
PLANNING COMMISSIONERS

PATRICIA KORZEC
Chairperson

RAY L. BAKER
Vice Chairperson

JEFFREY SIMS
Commissioner



ALVIN DEJOHNETTE
Commissioner

JOANN STEPHAN
Commissioner

ROBERT HARRIS
Commissioner

RAFAEL BRUGUERAS
Commissioner

PLANNING COMMISSION Regular Meeting

Agenda

Thursday, July 23, 2020 at 7:00 PM

TELECONFERENCED MEETING

[Pursuant to Governor Executive Order N-29-20]

There Will Not Be a Physical Location for Attending the Meeting

The Public May Observe the Meeting and Offer Public Comment As Follows:

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During the Meeting, the Mayor Will Explain the Process for Submitting Public Comments

ALTERNATIVE

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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.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC COMMENTS PROCEDURE

During the public comment period for each item, as well as during the public comment period for items not on the agenda, the clerk will call upon each person who is on the Zoom application that has requested to speak. Each member of the public wishing to speak will have a maximum of 3 minutes to speak on any agenda item, 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. Those wishing to speak should follow the teleconference procedures. If you are absent at the time your name is called, you will forfeit the opportunity to speak on the items.

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 – June 11, 2020 7:00 PM
- 2. Planning Commission Minutes – Regular Meeting – June 25, 2020 7:00 PM

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

- 1. Case: PEN19-0095 Conditional Use Permit
- Applicant: Harvest of Moreno Valley, LLC
- Property Owner Ganpat Patel
- Representative Jesse Fancoeur
- Location: 24490 Sunnymead Boulevard Suite 118, at the northwest corner of Sunnymead Boulevard and Indian Street. (APN 481-101-041)
- Case Planner: Sean P. Kelleher
- Council District: 1

Proposal

Conditional Use Permit for a 1,376 square foot retail cannabis dispensary, "Harvest of Moreno Valley" located within the Rolling Ridge Plaza at 24490 Sunnymead Boulevard, Suite 118.

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

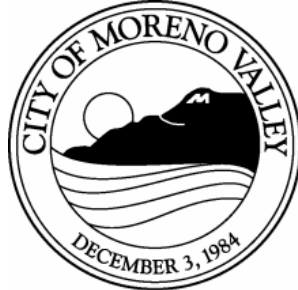
PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting, August 13, 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
June 11, 2020



TELECONFERENCED MEETING

[Pursuant to Governor Executive Order N-29-20]

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Minutes Acceptance: Minutes of Jun 11, 2020 7:00 PM (CONSENT CALENDAR)

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 Korzec in the Council Chambers located at 14177 Frederick Street, Moreno Valley, California.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner DeJohnette.

APPROVAL OF AGENDA

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

Vote: 7-0

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

Action: **Approved**

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

Keri Then

CONSENT CALENDAR

1. Planning Commission - Regular Meeting - May 28, 2020 7:00 PM

Motion to approve the Minutes of May 28, 2020 was made by Commissioner Stephan and seconded by Commissioner DeJohnette.

Vote: 7-0

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

Action: **Approved**

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Plot Plan for a 19,324 square foot retail center comprised of two buildings on a 2.45-acre parcel located at the southwest corner of Moreno Beach Drive and John F. Kennedy Drive. (Report of: Planning Commission)
 - A. Staff recommends that the Planning Commission APPROVE Resolution No. 2020-23, and thereby:
 1. CERTIFY that Plot Plan (PEN19-0154) 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
 2. APPROVE Plot Plan (PEN19-0154) subject to the attached Conditions of Approval included as Exhibit A to this Resolution.

Public Hearing Opened: 7:24 PM

Public Speakers

Keri Then

Ray Talbot

Public Hearing Closed: 7:39 PM

Motion to approve Resolution Number 2020-23 was made by Commissioner Sims and seconded by Commissioner DeJohnette.

Vote: 7-0

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

Action: **Approved**

2. Amended Conditional Use Permit to expand the Moreno Valley Storage Facility by adding a 17, 942 square foot second floor to Building G in an approved self-storage facility located on the south side of John F. Kennedy Drive between Perris Boulevard and Vinehill Street. (Report of: Planning Commission)

- B. Staff recommends that the Planning Commission APPROVE Resolution No. 2020-24, and thereby:

Minutes Acceptance: Minutes of Jun 11, 2020 7:00 PM (CONSENT CALENDAR)

1. RECOGNIZE that Amended Conditional Use Permit PEN20-0012 has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) Guidelines (Sections 15162 and 15164) and it has been determined that preparation of a subsequent Mitigated Negative Declaration or an Addendum was not required since the proposed changes to the project were determined to be minor and that the project is consistent with the findings of the original Mitigated Negative Declaration for this project that was certified by the City Council on August 21, 2018; and
2. APPROVE Amended Conditional Use Permit PEN20-0012 subject to the attached Conditions of Approval included as Exhibit A.

Public Hearing Opened: 8:00 PM

No public speakers

Public Hearing Closed: 8:10 PM

Motion to approved Resolution Number 2020-24 was made by Commissioner Brugueras and seconded by Vice Chairperson Baker.

Vote: 7-0

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

Action: **Approved**

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

Patty Nevins, Planning Official, stated that upcoming modifications to the public comment procedures would be noted on future agendas.

PLANNING COMMISSIONER COMMENTS

Commissioner Brugueras said Happy Father's Day to everyone out there listening.

Commissioner Sims thanked staff and asked for further clarification on staff reports for CEQA references.

Commissioner Harris stated he was in agreement with Commissioner Sims.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson Korzec adjourned the meeting at 8:09 PM.

Submitted by:

Approved by:

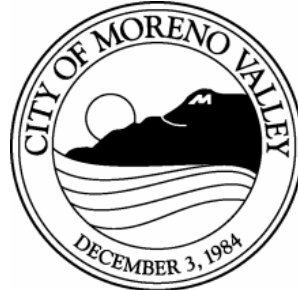
Ashley Aparicio
Planning Commission Secretary

Patricia Korzec
Chairperson

Minutes Acceptance: Minutes of Jun 11, 2020 7:00 PM (CONSENT CALENDAR)

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

REGULAR MEETING – 7:00 PM
June 25, 2020



TELECONFERENCED MEETING
[Pursuant to Governor Executive Order N-29-20]

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Minutes Acceptance: Minutes of Jun 25, 2020 7:00 PM (CONSENT CALENDAR)

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 Korzec in the Council Chambers located at 14177 Frederick Street, Moreno Valley, California.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Stephan.

APPROVAL OF AGENDA

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

Vote: 6-0

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

Absent: Commissioner DeJohnette

Action: **Approved**

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

No public comments.

CONSENT CALENDAR

No items for discussion.

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

- 1. Proposed General Plan Amendment and Change of Zone amending figure 2-2 "Land Use Map" of the Moreno Valley General Plan and the City Zoning Atlas, respectively, and a proposed Tentative Parcel Map to subdivide approximately 51.51-acres of land into four parcels. (Report of Planning Commission)
 - A. Staff recommends that the Planning Commission APPROVE Resolution No. 2020-25, and thereby RECOMMEND that the City Council:
 - 1. CERTIFY the Initial Study/Mitigated Negative Declaration prepared for General Plan Amendment PEN19-0151, Zone Change PEN19-0152, and Tentative Parcel Map PEN19-0150, on file with the Community Development Department, incorporated herein by this reference, completed in compliance with the California Environmental Quality Act Guidelines, and that the Planning Commission reviewed and considered the information contained in the Initial Study/ Mitigated Negative Declaration, and that the document reflects the City's independent judgment and analysis; attached hereto as Exhibit A; and
 - 2. ADOPT the Mitigation Monitoring and Reporting Program prepared for General Plan Amendment PEN19-0151, Zone Change PEN19-0152, and Tentative Parcel Map PEN19-0150 pursuant to the California Environmental Quality Act (CEQA) Guidelines, and included as Exhibit A.
 - B. Staff recommends that the Planning Commission APPROVE Resolution No. 2020-26, and thereby RECOMMEND that the City Council:
 - 1. APPROVE PEN19-0151 General Plan Amendment based on the findings contained in this resolution, and as shown on the attachment included as Exhibit A.
 - C. Staff recommends that the Planning Commission APPROVE Resolution No. 2020-27, and thereby RECOMMEND that the City Council:
 - 1. APPROVE PEN19-0152 Change of Zone based on the findings contained in this resolution, and as shown on the attachment included as Exhibit A.
 - D. Staff recommends that the Planning Commission APPROVE Resolution No. 2020-28, and thereby RECOMMEND that the City Council:
 - 1. APPROVE PEN19-0150 Tentative Parcel Map 37750, based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

Public Hearing Opened: 7:27 PM

Public Speakers

Claudia Davis

Ethan Davis

Public Hearing Closed: 7:34 PM

Motion to approve Resolution numbers 2020-25, 2020-26, 2020-27 and 2020-28 was made by Commissioner Sims and seconded by Vice Chairperson Baker.

Vote: 6-0

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

Absent: Commissioner DeJohnette

Action: **Approved**

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

No items for discussion.

PLANNING COMMISSIONER COMMENTS

Commissioner Brugueras addressed the residents to be careful with the use of fireworks and to be mindful of their neighbors.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson Korzec adjourned the meeting at 7:47 PM.

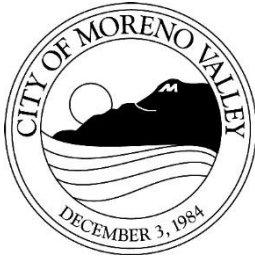
Submitted by:

Approved by:

Ashley Aparicio
Planning Commission Secretary

Patricia Korzec
Chairperson

Minutes Acceptance: Minutes of Jun 25, 2020 7:00 PM (CONSENT CALENDAR)



PLANNING COMMISSION

STAFF REPORT

Meeting Date: July 23, 2020

CONDITIONAL USE PERMIT FOR A 1,376 SQUARE FOOT RETAIL CANNABIS DISPENSARY, "HARVEST OF MORENO VALLEY" LOCATED WITHIN THE ROLLING RIDGE PLAZA AT 24490 SUNNYMEAD BOULEVARD, SUITE 118

Case: PEN19-0095 Conditional Use Permit

Applicant: Harvest of Moreno Valley, LLC

Property Owner: Ganpat Patel

Representative: Jesse Fancoeur

Location: 24490 Sunnymead Boulevard Suite 118, at the northwest corner of Sunnymead Boulevard and Indian Street. (APN 481-101-041)

Case Planner: Sean P. Kelleher

Council District: 1

Proposal: Conditional Use Permit for a 1,376 square foot retail cannabis dispensary, "Harvest of Moreno Valley" located within the Rolling Ridge Plaza at 24490 Sunnymead Boulevard, Suite 118.

SUMMARY

The applicant, Harvest of Moreno Valley, is requesting approval of a Conditional Use Permit (CUP) to allow a 1,376 square foot retail cannabis dispensary within an existing suite in the Rolling Ridge Plaza in the Village Specific Plan SP 204, Village Commercial/Residential (VCR) District. The Village Specific Plan SP 204, Village Commercial/Residential (VCR) District incorporates the permitted and conditionally permitted uses within the Neighborhood Commercial (NC) District by reference. The

proposed use of commercial retail sales of cannabis is a conditionally permitted use within the Neighborhood Commercial (NC) District and therefor is also a conditionally permitted use in the Village Specific Plan SP 204, Village Commercial/Residential (VCR) District. The proposed use is 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 6:00 am and 10:00 pm, seven days per week.

BACKGROUND

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. 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.

Commercial Cannabis Permit Types	Number of Permits Allowed	Number of Provisional Business Permits Issued	Number of Conditional Use Permit Applications Submitted	Number of Conditional Use Permit Applications In Review	Number of Conditional Use Permit Applications Approved
Dispensaries	23	23*	22*	5	16
Manufacturing	5	2	2	2	0
Cultivation	8	2	2	2	0
Distribution (of products from licensee to licensee only)	2	2	2	1	1
Microbusinesses	3	3*	3*	0	2
Testing Facilities	2	0	0	0	0
*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 is 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 August 20, 2018, Harvest of Moreno Valley, LLC received a provisional Commercial Cannabis Business Permit (Permit Number MVCCBP-R0005) from the City of Moreno Valley. A subsequent application for a Conditional Use Permit was submitted to the City on April 18, 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). The dispensary will be located at 24490 Sunnymead Boulevard, Suite 118 within the Rolling Ridge Plaza located at the northwest corner of Sunnymead Boulevard and Indian Street (APN: 481-101-041). The project site includes a two-story, L-shaped building located along the north and west portions of the site along with a single story building located in the southeast corner of the site; the proposed dispensary would be located within the single-story building.

Proposed tenant improvements include modifications to the floor plan to establish a new lobby, retail area, offices, and secured storage areas. The lobby includes a check in area with secured access to the retail area. The retail area would provide for the sale of cannabis products. The remainder of the building would include restrooms, employee and security offices, and secured storage areas. Exterior improvements include the removal of existing windows on the east and west sides of the building in order to screen the sales area. The applicant is proposing hours of operation between 8:00 AM and 9:00 PM Monday through Friday and 9:00 AM to 8:00 PM on Saturday and Sunday.

