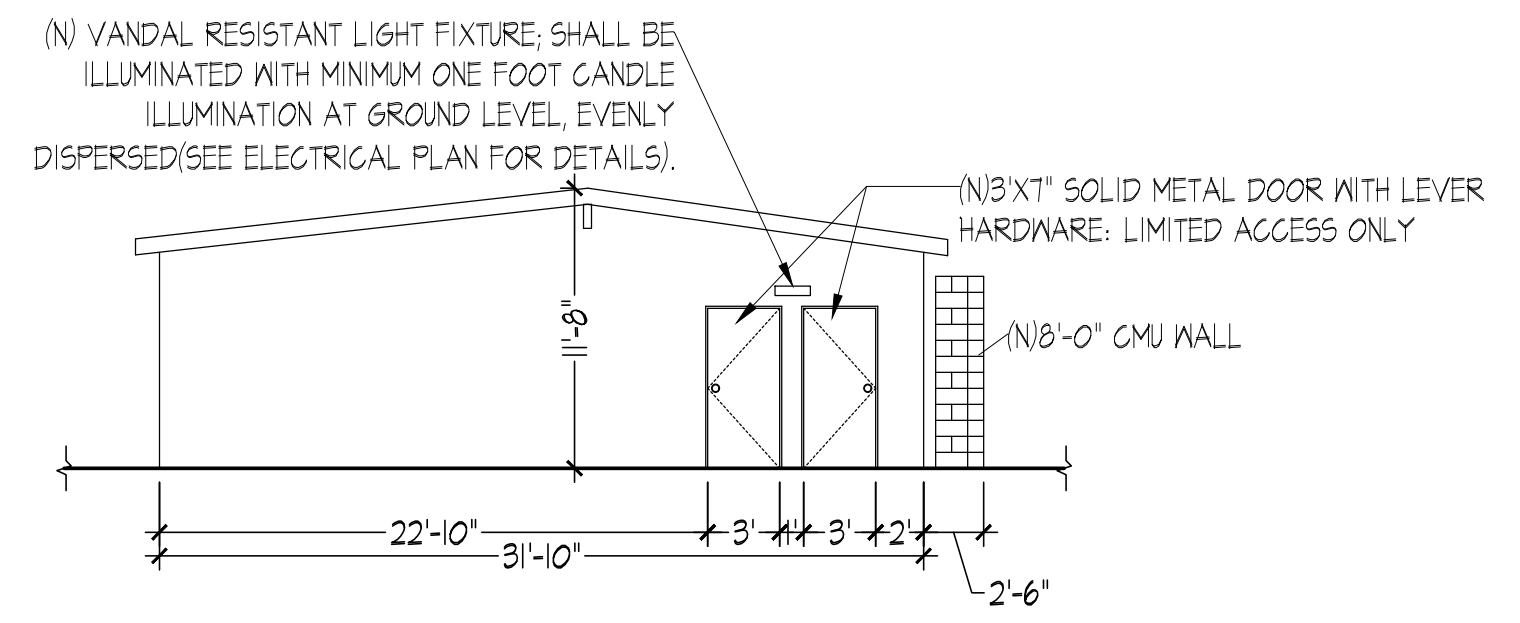
PROPOSED WEST (SIDE)

SCALE: 1/8" = 1'-0"



EXISTING NORTH (BACK)

SCALE: 1/8" = 1'-0"



PROPOSED NORTH (BACK)

SCALE: 1/8" = 1'-0"

ELEVATIONS

REVISIONS	
DATE:	BY:

JONATHAN L. ZANE  
ARCHITECTURE  
JONATHAN L. ZANE, ARCHITECT - CA. LIC. #C-11,046  
956 NORTH LA CADENA DRIVE  
COLTON, CA 92324 (909) 825-7500



DATE :	02 / 07 / 2019
SUBMITTALS	PHASE
1/24/19	Building & Structure
1/24/19	Plumbing

A Project For:  
**San Jacinto Ln, LLC, T.I.**  
LOCATED AT:  
24200 Sunnymead Blvd.  
Morano Valley, CA  
92553

APPLICABLE CODES:  
California Building Code  
2016 C.B.C.  
2016 C.C.F.C.  
2016 C.F.C.  
2016 C.P.C.  
2016 C.S.C.  
2016 C.T.C.  
2016 C.U.C.  
2016 California Energy Code  
Green B.C.  
All new work shall comply with listed codes and all applicable local and state administrative.

