

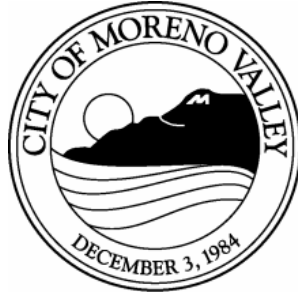
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**PLANNING COMMISSIONERS**

PATRICIA KORZEC  
Chairperson

RAY L. BAKER  
Vice Chairperson

JEFFREY SIMS  
Commissioner



ALVIN DEJOHNETTE  
Commissioner

JOANN STEPHAN  
Commissioner

ROBERT HARRIS  
Commissioner

RAFAEL BRUGUERAS  
Commissioner

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# **PLANNING COMMISSION Regular Meeting**

## **Agenda**

**Thursday, April 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:**

#### **STEP 1**

**Install the Free Zoom App or Visit the Free Zoom Website at [<https://zoom.us/>](https://zoom.us/)**

#### **STEP 2**

**Get Meeting ID Number and Password by emailing [zoom@moval.org](mailto:zoom@moval.org) or calling (951) 413-3206**

#### **STEP 3**

#### **Select Audio Source**

***Computer Speakers/Microphone  
or  
Telephone***

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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.*

**STEP 4**

**Public Comments May be Made Via Zoom**

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

**ALTERNATIVE**

**If you do not wish to make public comments, you can view the meeting on Channel MVTV-3, the City's website at [www.moval.org](http://www.moval.org) or YouTube**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

Approval of Agenda

**PUBLIC COMMENTS PROCEDURE**

**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.*

**NON-PUBLIC HEARING ITEMS**

APPROVAL OF VEHICLE MILES TRAVELED AND RELATED THRESHOLDS FOR PURPOSES OF ANALYZING TRANSPORTATION IMPACTS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2020-18 and thereby recommend that the City Council:

1. **CERTIFY** that the proposal is not a project under the State California Environmental Quality Act Guidelines section 15378(b)(5) because it involves an administrative activity involving a process and would not result in any direct or indirect environmental impacts; and
2. **APPROVE** Resolution 2020-18, approving Vehicle Miles Traveled (VMT) as the standard for California Environmental Quality Act compliance, and the threshold for VMT impacts, included as Attachment A.

**PUBLIC HEARING ITEMS**

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

Case: Conditional Use Permit (PEN19-0020)

Applicant: Downtown Connect

Property Owner MJV Real Estate, LLC

Representative Anthony Hicks

Location: 12540 Heacock Street  
(APN's 481-120-033 and 481-120-035)

Case Planner: Sean P. Kelleher

Council District: 1

Proposal A Conditional Use Permit for a 3,815 square foot retail cannabis dispensary, "Downtown Connect" located within an existing tenant space at 12540 Heacock Street along with an associated off-site parking facility.

**2. Continued from a previous meeting**

Case: PEN18-0228 Master Plot Plan  
PEN18-0229 Diagnostic and Treatment Expansion  
PEN18-0230 Energy Center  
PEN18-0217 Environmental Impact Report

Applicant: Kaiser Permanente

Property Owner Kaiser Foundation Hospitals

Representative Skyler Denniston

Location: 27200-27300 Iris Avenue

Case Planner: Julia Descoteaux

Council District: 4

Proposal A Master Plot/Site Plan providing for the overall development and expansion of the existing Kaiser Permanente hospital facility consisting of 1,125,000 square feet of medical service facilities and ancillary uses to be constructed over three phases. Phase I included with this application is the expansion of the Diagnostic and Treatment center at the existing hospital and the construction of the new energy center to contain all major mechanical equipment to run the hospital facility.

3. Case: PEN19-0122 – Conditional Use Permit  
Applicant: Charles Brown Architect  
Property Owner: Family Service Association  
Representative: Family Service Association  
Location: 24693 Ironwood Avenue, Moreno Valley, CA  
Case Planner: Jeff Bradshaw  
Council District: 1  
Proposal: Conditional Use Permit for a 7,063 daycare center in an existing building in the Residential 5 (R5) District.

4. Case: Master Plot Plan (PEN19-0067) and Conditional Use Permit (PEN19-0066)

Applicant: Rajan Patel / Taro LLC

Property Owner: Taro LLC

Representative: Richard Corsini, Corsini Stark Architects, LLP

Location: 24155 Sunnymead Boulevard  
(APN 481-120-007)

Case Planner: Sean P. Kelleher

Council District: 1

Proposal A Master Plot Plan PEN19-0067 for a 9,900 square foot multi-tenant commercial/medical office development and a conditional use permit for a retail cannabis dispensary, "Mindfulness", Conditional Use Permit PEN19-0066 in a 4,275 square building located in the Village Specific Plan, SP 204, Village Commercial/Residential (VCR) district.

5. Case: Conditional Use Permit (PEN19-0074)
- Applicant: Moreno Valley Investments LLC
- Property Owner MV Sunnymead Investments LLC
- Representative Chris Glew
- Location: 24175 Sunnymead Boulevard  
(APN 481-120-008)
- Case Planner: Sean P. Kelleher
- Council District: 1
- Proposal Conditional Use Permit for a 3,360 square foot retail cannabis dispensary, "Moreno Valley Investments" located within an existing building at 24175 Sunnymead Boulevard.

#### **OTHER COMMISSION BUSINESS**

None

#### **STAFF COMMENTS**

#### **PLANNING COMMISSIONER COMMENTS**

#### **ADJOURNMENT**

Planning Commission Regular Meeting, May 7, 2020 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.