Safety and Security Plan

The applicant will implement similar security measures to other cannabis retail business as are required by Moreno Valley Municipal Code Section 9.09.294(B)(6). The section requires a Safety and Security Plan, which has been provided to the City and 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, required secured parking for deliveries, a video surveillance system, and the transfer of product and currency. A condition of approval requires the applicant to provide all video to the Police and Fire Departments upon their request.

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 an inline charcoal exhaust system with an activated carbon filter. The intake system will include UV and insect

filters on all intake openings. Filters will be replaced as necessary to ensure there will be no odor nuisance emitted from the operation. The air filtration system will 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. 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.

Surrounding Area

As previously identified, the proposed retail cannabis dispensary will occupy a 1,376 square foot suite within the Rolling Ridge Plaza. Uses within the plaza include a variety of office and personal service uses, including a barber shop and nail salon. Uses adjacent to the overall site include vacant land and multiple family residential to the north and a mix of retail, office, and service uses to the south, east and west.

Access/Parking

Vehicle access to the site is provided by an existing driveway on Sunnymead Boulevard. The proposed retail cannabis dispensary is required be parked at a ratio of 1 space for every 225 square feet of floor area. As the suite is 1,376 square feet in size 7 parking spaces would be required. The overall parking requirement for the Rolling Ridge Plaza, given the mix of uses including the retail cannabis dispensary, would be 78 parking spaces. As this is an older plaza the number of parking spaces does not meet the current Municipal Code standard in that a total of 75 parking spaces are available on-site.

Therefore, a shared parking study (Attachment 4) was prepared for the project site pursuant to the shared parking provisions of Section 9.11.070 "Adjustments to off-street parking requirements." In order to confirm this analysis a parking survey was conducted on Tuesday, October 8, 2019 to determine the time of peak parking demand and number of spaces occupied. The survey found that the time of peak parking demand is 11:30 AM and that 52 parking spaces would be occupied. This number was determined by adding the existing peak parking demand for the plaza at 11:30 AM (19 spaces), with the number of required parking spaces for vacant suites based on Municipal Code standards (29 spaces), and the anticipated parking demand of the dispensary at 11:30 AM (4 spaces). Based on the findings of the parking analysis a total of 23 parking spaces would be available on-site at the time of peak parking demand. Therefore, a finding can be made that the shared parking study justifies the requested parking reduction based upon the presence of two or more adjacent land uses which, because of their substantially different operating hours or different peak parking characteristics, will allow joint use of the same parking facilities.

The project has been conditioned to slurry seal and restripe the parking lot to clearly delineate all spaces.

Design/Landscaping

Prior to addressing the proposed exterior changes to the building Staff would like to identify that there are two errors on Plan Sheet A3 "Elevations": 1) the east and west elevation labels need to be switched; and 2) the applicant identifies wood siding, which is not present, flanking either side of the door on what should be labeled as the existing west elevation. Neither of these errors are cause for requiring the applicant to resubmit revised elevations.

The proposed modification to the exterior of the existing building are intended to screen the proposed sales area consisting of the removal of two windows on the east building elevation facing Indian Street and one door on the west elevation facing the interior of the plaza along with the installation of wood slats matching those already found on the building. Staff however, is recommending a condition of approval requiring the replacement of the windows and door with spandrel glass. Spandrel glass is an opaque glass material that can be placed on solid walls to mimic the look of windows. This will allow the applicant to close the existing windows and door while retaining the look.

In addition to the exterior modifications to the building, the applicant has proposed to upgrade the project site in several different ways including: upgrading on-site lighting to meet Municipal Code standards; installing landscaping in planters where it is missing; installing ADA path of travel improvements; and installing a bike rack.

REVIEW PROCESS

In compliance with the Municipal Code, the Project Review Staff Committee (PRSC) reviewed this project on May 22, 2019. The applicant has worked with staff, and modified the proposed plans 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

Staff recommends that the Planning Commission find that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines as a Class 1 Exemption (Section 15301, Existing Facilities). The California Code of Regulations describes Class 1 exemptions as "consist[ing] of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use." As the proposal is for the permitting of a new use within an existing suite in the Rolling Ridge Plaza, with no expansion of the proposed building, this exemption may be utilized.

NOTIFICATION

Public notice was sent to all property owners of record within 600' of the project on July 9, 2020. The public hearing notice for this project was posted on the project site and published in the local newspaper on July 10, 2020.

REVIEW AGENCY COMMENTS

The project application materials were circulated for review by all appropriate City departments and divisions as well as applicable outside agencies.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2020-31, and thereby:

1. **CERTIFY** that Conditional Use Permit PEN19-0095 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 PEN19-0095 subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

Prepared by:
Sean P Kelleher

Approved by:
Patty Nevins
Planning Official

ATTACHMENTS

1. Resolution No. 2020-31
2. Exhibit A to Resolution No. 2020-31
3. Final Plans
4. Shared Parking Analysis
5. Aerial Map
6. Zoning Map
7. Mailing Notice - PEN19-0095
8. Radius Map

PLANNING COMMISSION RESOLUTION NO. 2020-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING A CONDITIONAL USE PERMIT (PEN19-0095) FOR A 1,376 SQUARE FOOT CANNABIS DISPENSARY, "HARVEST OF MORENO VALLEY, LLC," LOCATED AT 24490 SUNNYMEAD BOULEVARD SUITE 118, AT THE NORTHWEST CORNER OF SUNNYMEAD BOULEVARD AND INDIAN STREET (APN: 481-101-041).

WHEREAS, Harvest of Moreno Valley, LLC, has filed an application for the approval of Conditional Use Permit (CUP) PEN19-0095 for the development of a 1,376 square foot cannabis dispensary, operating between the hours of 6:00 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 July 10, 2020 and public notice was sent to all property owners of record within 600 feet of the project site on July 9, 2020. The public hearing notice for this project was also posted on the project site on July 10, 2020, and

WHEREAS, on July 23, 2020, the Planning Commission held a public hearing to consider the application; and

WHEREAS, on July 23, 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 July 23, 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 goals, objectives, policies and programs of the general plan.

FACT: State Planning Law requires 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 and found consistent with 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 suite within the Rolling Ridge Plaza 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 project 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. Additionally, the project is designed in accordance with the provisions of Village Specific Plan SP 204, Village Commercial/Residential (VCR) district and has been conditioned would comply with all applicable zoning standards.

3. **Health, Safety and Welfare** – The proposed project 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 suite within the Rolling Ridge Plaza. 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 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. The California Code of Regulations describes Class 1 exemptions as “consist[ing] of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.” As the proposal is for the permitting of a new use within an existing suite in the Rolling Ridge Plaza, with no expansion of the proposed building, this exemption may be utilized.

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 Mixed Use (MU) General Plan land use 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 1,376 square foot suite within the Rolling Ridge Plaza. Proposed interior and exterior tenant and modifications to the site are consistent with applicable federal, state and local regulations.

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 Specific Plan, 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 PEN19-0095, 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. 2020-31, and thereby:

- 1. **CERTIFY** that Conditional Use Permit PEN19-0095 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 PEN19-0095 subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

APPROVED this 23rd day of July, 2020.

Patricia Korzec
Chairperson, 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 No. 2020-31 [Revision 2] (4096 : PEN19-0095 - Harvest of Moreno Valley, LLC)

CONDITIONS OF APPROVAL

Conditional Use Permit PEN19-0095

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CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Conditional Use Permit (PEN19-0095)

EFFECTIVE DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENTPlanning 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, Village Commercial/Residential (VCR) district. 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 24490 Sunnymead Boulevard, Suite 118, (approximately 1,376 square feet) per the approved plans and per the requirements of the City's Municipal Code (MC) Section 9.09.290 Commercial

CONDITIONS OF APPROVAL

Conditional Use Permit PEN19-0095

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- 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 1,376 square foot suite at 24490 Sunnymead Boulevard, Suite 118. No use of any other tenant space, outside of the 1,376 square foot suite is allowed per Conditional Use Permit PEN19-0095.
 12. 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.
 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 applicant shall provide frosted glass in-lieu of the proposed clear glass walls and door that separate the lobby from the mercantile area to ensure that no cannabis or marijuana materials

CONDITIONS OF APPROVAL

Conditional Use Permit PEN19-0095

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- or products are visible from the exterior of the building.
22. 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))
 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. Automatic closures on all interior and exterior doors shall be installed.

CONDITIONS OF APPROVAL

Conditional Use Permit PEN19-0095

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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. Air curtains shall be installed on all exterior doors.
35. The two windows on the west building elevation facing Indian Street and one window on the east elevation facing the interior of the plaza that are proposed to be removed and closed shall be replaced with spandrel glass on the same size as the existing windows to maintain the buildings existing appearance.
36. 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))
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))

CONDITIONS OF APPROVAL

Conditional Use Permit PEN19-0095

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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.
 * Path of Travel along front storefront walkway must be separated from entire span of adjacent parking stalls by a 6" raised curb. *
 ** Mailbox Kiosk must be relocated out of the way from proposed path of travel way. Path of travel must maintain a 48" minimum width. **
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 Valley 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.
 ** Application to EMWD for added fire/water line connections and for Tenant Improvement approvals must be submitted prior to building plan submittals.

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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 2019 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 2019 CBC.

ECONOMIC DEVELOPMENT DEPARTMENT

58. New Moreno Valley business are encouraged to hire local residents.
59. 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.
60. 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**

61. 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])
62. 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.
63. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
64. 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])

CONDITIONS OF APPROVAL

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65. 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)
66. Plans for private water mains supplying fire sprinkler systems and /or private fire hydrants shall be submitted to the Fire Prevention Bureau for approval. (CFC 105 and CFC 3312.1)

PUBLIC WORKS DEPARTMENT**Land Development**

67. 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

68. All applicable inspection fees shall be paid.
69. Any work performed within public right-of-way requires an encroachment permit.

Transportation Engineering Division

70. All proposed on-site traffic signing and striping should be accordance with the California Manual on Uniform Traffic Control Devices (CAMUTCD), latest revision.
71. Sunnymead Boulevard is classified as an Arterial per City Standard Plan No. MVSI-104E-0. Any improvements undertaken by this project shall be consistent with the City's standards for this facility.
72. Conditions of approval may be modified if project is altered from any approved plans.
73. Prior to final approval of the landscape plans and construction plans for any type of fencing or monument sign, the project plans shall demonstrate that sight distance at the project driveway conforms to City Standard Plan No. MVSI-164A-0 through MVSI-164C-0. Trees, plants, shrubs, fence and monument sign shall not be located in an area that obstructs the drivers' line-of-sight.

CONDITIONS OF APPROVAL

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74. Prior to issuance of an encroachment permit for work within the public right -of-way, construction traffic control plans prepared by a qualified, registered Civil or Traffic Engineer shall be required for plan approval or as required by the City Traffic Engineer.
75. Prior to the final approval of the street improvement plans, plans to provide for a solar powered lighting solution at the existing bus shelter along the property frontage shall be prepared.
76. Prior to issuance of Certificate of Occupancy, installation of a solar powered lighting solution for the existing bus shelter shall be completed per the approved plans and as approved by the Traffic Engineer.

PARKS & COMMUNITY SERVICES DEPARTMENT

77. 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.

APPLICANT

Harvest Of Moreno Valley
627 S. 48th. St. Suite # 100
Tampa, AZ 85281
Tel. 520-780-7021
Fax. 800-584-1149

ENGINEER OF RECORD

DARY ENGINEERING
2207 MERCED AVENUE
SOUTH EL MONTE, CA. 91733
(213) 291-0778
(213) 769-8656

SCOPE OF WORK

TENANT IMPROVEMENT (T.I.) FOR RETAIL SPACE
1,376 SQ. FT.