DATE : 07 / 24 / 19  
SCALE :  
DRAWN : Y.LEMUS  
JOB : 1910

SHEET :  
**A-6**

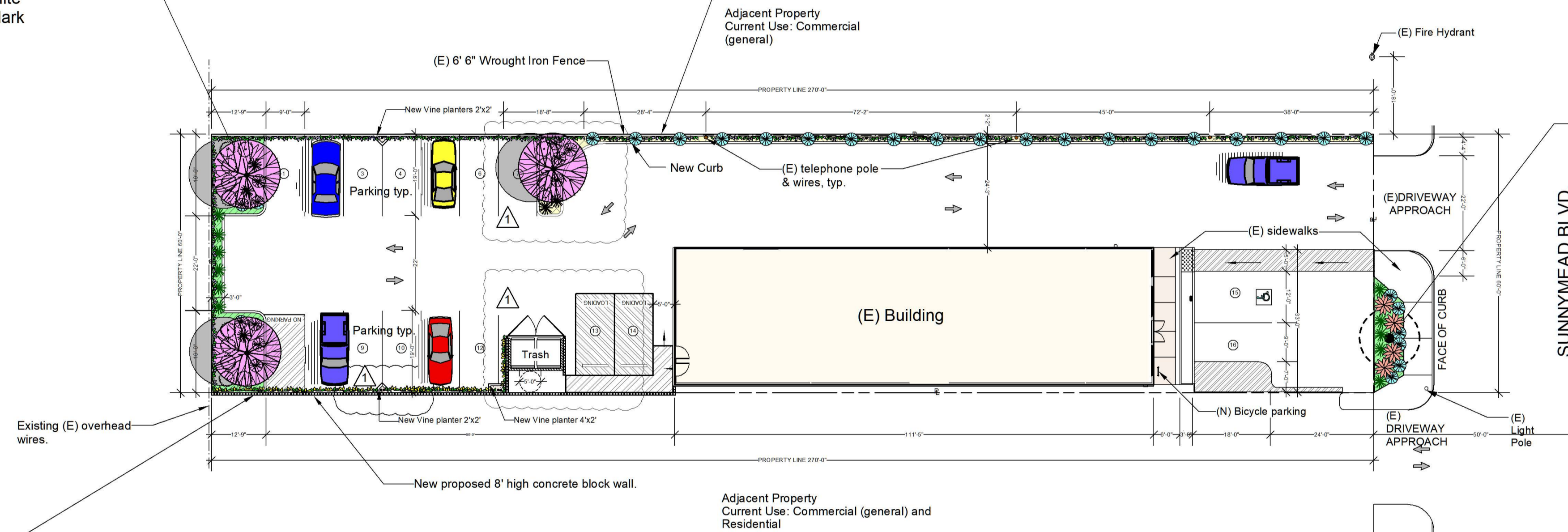
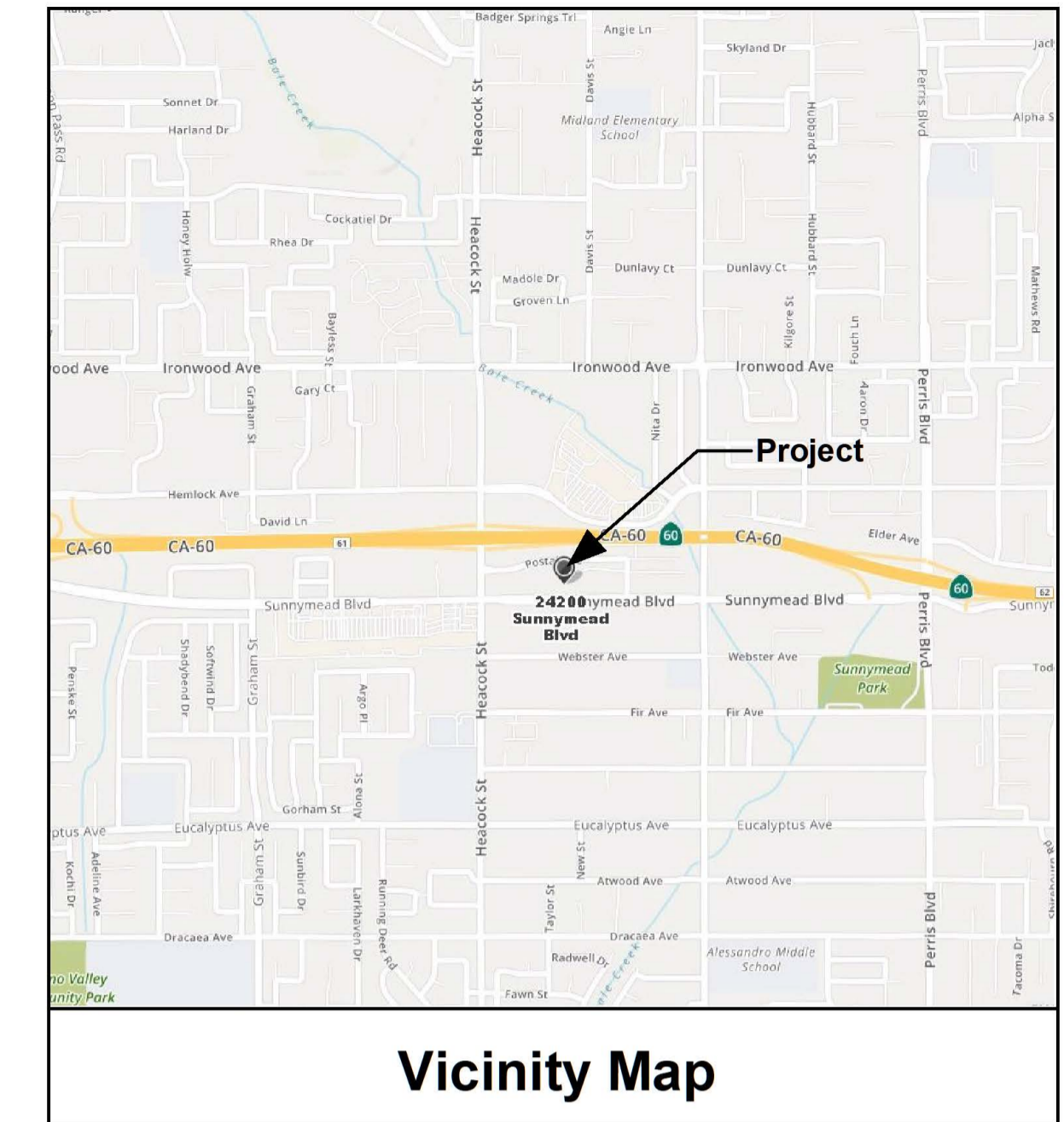
Attachment: Building Elevations 0850 - PEN19-0053 CUP for Cannabis Dispensary

### Flowering Deciduous Canopy

**Botanical name:** Lagerstroemia hybrid "Tuskegee"  
**Common Name:** Tuskegee Crape Myrtle  
 Broad Dome summer flowering deciduous trees to provide shade, red-rose flowers and yellow, orange and red fall foliage color. Non invasive root system to protect adjacent curbs and paving. Medium to low water requirements, long lived tree with ease of maintenance. Pink Australian racer low water groundcover, fine textured medium green foliage. Shrub understory includes Indian Hawthorne 'Clara' with white flowers and medium olive green foliage with red new growth, African Iris with white yellow and lavender flowers and 'Storm Cloud' Lily of the Nile with dark blue flower spikes.