LEGAL DESCRIPTION

APN #: 481-101-041
LOT:19,20 CITY:MORENO VALLEY SUBD:EDGEMONT
GARDENS #1 1.40 ACRES M/L IN POR LOTS 19 & 20 MB
019/007 EDGEMONT GARDENS 1

BUILDING INFORMATION

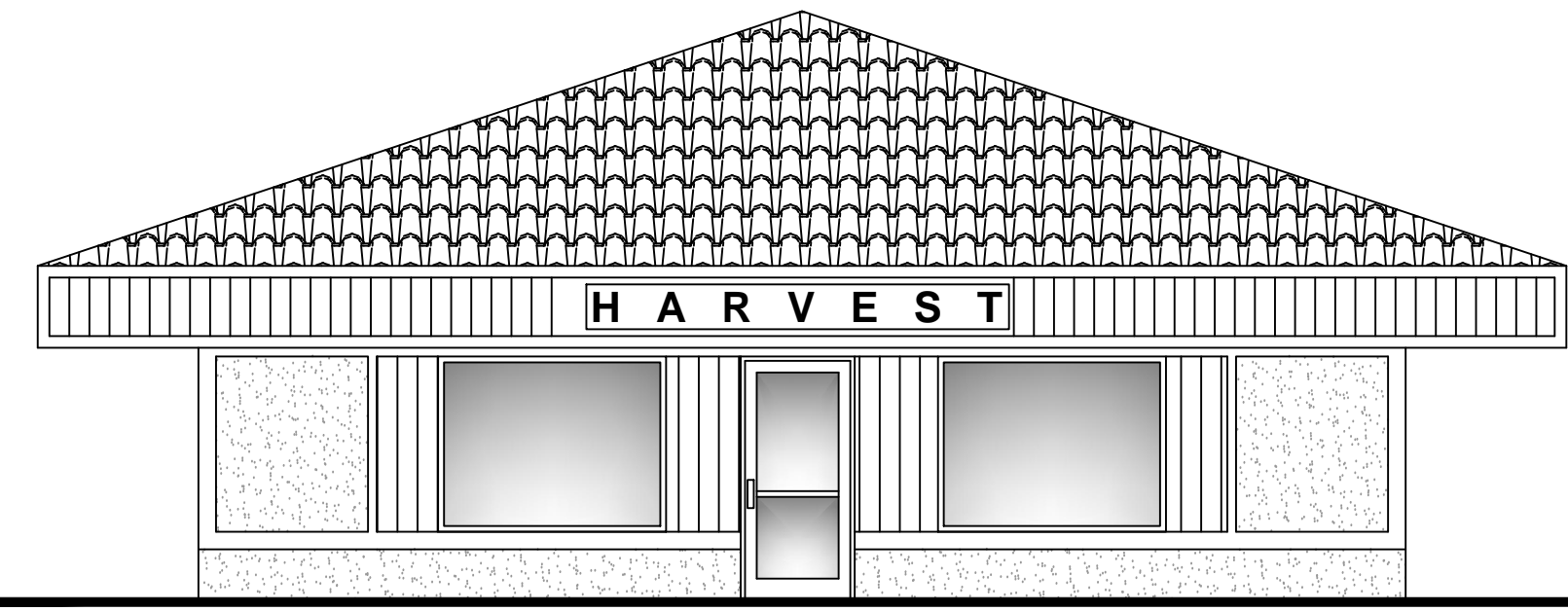
BUILDING SIZE	1,376 SF
TYPE OF CONSTRUCTION	V-B
OCCUPANCY TYPE	M,S1
ZONE	CC
STORIES OF BUILDING	1
SPRINKLERS	YES

NOTE:
FIRE SPRINKLERS REQUIRED
FIRE SPRINKLERS UNDER SEPARATE PERMIT

GOVERNING CODE

THIS PROJECT SHALL COMPLY WITH THE:
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA EXISTING CODE (CEBC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2019 CALIFORNIA HEALTH AND SAFETY CODE (CHSC)

NOTE:
- SEPARATE MECHANICAL , ELECTRICAL AND PLUMBING PERMITS/PLAN CHECKS ARE REQUIRED
- APPLICANT AGREES TO SPRINKLER THE ADJACENT TENANT'S SPACE AND SUBMIT SPRINKLER DRAWINGS UNDER A DEFERRED SUBMITTAL.

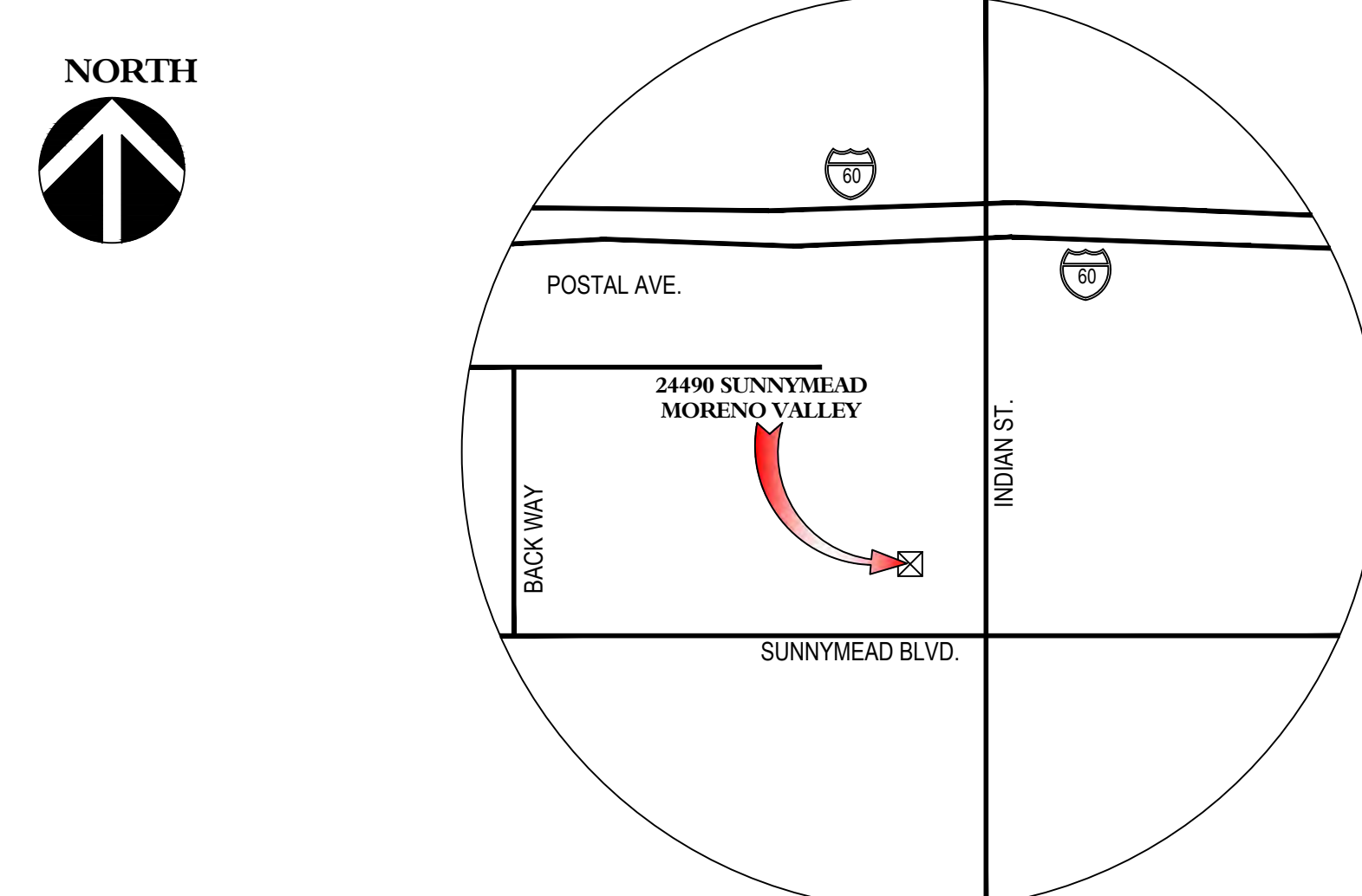


TENANT IMPROVEMENT, (T.I) FOR RETAIL SPACE
24490 Sunnymead Blvd. Moreno Valley, CA. 92553

AERIAL VIEW



VICINITY MAP



CODE ANALYSIS

ALLOWABLE FLOOR AREA
CBC 2016 Chapter 5, Table 506.2

USE	TYPE OF CONSTRUCTION	ALLOWABLE AREA W/O SPRINKLERS	ACTUAL BUILDING AREA
(M) MERCANTILE	VB	9000 S.F.	1,376 S.F.
(B) OFFICE	VB	9000 S.F.	1,376 S.F.
(S1) STORAGE	VB	9000 S.F.	1,376 S.F.

MAXIMUM PATH OF EGRESS TRAVEL DISTANCE
CBC 2016 Chapter 10, Table 1006.2.1

GROUP	MAX OCCUPANCY	W/O SPRINKLER
GROUP M	49	75'
GROUP B	49	75'
GROUP S	49	75'

NUMBER OF EXISTS REQUIRED
CBC 2016 Chapter 10, Table 1006.3.1

OCCUPANCY LOAD 1-500	No. OF EXITS REQUIRED 2	No. OF EXITS PROVIDED 2

OCCUPANCY LOAD FOR PLUMBING FIXTURES
CBC 2016 Chapter 4, Table 422.1

GROUP	OCCUPANT LOAD FACTOR	AREA	# OCCUPANTS
GROUP M	200	603	603/200 = 4
GROUP B	200	46	46/200 = 1
GROUP S	200	134	134/200 = 1
TOTAL OCCUPANCY LOAD FOR PLUMBING FIXTURES			6

PARKING SPACES REQUIRED
CBC 2016 TABLE 11B-208.2

USE	AREA	REQUIRED SPACES	REQUIRED PARKING	PARKING SPACES PROVIDED
M	603	603/250	3	5
B	46	46/250	1	1
S1	134	134/1000	1	1
		5+1HC		7+1HC.

EGRESS INGRESS
Chapter 10, Table 1017.2

GENDER	WATER CLOSETS		URINALS		LAVATORIES	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
MALE	1	1	0	0	1	1
FEMALE	1	1	0	0	1	1

OCCUPANCY LOAD CALCULATION
CBC 2016 Chapter 10, Table 1004.1.2

USE	OCCUPANT LOAD FACTOR	AREA	# OCCUPANTS
(M) MERCANTILE	60	603	603/60 = 11
(B) OFFICE	100	46	46/100 = 1
(S1) STORAGE	300	134	134/300 = 1
TOTAL OCCUPANCY LOAD			13

OCCUPANCY AND USE
CBC 2016 CHAPTER 3

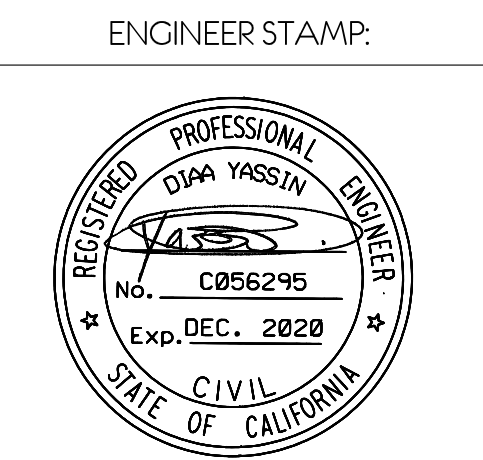
UNIT ADDRESS	EXISTING OCCUPANCY	PROPOSED OCCUPANCY	EXISTING USED	PROPOSED USE
24490	M,B,S1	M,B,S1	MERCANTILE, OFFICE, STORAGE	MERCANTILE, OFFICE, STORAGE

SHEET INDEX

SHEET	DESCRIPTION	SHEET	DESCRIPTION
A0	COVER SHEET	E1	POWER & LIGHTING PLANS
A1	SITE PLAN	E2	ELECTRICAL NOTES
A2	DEMOLISHING & PROPOSED FLOOR PLANS	E3	OUTSIDE LIGHTING PLAN
A2.1	DOOR & WINDOW SCHEDULE	E4	PHOTOMETRICS PLAN
A3	ELEVATIONS	E5	BUS SHELTER LIGHTING
A4	SECTIONS	M1	MECHANICAL NOTES, DETAILS & LEGEND
A5	REFLECTING CEILING PLAN	M2	MECHANICAL PLAN
A6	EQUIPMENT PLAN	FS1	FIRE SPRINKLERS PLAN FOR REFERENCE ONLY
S1	FRAMING PLAN & STRUCTURAL DETAILS	FS2	FIRE SPRINKLER DETAILS FOR REFERENCE ONLY
ADA1	ACCESSIBILITY REQUIREMENTS	SEC01	SECURITY PLAN
ADA2	ACCESSIBILITY REQUIREMENTS		
ADA3	ACCESSIBILITY REQUIREMENTS		
ADA4	ACCESSIBILITY REQUIREMENTS		
ADA5	ACCESSIBILITY DETAILS		
P1	WATER SUPPLY & WASTE PLANS		



2207 Merced Avenue
South El Monte, CA. 91733
(O) 213-291-0778
(C) 213-725-8011
mail@daryengineering.com

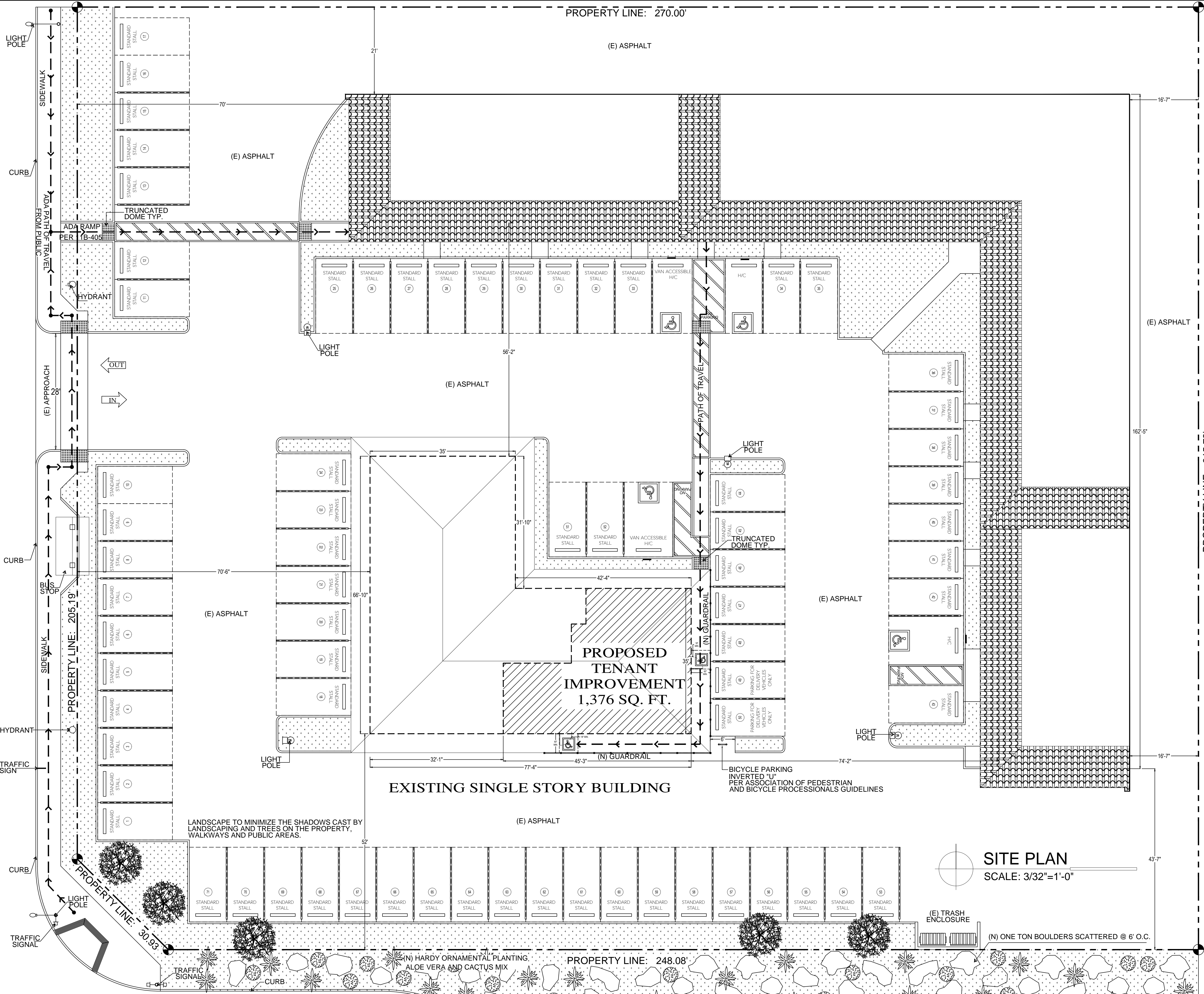
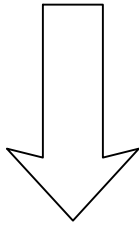
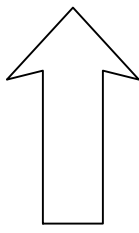


PROJECT: Proposed Tenant Improvement
24490 Sunnymead Blvd. Moreno Valley, CA, 92553
SHEET NAME: COVER SHEET

REVISIONS: DATE: 6/29/20
DATE: 6/29/20
PROJECT No. 614-18
SCALE: N.T.S.
SHEET NO:

A01

SUNNYMEAD BLVD.



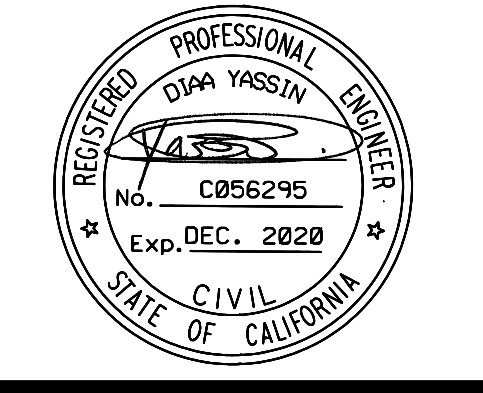
NORTH



DARY ENGINEERING

2207 Merced Avenue
 South El Monte, CA. 91733
 (O) 213-291-0778
 (C) 213-725-8011
 mail@daryengineering.com

ENGINEER STAMP:



PROJECT:
 Proposed Tenant Improvement
 24490 Sunnymead Blvd. Moreno Valley, CA, 92553

SHEET NAME:
SITE PLAN

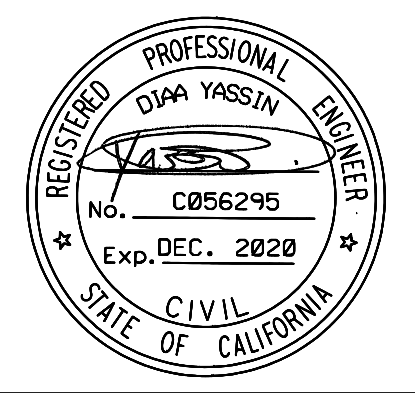
Attachment: Final Plans [Revision 4] (4096 : PEN19-0095 - Harvest of Moreno Valley, LLC)

A1



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 South El Monte, CA, 91733
 (O) 213-291-0778
 (C) 213-725-8011
 mail@daryengineering.com

ENGINEER STAMP:



PROJECT:
**Proposed Tenant Improvement
 24490 Sunnymead Blvd. Moreno Valley, CA, 92553**

SHEET NAME:
**DEMOLISHING & PROPOSED
 FLOOR PLANS**

REVISIONS:	DATE:
▲	6/29/20
▲	
▲	

DATE: 6/29/20

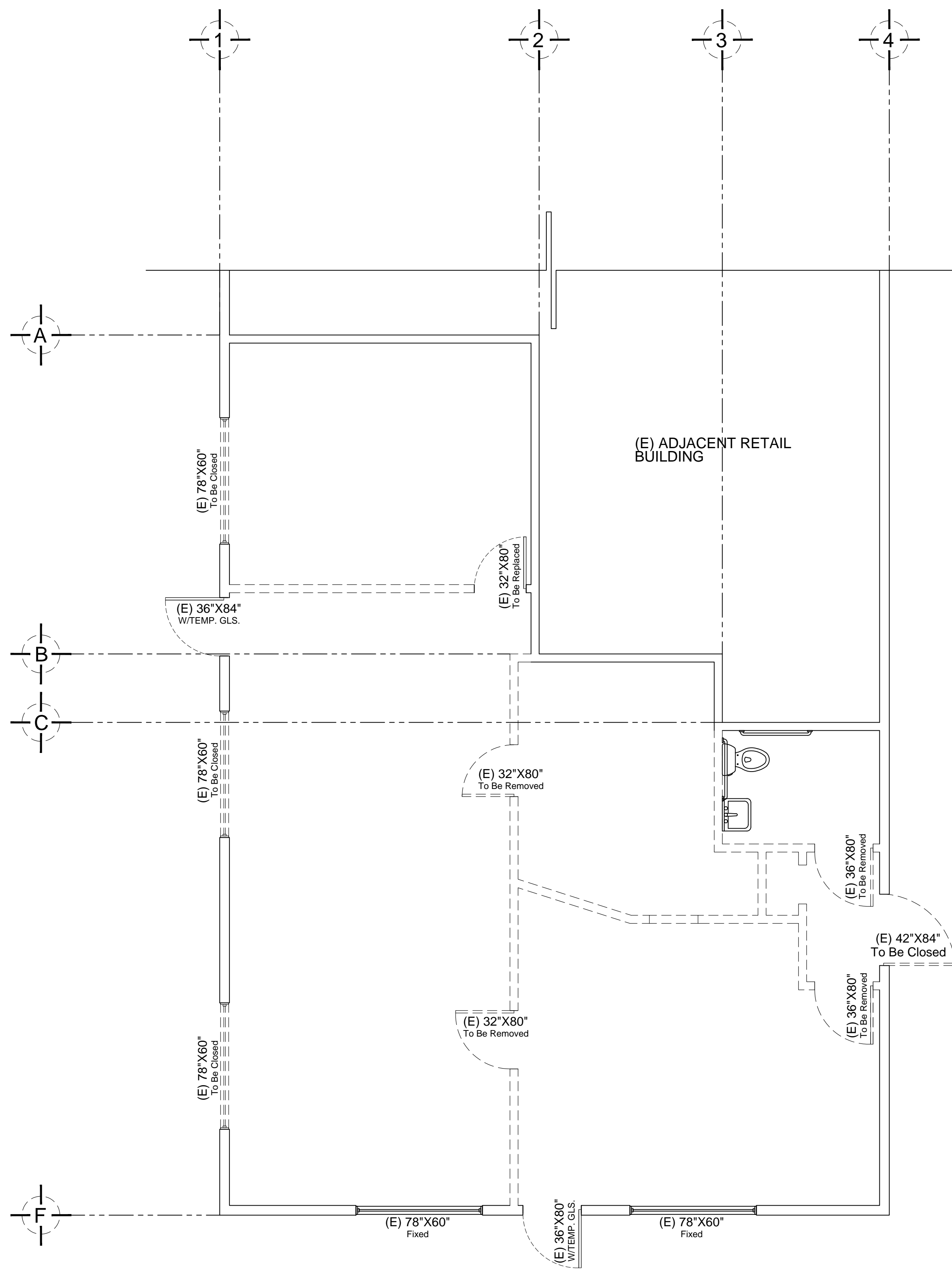
PROJECT No. 614-18

SCALE: 1/4"=1'-0"

SHEET NO:

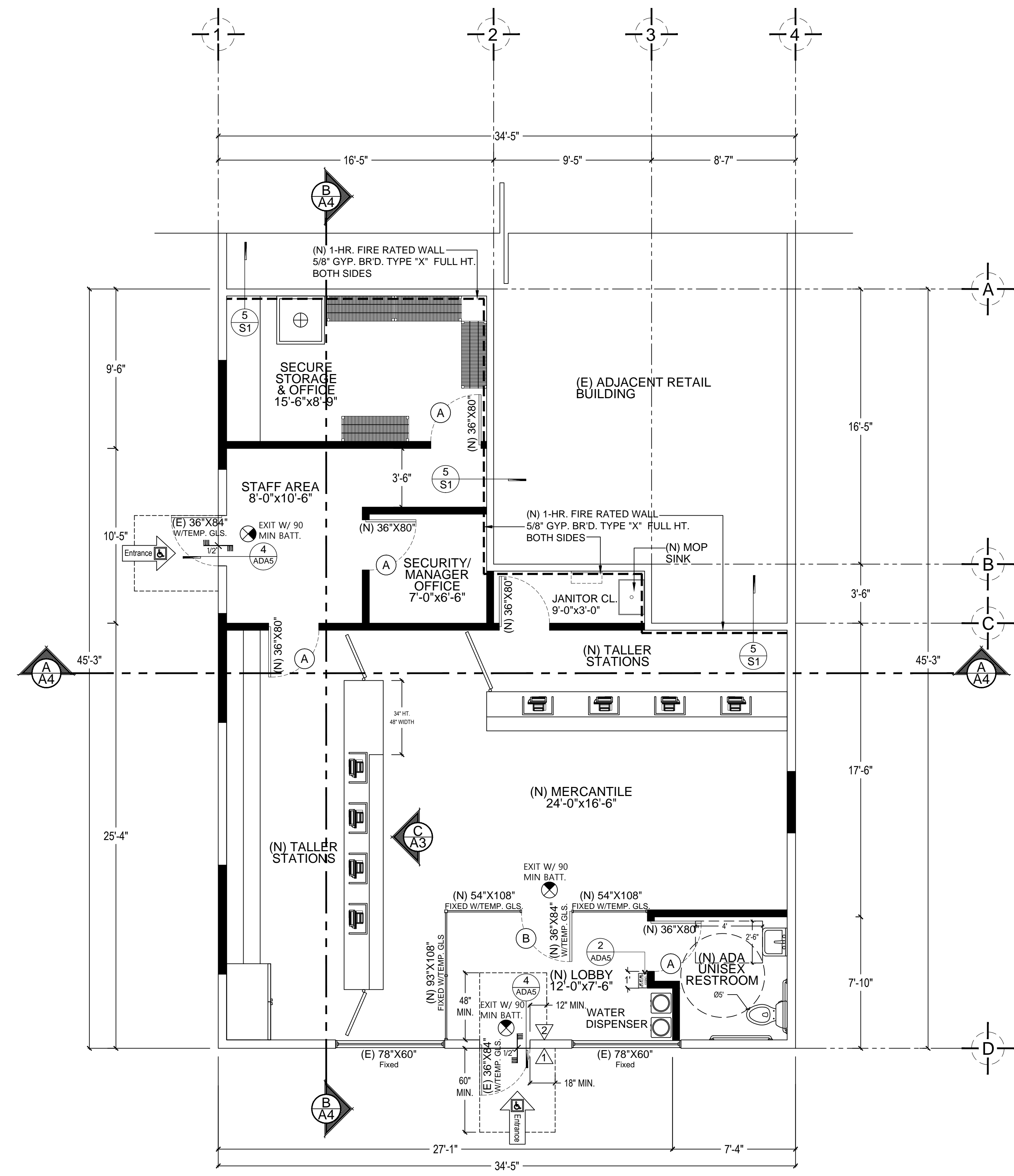
A2

Attachment: Final Plans [Revision 4] (4096 : PEN19-0095 - Harvest of Moreno Valley, LLC)



DEMOLISHING FLOOR PLAN

SCALE: 1/4"=1'-0"