### Steel Fence Evergreen Screen

**Botanical name:** Clytostoma callistegioides  
**Common Name:** Violet Trumpet Vine  
 Bright shiny green foliage climber to provide a dense drought tolerant steel fence screen. Sprays of trumpet shaped violet, lavender or pale purple flowers. Blooms late spring to fall. Medium water requirement, tough strong growing vine. With Australian Pink Racer groundcover and 'Stormcloud' Lily of the Nile shrubs.



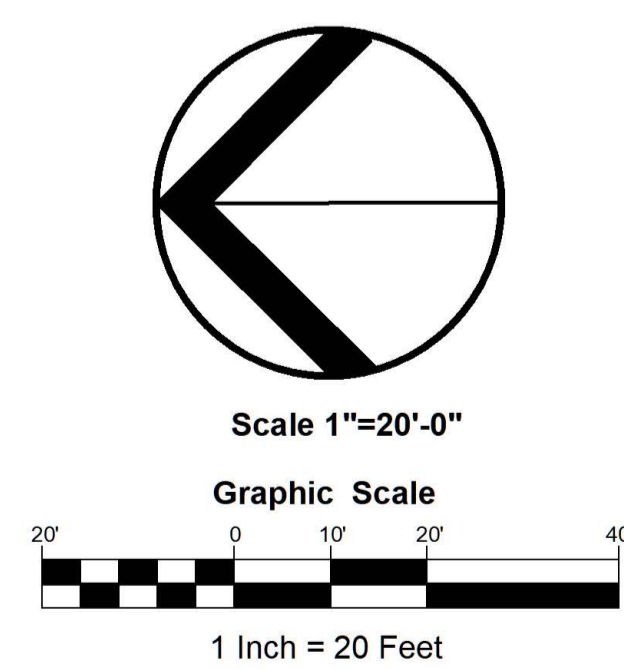
### (E) Vertical Evergreen Accent Palm

**Botanical name:** Washingtonia Robusta  
**Common Name:** Mexican Fan Palm  
 Fan leaved palms bright green color to provide vertical accent at entry point. Fan shaped weeping leaves, drought tolerant, requires little water, long lived. Flowering shrub understory including Bird of Paradise, grass like African Iris with medium green foliage and white, yellow and lavender flowers and 'Storm Cloud' Lily of the Nile with dark blue flower spikes. Hardy and low pest shrubs.

### Wall Evergreen Screen

**Botanical name:** Macfadyena unguis-cati  
**Common Name:** Cat's Claw Vine  
 Medium green foliage to provide a dense drought tolerant wall screen. Yellow trumpet flowers in early Spring. Low water requirement, tough drought and wind tolerant. With decomposed granite 'Brimstone' inert groundcover in 2'x2' diamond planters and 4'x2' rectangular planter.

Plant Legend					
Symbol	Botanical Name	Common Name	Size	WUCOLS	
(T-L)	<b>Trees</b>				
T-L	Lagerstroemia hybrid 'Tuskegee'	Crape Myrtle (Red Rose)	24" box	M	
(A)	<b>Shrubs</b>				
A	Agapanthus 'Storm Cloud' (dark blue flower)	'Storm Cloud' Lily of the Nile	5 gal.	M	
D	Diets iridioides 'John's Runner'	African Lily	5 gal.	L-M	
N	Nandina domestica 'Compacta'	Heavenly Bamboo	5 gal.	M	
R	Rhaphiolepis indica 'Clara'	Indian Hawthorn (White)	5 gal.	M	
S	Strelitzia reginae	Bird of Paradise	15 gal.	M	
(V-CC)	<b>Vines</b>				
V-CC	Clytostoma callistegioides	Violet Trumpet Vine	5 gal.	M	
V-M	Macfadyena unguis-cati	Cat's Claw Vine	5 gal.	L	
(G-L)	<b>Groundcovers</b>				
G-L	Lantana Montevidensis 'White'	White Lantana	flats	L	
G-M	Myoporum parvifolium 'Pink' (prostratum)	Pink Australian Racer	flats	L	
G-DG	Decomposed Granite 'Brimstone'		cy		



# Landscape Concept Plan

REVISIONS	
DATE:	BY:
11-14-19	LS/KS
Per City: Redesigned planters, added a tree and shrubs and groundcover. Moved triangular planters. Added rectangular planter.	