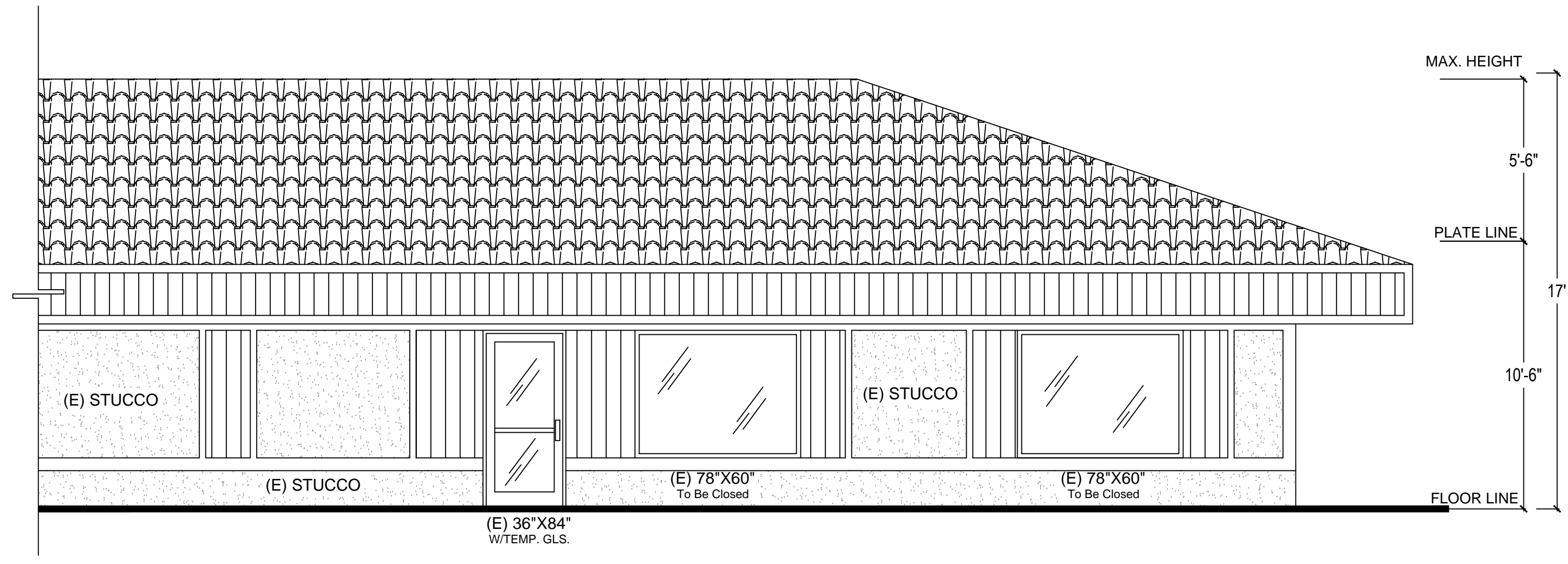


PROPOSED FLOOR PLAN

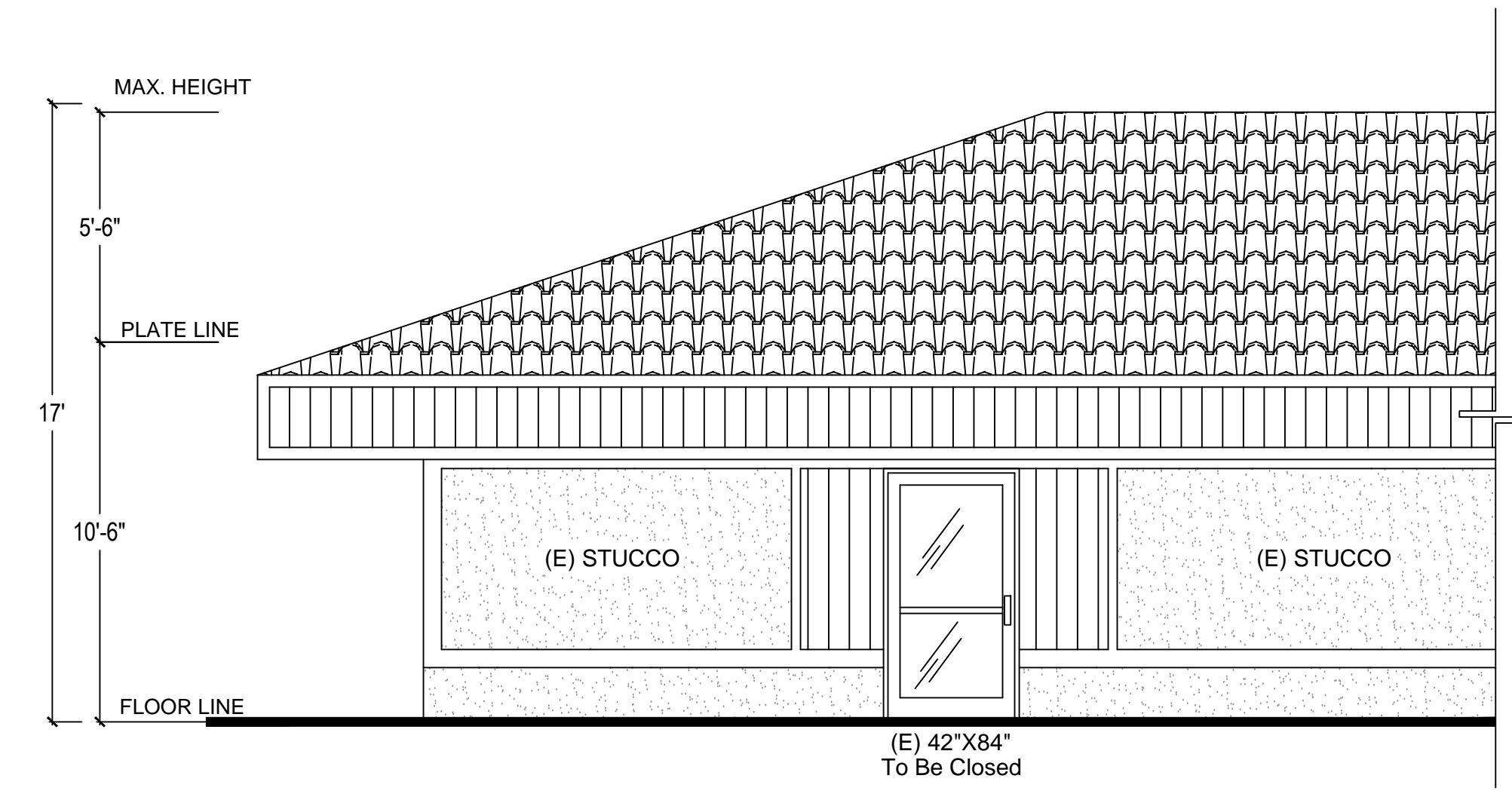
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LEGEND:

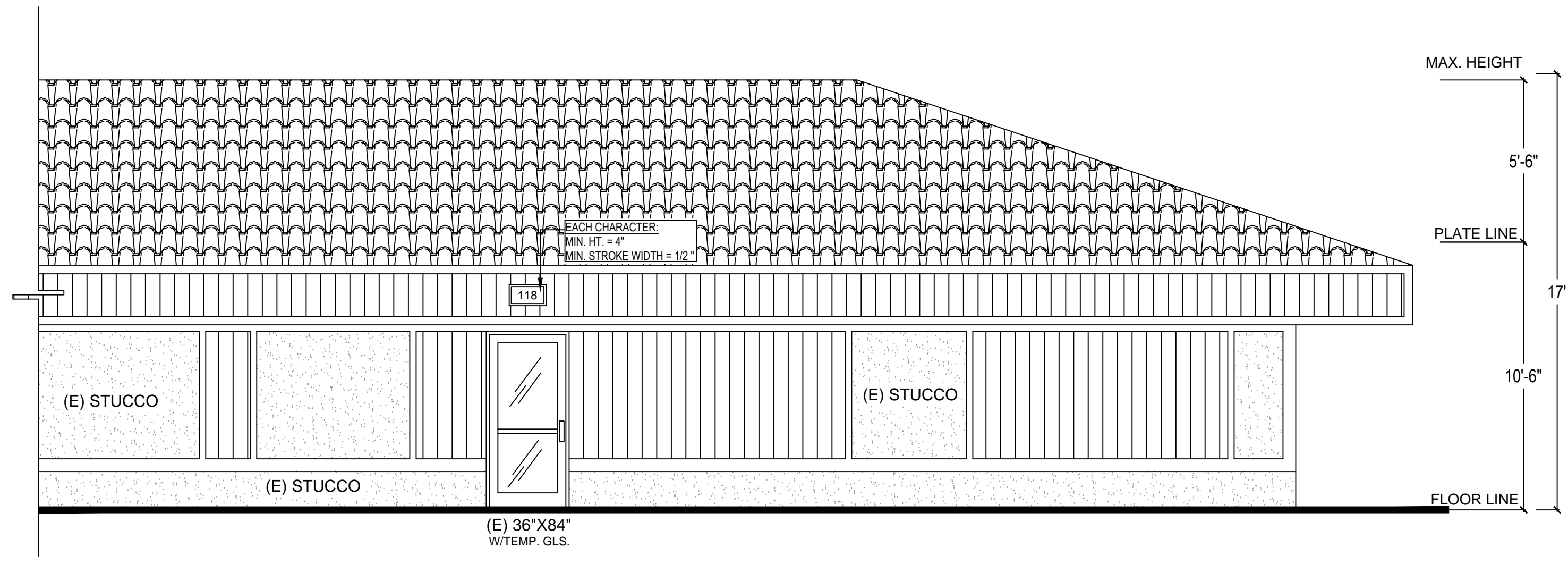
- EXISTING WALL TO REMAIN
- WALL TO BE REMOVED/
DEMOLISHED
- NEW WALL



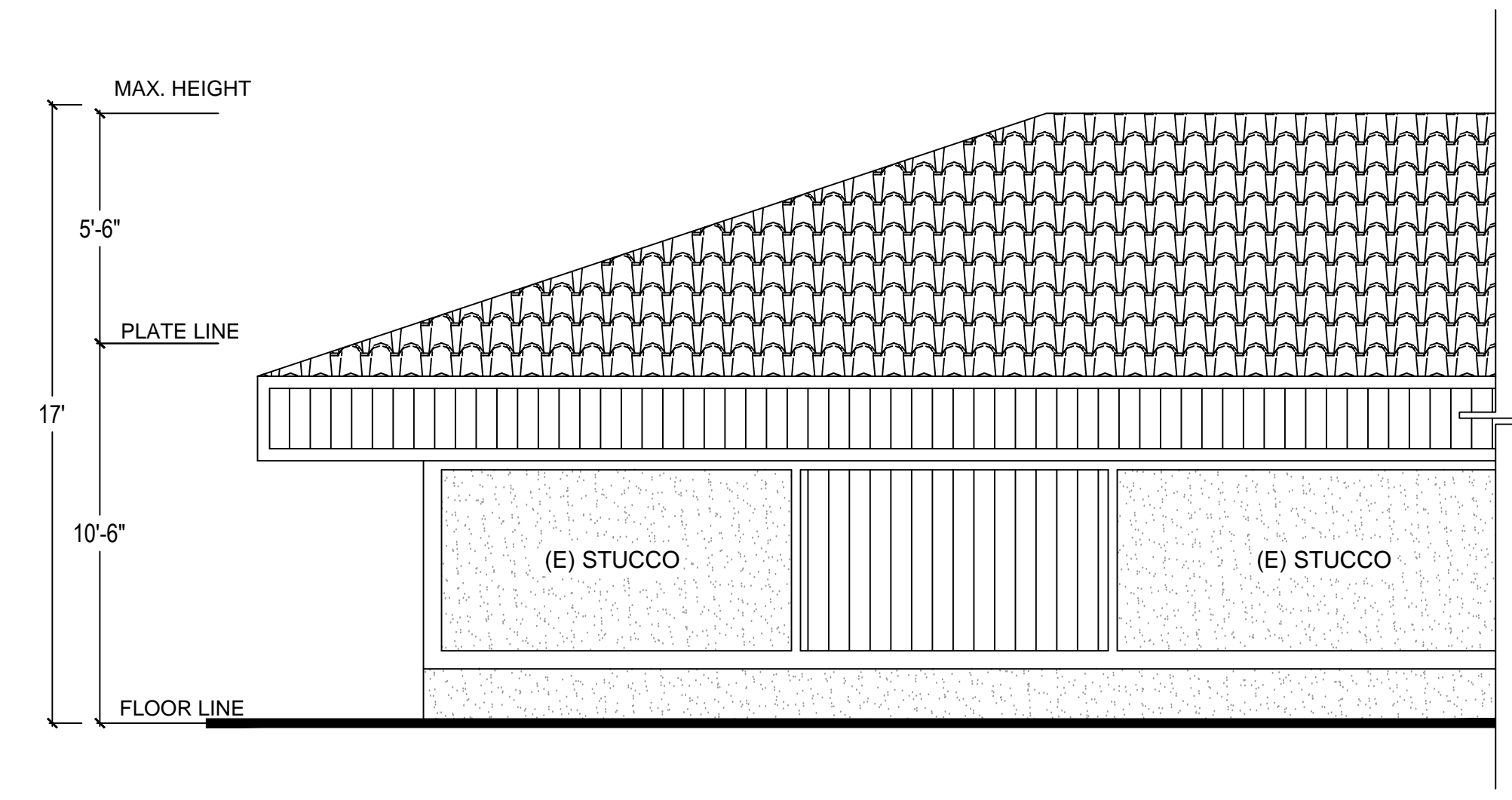
EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



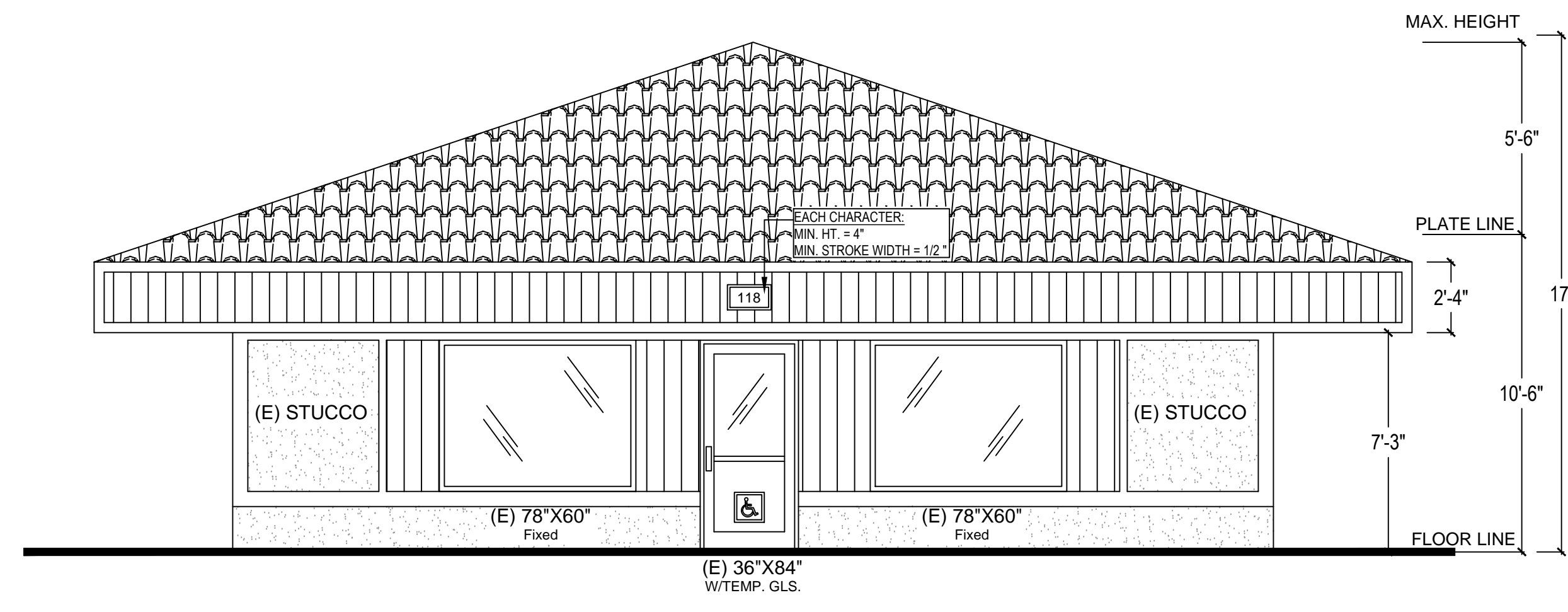
EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



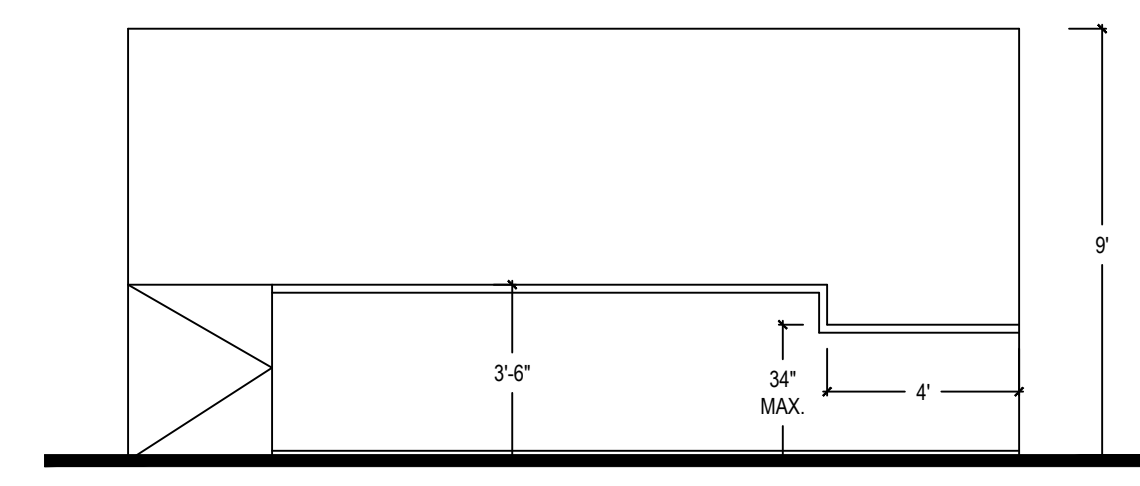
PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"

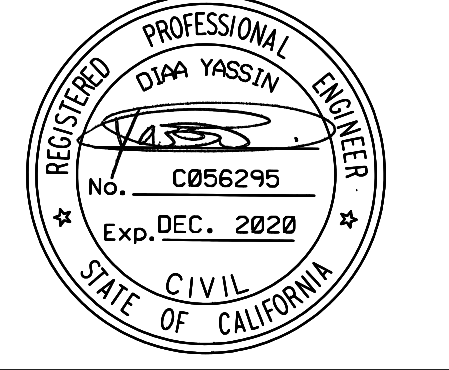


INTERIOR ELEVATION "C"
SCALE: 1/4"=1'-0"



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ENGINEER STAMP:



PROJECT:
Proposed Tenant Improvement
24490 Sunnymead Blvd. Moreno Valley, CA, 92553
SHEET NAME:
ELEVATIONS

REVISIONS:	DATE:
▲	6/29/20
▲	
▲	

DATE: 6/29/20

PROJECT No. 614-18

SCALE: 1/4"=1'-0"

SHEET NO:

A3



May 7, 2020

Diaa Yassin
 Dary Engineering
 2207 Merced Ave
 South El Monte, CA 91733
 Tel. 213-291-0778

**Re: Shared Parking Study – Harvest Dispensary
 24490 Sunnymead Blvd, Moreno Valley**

Dear Diaa,

Per your request, we have conducted a shared parking study for the proposed cannabis dispensary. The study concludes that sufficient parking is provided to accommodate the parking demand of all existing and proposed uses in Rolling Ridge Plaza. This letter presents our methodology, finding, and recommendation in regards to the sufficiency of on-site parking.

PROJECT INFORMATION

The proposed project is located in Rolling Ridge Plaza at 24490 Sunnymead Boulevard in the City of Moreno Valley. Harvest Dispensary has filed an application to operate a cannabis dispensary at suite 118 (1,376 sq. ft.). The subject suite is currently vacant. The proposed hours of business are 8 am to 9 pm Monday thru Friday, and 9 am to 8 pm Saturday and Sunday. The project plans to restripe the parking lot to provide a total 75 parking spaces, including four (4) accessible spaces. Site plan is shown in **Exhibit 1**.

EXISTING TENANTS

Rolling Ridge Plaza is situated at the northwest corner of Sunnymead Boulevard and Indian Street. Existing tenants in the plaza include professional and medical offices, hair salon, etc. Besides the subject units of cannabis facility, there are eight other vacant units for totaling 7,350 sq. ft. at the time of this study. A complete list of tenant and vacancy information can be found in **Table 1**.

K2 Traffic Engineering, Inc.

1442 Irvine Blvd, Suite 210, Tustin, CA 92780 T.714-832-2116 Email: khsu@k2traffic.com

Attachment: Shared Parking Analysis (4096 : PEN19-0095 - Harvest of Moreno Valley, LLC)

Table 1. Tenant Information and Joint Use Parking Matrix

Prepared: 4/3/2020

K2 Traffic Engineering, Inc

Suite	Business Name	Use	Business Hours	Sq. Ft.	Moreno Valley Municipal Code	
					Parking Requirement (Sq.Ft./Space)	Req'd Parking Spaces
101	Doan Law Offices	Office	M-F 8:30 am-5:30 pm	963	250	3.9
102	Farmers Insurance	Office	M-F 9 am-6 pm	761	250	3.0
103	Vacant	Office	N/A	761	250	3.0
104	10G's Tech Shop	Retail	Daily 9 am-8 pm	937	225	4.2
105	Vacant	Office	N/A	945	250	3.8
106	Vacant	Office	N/A	950	250	3.8
107	Vacant	Office	N/A	869	250	3.5
108	Victory Home Health Agency	Office	M-F 8 am - 5 pm	930	250	3.7
109	Qi Hair Salon	Salon	Tu-Sa 9 am-7 pm	937	1 per 2 stations	2.0
110	PowerHouse Ministries Int'l	Ministry	Tu, Th, F 12 pm-5 pm; Wed 6 pm-9 pm; Su 10 am-3 pm	938	See note 1	13.7
117	Valley Medical	Medical Office	M-F 9 am-6 pm	1,905	200	9.5
118	Harvest Dispensary (Proposed)	Retail	M-F 8 am-9 pm; Sa-Su 9 am-8 pm	1,376	225	6.1
211	Vacant	Office	N/A	924	250	3.7
212	Vacant	Office	N/A	935	250	3.7
213	Vacant	Office	N/A	1,099	250	4.4
214	Vacant	Office	N/A	867	250	3.5
215	Asian Body Care	Massage	Daily 9 am-10 pm	933	1 per 2 stations	2.0
				17,030	Total	77.5

Parking Demand	78
Parking Capacity	75
Deficiency (= Parking Demand - Parking Capacity)	3

Note

1. Estimated assembly area of 480 sq. ft.; parking ratio: one parking space per 35 sq. ft.
2. Source: Property Management of Rolling Ridge Plaza

Attachment: Shared Parking Analysis (4096 : PEN19-0095 - Harvest of Moreno Valley, LLC)

PARKING REQUIREMENTS PER MUNICIPAL CODES

Moreno Valley Municipal Code states that "Parking requirements for commercial cannabis dispensary businesses shall be the same as parking requirements and restrictions for off-street parking that pertains to general retail establishments" (Section 9.09.290 E (9) a). The parking requirement is one parking space per 225 sq. ft. gross floor area (GFA) and the proposed cannabis dispensary requires six (6) parking spaces.

Except the subject unit 118, vacant units totaling 7,350 sq. ft. requires 30 parking spaces based on one spaces per 250 square feet of office use. With an overall demand of 78 parking spaces and a capacity of 75 parking spaces, the site has a deficiency of three (3) parking spaces prior to consideration of shared parking.

Table 2. Maximum Parking Demand

Category	Parking Demand
Proposed Cannabis Facility	6
Existing Tenants and Vacant Units	72
Overall Parking Demand	78
Parking Provided	75

ALTERNATIVE PARKING ANALYSIS

As an alternative to the standard analysis, the study applied the methodology of shared parking with time-of-day factors as recommended in *Shared Parking, Second Edition* by Urban Land Institute (ULI). The projected future parking demand on an hourly basis is shown in **Exhibit 2**.

The study has conducted a field survey to observe parking usage in Rolling Ridge Plaza. Parked vehicle were counted every 30 minutes on Tuesday, October 8, 2019 between 9 am and 7 pm. Our observation found that peak parking occurred at 11:30

am when 19 parking spaces were used by existing tenants. Complete survey data can be found in **Appendix A**.

Overall parking demand is calculated by adding hourly survey of existing tenants with projected demands for future tenants, including the proposed project and vacancies, as illustrated in **Exhibit 3**. The overall parking demand reaches its peak of 52 spaces at 11:30 am. The parking lot in Rolling Ridge Plaza with 75 spaces can sufficiently accommodate the parking demand of all existing and proposed uses.

ACCESSIBLE SPACES

Site observation revealed that markings of parking stalls have become faded in some areas. The project plans to restripe the parking lot to provide a total of 75 parking spaces including four (4) accessible spaces. The proposed number of accessible space sufficiently meets the ADA requirement set forth by the American with Disability Act of 1990.

Regards,

K2 Traffic Engineering, Inc.



Jende Kay Hsu, T.E.
California Licensed TR2285



K2 Traffic Engineering, Inc.