**San Jacinto Lane, LLC**  
 Contact: Nick Canillas  
 (951) 310-0063

**Tenant Improvement**  
**Cannabis Dispensary Retail**  
 24200 Sunnymead Blvd.  
 Moreno Valley, CA 92553  
 APN: 48112011-1

Project: **Landscape Concept Plan**

Job: #1651908  
 Date: 8-30-2019  
 Scale: As Noted  
 Drawn: LS/KS  
 Reviewed by:  
 Sheet: **1 LC**

**Pacific Landscape Design**  
 Landscape Architects Lic. #1931  
 27031 Hoffman Ln. Menifee, CA 92584  
 T. (951) 821-8121 C. (951) 331-3339

# Aerial Photograph PEN19-0053 (CUP)



**Legend**

- Parcels
- World Street Map

Attachment: Aerial Photograph (3850 : PEN19-0053 CUP for Cannabis Dispensary)

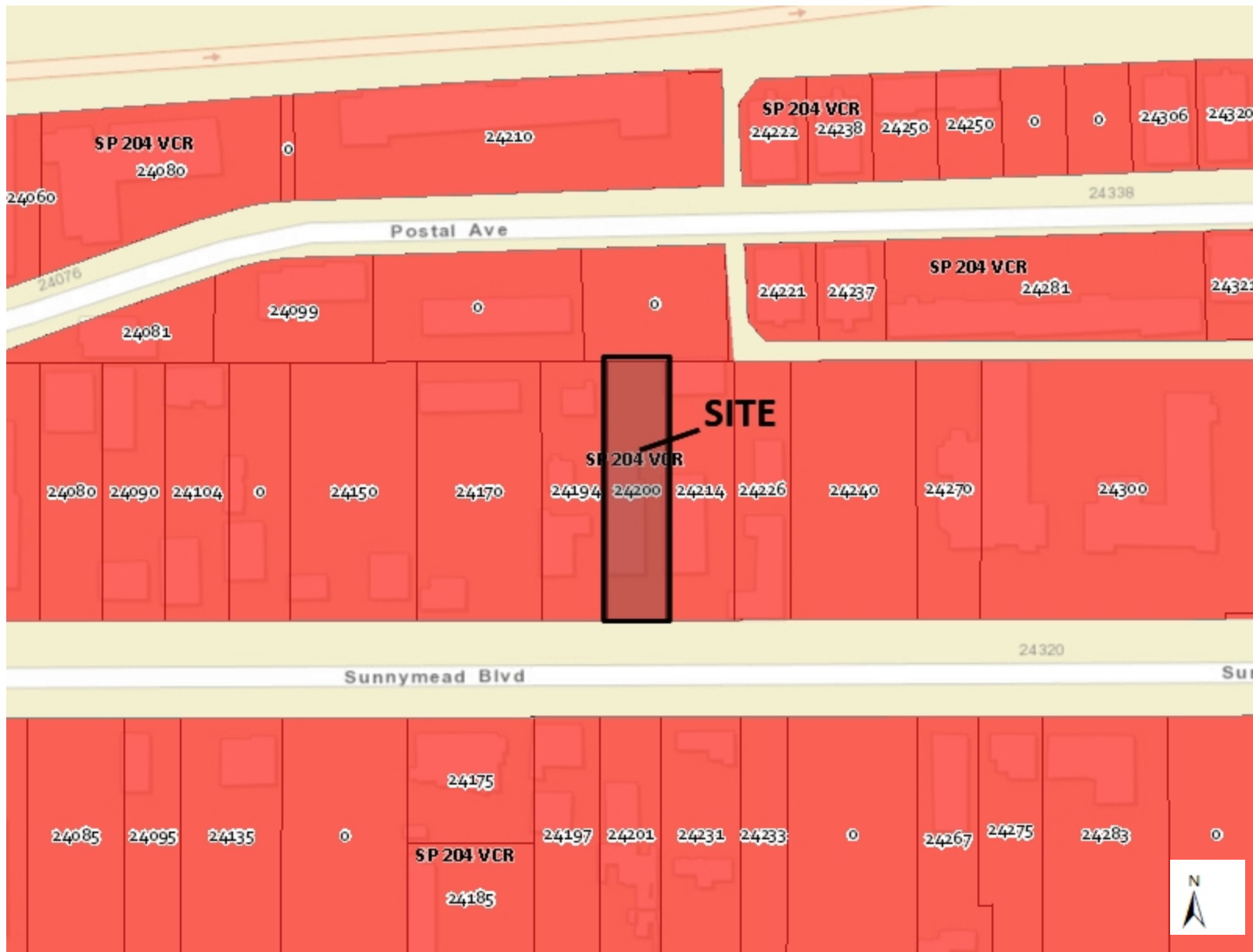
**Notes**

24200 Sunnymead Blvd  
APN: 481-112-011-1

157.7 0 78.87 157.7 Feet

*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.*

# Zoning PEN19-0053 (CUP)



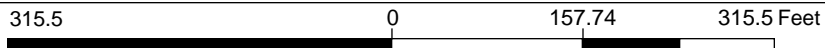
### Legend

- Zoning**
- Commercial
  - Industrial/Business Park
  - Public Facilities
  - Office
  - Planned Development
  - Large Lot Residential
  - Residential Agriculture 2 DU/AC
  - Residential 2 DU/AC
  - Suburban Residential
  - Multi-family
  - Open Space/Park
- Parcels
- World Street Map

Attachment: Zoning (3850 : PEN19-0053 CUP for Cannabis Dispensary)

### Notes

24200 Sunnymead Blvd  
APN: 481-112-011-1



*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.*