1442 Irvine Blvd, Suite 210, Tustin, CA 92780 T.714-832-2116 Email: khsu@k2traffic.com



2207 Merced Avenue
 South El Monte, CA 91733
 TEL: 626-281-1111
 FAX: 626-281-8666
 mail@daryengineering.com

ENGINEER STAMP:



PROJECT: Proposed Tenant Improvement
 2490 Sunnymead Blvd, Moreno Valley, CA, 92553

SITE PLAN

SHEET NAME:

DATE: 5/5/20

PROJECT No.: 614-18

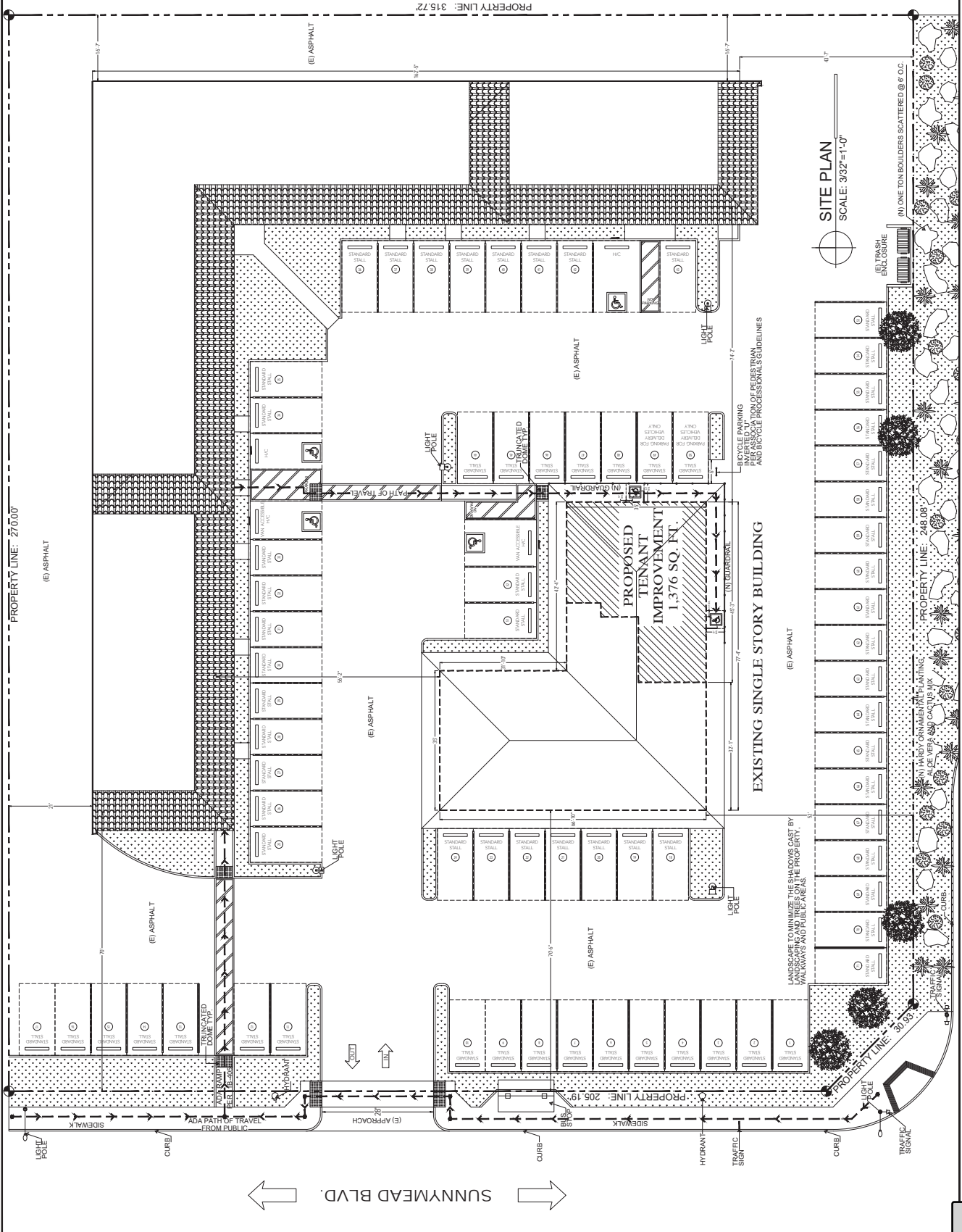
SCALE: 3/32"=1'-0"

SHEET NO. A1



NORTH

- LEGEND:
- PROPERTY LINE
 - ▭ BUILDING LINE
 - ▭ PROPOSED T.I.
 - PATH OF TRAVEL



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

EXHIBIT 1. SITE PLAN

Exhibit 2. Weekday Time-of-Day Factors

P6352 - Moreno Valley Sunnymead Indian Plaza Parking Study
 24490 Sunnymead Blvd, Moreno Valley

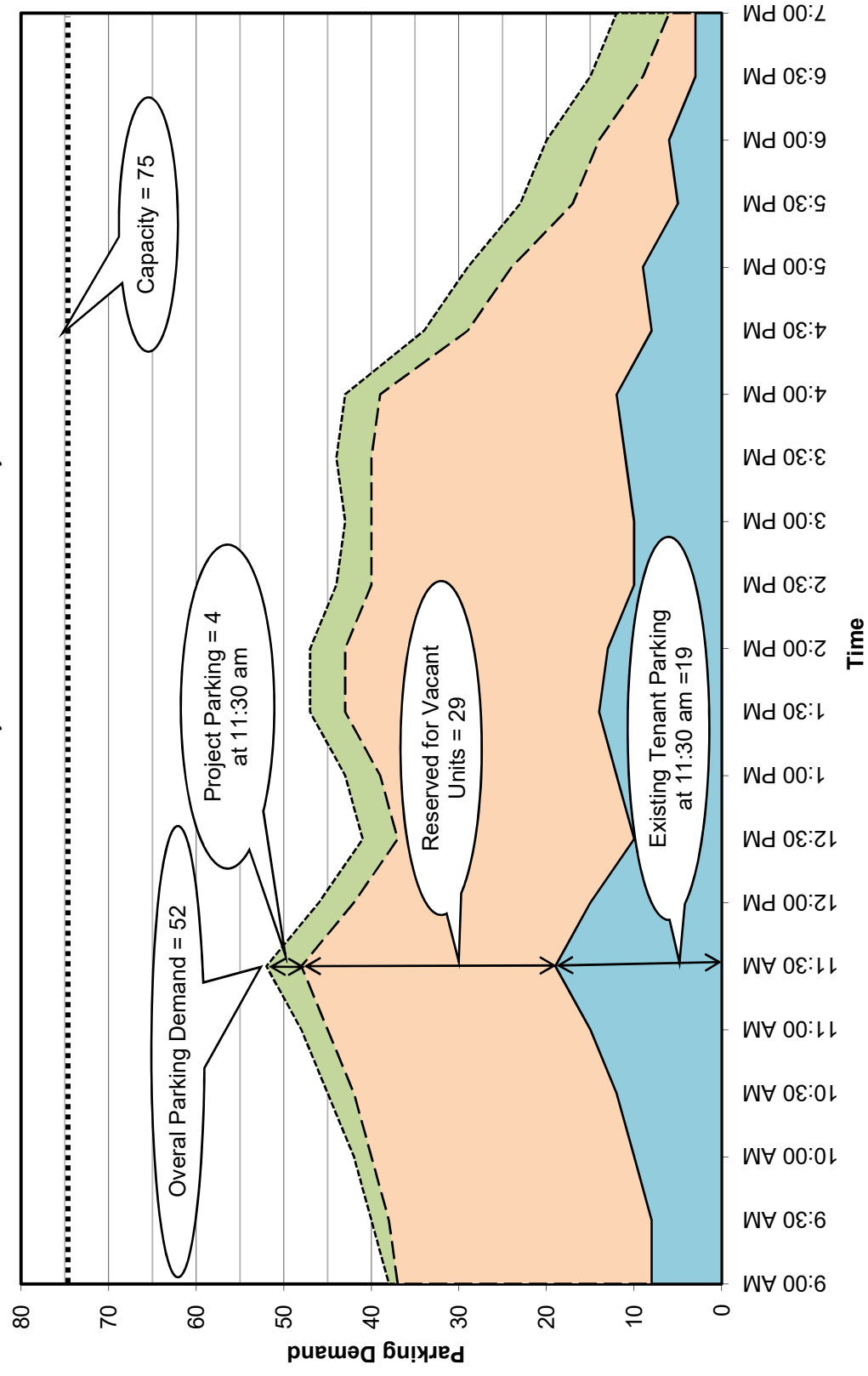
Land Use	Max. Parking Demand	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Proposed Cannabis Dispensary Facility	6	20%	30%	50%	70%	70%	60%	50%	60%	85%	100%	100%
	Hourly Demand	1	2	3	4	4	4	3	4	5	6	6
Other Vacant Offices	30	95%	100%	100%	90%	90%	100%	100%	90%	50%	25%	10%
	Hourly Demand	29	30	30	27	27	30	30	27	15	8	3
Total		30	32	33	31	31	34	33	31	20	14	9

Note: Time-of-Day Factors are derived from the published data of "Shared Parking, Second Edition" by Urban Land Institute (ULI).

K2 Traffic Engineering, Inc.
Survey: Tuesday 10/8/2019

Exhibit 3. Project Parking Demand - Tuesday
24490 Sunnymead Blvd, Moreno Valley

Project
Vacant Units
Existing Tenant



APPENDIX A. PARKING SURVEY

P6352 - Moreno Valley Sunnymead Indian Plaza Parking Study
 24490 Sunnymead Blvd, Moreno Valley

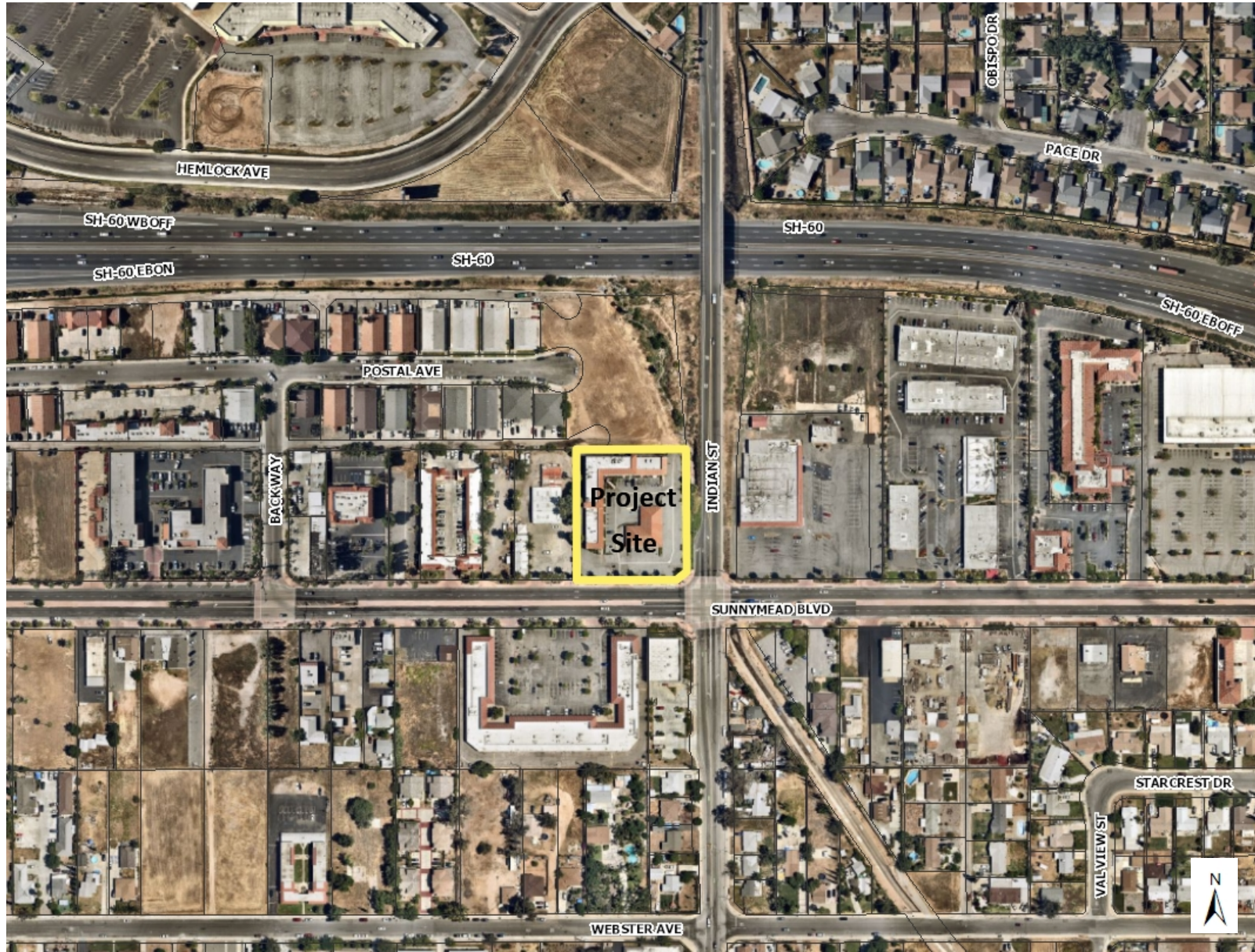
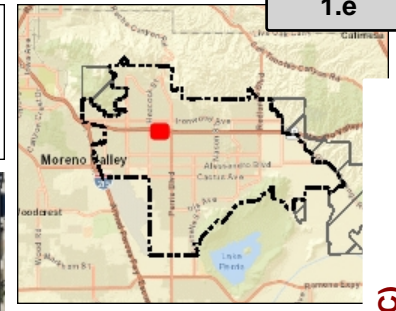
Date 10/8/2019
 Day Tuesday
 By Spencer

Area	A	B	C	D	E	F	G**	Total
CAPACITY	9	10	13	7	10	7	19	75
9:00 AM	4	2	1	1	0	0	0	8
9:30 AM	3	3	1	1	0	0	0	8
10:00 AM	4	3	1	2	0	0	0	10
10:30 AM	3	5	2	2	0	0	0	12
11:00 AM	4	6	2	2	0	1	0	15
11:30 AM	3	7	3	3	2	1	0	19 *
12:00 PM	2	7	2	2	2	0	0	15
12:30 PM	1	6	1	1	1	0	0	10
1:00 PM	2	6	2	1	1	0	0	12
1:30 PM	3	6	2	1	2	0	0	14
2:00 PM	2	5	2	4	0	0	0	13
2:30 PM	2	5	0	3	0	0	0	10
3:00 PM	2	5	1	2	0	0	0	10
3:30 PM	2	5	2	2	0	0	0	11
4:00 PM	2	5	3	2	0	0	0	12
4:30 PM	1	4	3	0	0	0	0	8
5:00 PM	3	4	2	0	0	0	0	9
5:30 PM	0	3	2	0	0	0	0	5
6:00 PM	1	3	2	0	0	0	0	6
6:30 PM	0	3	0	0	0	0	0	3
7:00 PM	0	3	0	0	0	0	0	3
Peak Usage	4	7	3	4	2	1	0	19
Available at Peak Usage	5	3	10	3	8	6	19	56

* Peak parking occurred at 11:30 am when 19 spaces were occupied.

** Markings of parking stall in Area "G" has faded and the number of stall is estimate only.

Aerial Map



Legend

- Road Labels
- Parcels
- City Boundary
- Sphere of Influence

Image Source: Nearmap

Notes:

PEN19-0095 - Conditional Use Permit

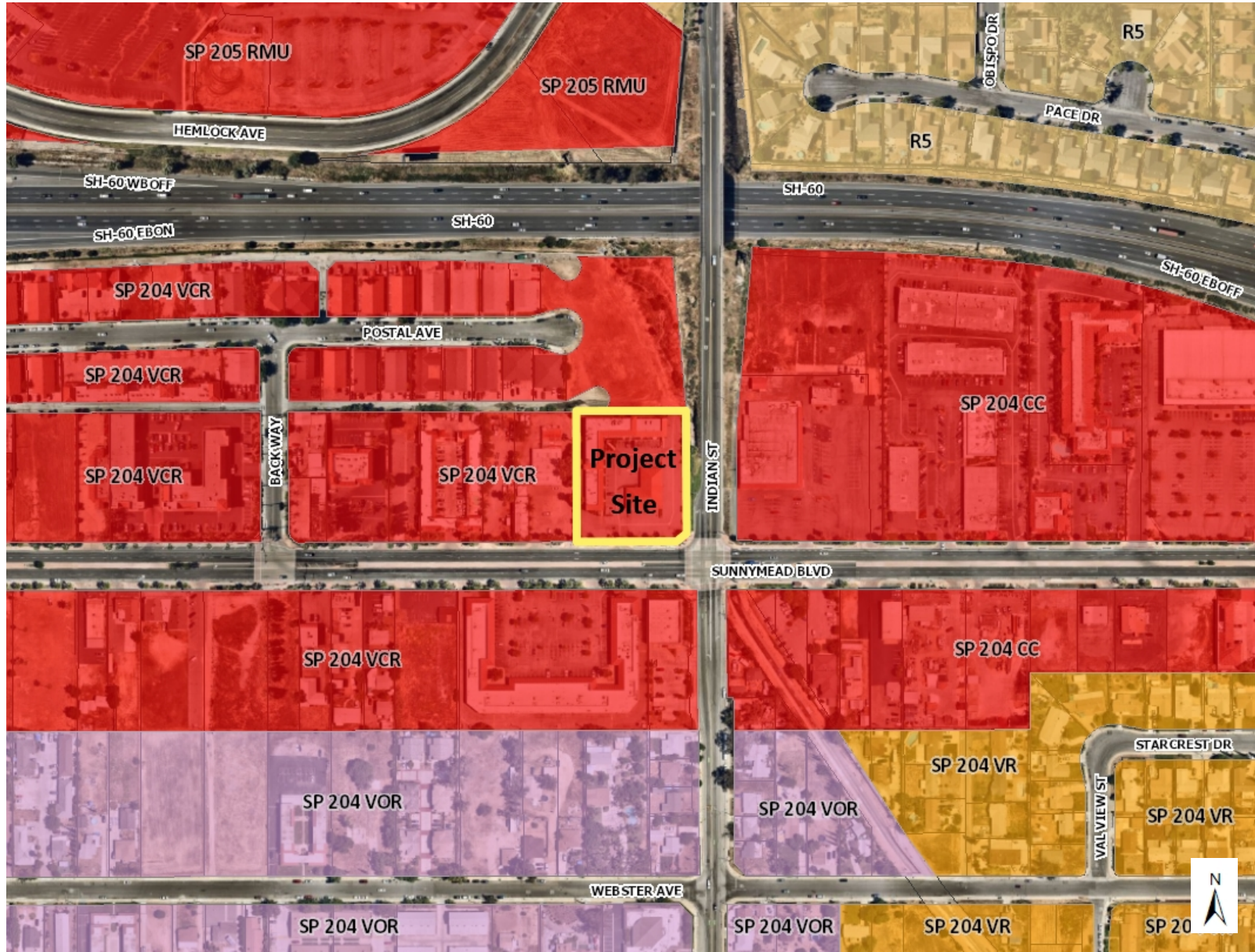
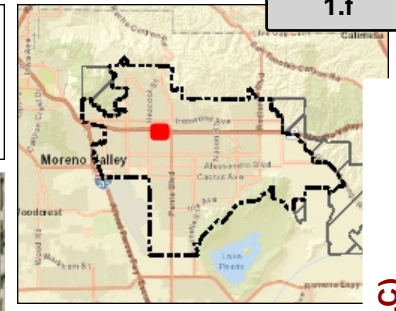
631.0 0 315.48 631.0 Feet

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.

Attachment: Aerial Map (4096 : PEN19-0095 - Harvest of Moreno Valley, LLC)

Zoning Map

Specific Plan 204 VCR District



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

Master Plan of Trails

- Bridge
- Improved
- Multiuse
- Proposed
- Regional
- State

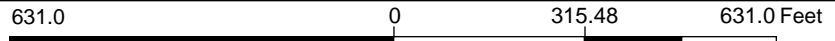
Road Labels

- Parcels
- City Boundary
- Sphere of Influence

Image Source: Nearmap

Notes:

PEN19-0095 - Conditional Use Permit



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.

Attachment: Zoning Map (4096 : PEN19-0095 - Harvest of Moreno Valley, LLC)



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

NOTICE OF PUBLIC HEARING (VIA TELECONFERENCE ONLY)

PURSUANT TO COVID-19 GOVERNOR EXECUTIVE ORDER N-29-20



Notice of Teleconferenced Public Hearing before the Planning Commission of City of Moreno Valley:

DATE & TIME: July 23, 2020 at 7:00 P.M. **VIA TELECONFERENCE ONLY**

COVID-19 TELECONFERENCE INSTRUCTIONS:

For Teleconference Meeting public participation instructions, please see agency <http://morenovalleyca.iqm2.com/Citizens/default.aspx>

PROJECT LOCATION: 24490 Sunnymead Boulevard, Suite 118 at the north corner of Sunnymead Boulevard and Indian Street. (APN: 481-101-041), Distri

CASE NUMBER(s): PEN19-0095

CASE PLANNER: Sean P. Kelleher, Senior Planner (951) 413-3215
seanke@moval.org

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

Attachment: Mailing Notice - PEN19-0095 [Revision 1] (4096)

NOTICE OF PUBLIC HEARING

1.g

PROPOSAL: A Conditional Use Permit (CUP) for a retail cannabis dispensary, "Harvest of Moreno Valley, LLC" in an existing 1,376 square foot suite within the Rolling Ridge Plaza, located in the Village Specific Plan SP 204, Village Commercial/Residential (VCF) district.

ENVIRONMENTAL DETERMINATION: This project is a retail use within an existing single-story building. As designed and conditioned this project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 1530 for Existing Facilities.

PUBLIC HEARING: All interested parties will be provided an opportunity to submit oral testimony during the teleconferenced Public Hearing and/or provide written testimony during or prior to the teleconferenced Public Hearing. The application file and related environmental documents may be inspected by appointment at the Community Development Department at 14177 Frederick Street, Moreno Valley, California by calling (951) 413-3206 during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday).

COVID-19 – IMPORTANT NOTICES: Please note that due to the COVID-19 pandemic situation, staff will attempt to make reasonable arrangements to ensure accessibility to inspect the aforementioned records. **In addition, special instructions on how to effectively participate in the teleconferenced Public Hearing, as approved by Governor Executive Order N-25-20, will be posted at <http://morenovalleyca.igm2.com/Citizens/default.aspx> and will be described in the Planning Commission agenda.**

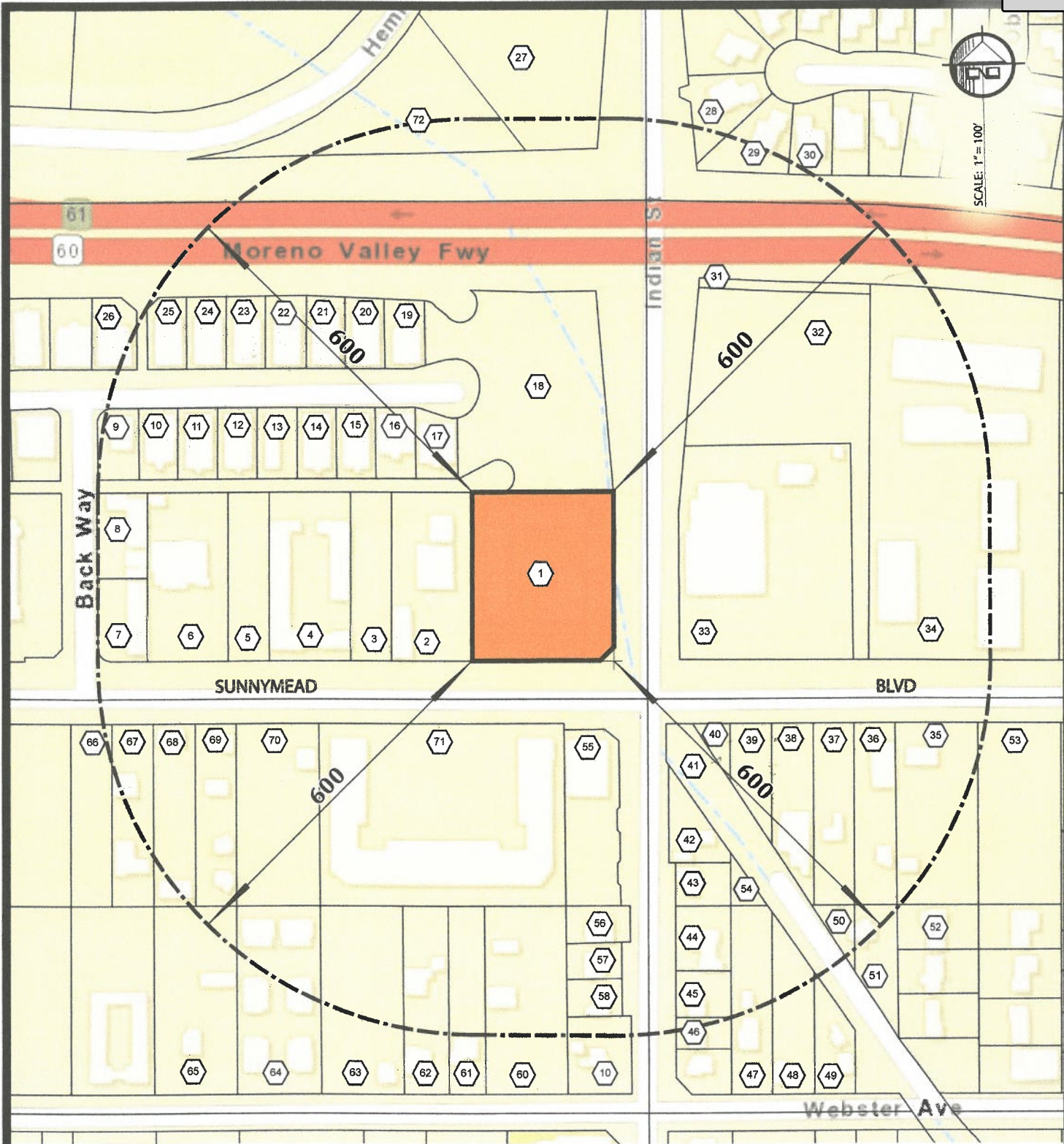
PLEASE NOTE: The Planning Commission may consider and approve changes to the proposed items under consideration during the teleconferenced Public Hearing.

GOVERNMENT CODE § 65009 NOTICE: If you challenge any of the proposed actions taken by the Planning Commission in court, you may be limited to raising only those issues you or someone else raised during the teleconferenced Public Hearing described in this notice, or in written correspondence delivered to the Planning Division of the City of Moreno Valley during or prior to, the teleconferenced 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.

Packet Pg. 48

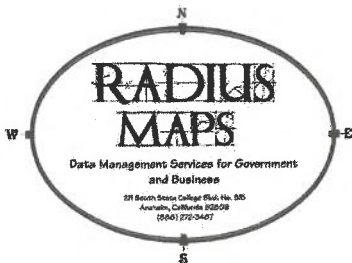
Attachment: Mailing Notice - PEN19-0095 [Revision 1] (4096)



Attachment: Radius Map (4096 : PEN19-0095 - Harvest of Moreno Valley, LLC)

MAP LEGEND

 Indicates Map key Number



Public Notification Study

For
24490 Sunnymead Blvd.
Moreno Valley Ca 92553
APN 481-101-041

June 4, 2020
IN 20109