**From:** [Jerry Guarracino](#)  
**To:** [Sean P. Kelleher](#)  
**Subject:** Fwd: CASE NUMBER : PEN19-0053  
**Date:** Tuesday, December 31, 2019 1:40:55 AM

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**Warning: External Email – Watch for Email Red Flags!**

Hi Sean,

I received the attached public comment for PEN 19-0053. Thought you should see it as soon as possible.

Best regards,  
Jerry

Sent from my iPhone  
 Jerry Guarracino  
 Jerryguar@hotmail.com  
 24/7 Cell (951) 544-5379

Begin forwarded message:

**From:** Robin Kim  
**Date:** December 30, 2019 at 6:47:39 PM PST  
**To:** "jerryg@moval.org"  
**Subject:** CASE NUMBER : PEN19-0053

**Warning: External Email – Watch for Email Red Flags!**

Dear Mr. Jerry Guarracino,

My name is HO JEONG KIM and I have a property at 24150 Sunnymead Blvd. Moreno Valley.

I have received several "Notice Of Public Hearing" past few months including ones with the following case numbers:

PEN19-0053  
 PEN19-0054  
 PEN19-0094

Since I couldn't attend the hearings, I don't exactly know which ones are approved.

But it concerns me that too many cannabis dispensary shops will open in proximity to each other.

Case Number : PEN19-0053 is located at Sunnymead Blvd, which is at the center of the historical street and can be easily seen by teenager passing by. So, it would not be appropriate area for cannabis dispensary

Attachment: Public Comment (3850 : PEN19-0053 CUP for Cannabis Dispensary)

shop.

Best regards,  
Ho J Kim