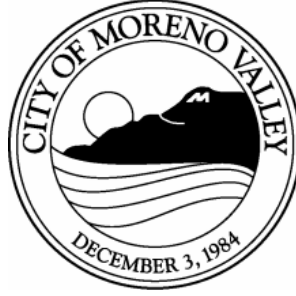

PLANNING COMMISSIONERS

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, May 14, 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 or calling (951) 413-3206

STEP 3

Select Audio Source

Computer Speakers/Microphone or Telephone

STEP 4

Public Comments May be Made Via Zoom

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

ALTERNATIVE

If you do not wish to make public comments, you can view the meeting live on Channel MV3, online at www.moval.org or YouTube.

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

Any person wishing to address the Commission on any matter, either under the Public Comments section of the Agenda or scheduled items or public hearings, should fill out a "Request to Speak" form available at the door. The completed form must be submitted to the Secretary prior to the Agenda item being called by the Chairperson. In speaking to the Commission, members of the public may be limited to three minutes per person, except for the applicant for entitlement. The Commission may establish an overall time limit for comments on a particular Agenda item. Members of the public must direct their questions to the Chairperson of the Commission and not to other members of the Commission, the applicant, the Staff, or the audience.

PUBLIC COMMENTS

CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and all will be enacted by one roll call vote. There will be no discussion of these items unless Members of the Planning Commission request specific items be removed from the Consent Calendar for separate action.

1. Planning Commission Minutes – Regular Meeting – April 9, 2020 7:00 PM
2. Planning Commission Minutes – Regular Meeting – April 23, 2020 7:00 PM

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. 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)

Case Planner: Sean P. Kelleher

Council District: 1

Proposal Conditional Use Permit for a 3,815 square foot retail cannabis dispensary, "Downtown Connect" located within an existing tenant space at 12540 Heacock Street.

2. Case: PEN18-0050 Revised Final EIR (RFEIR)
PEN20-0017 Tentative Parcel Map 36457 (Finance)
PEN20-0018 Development Agreement

Applicant: Highland Fairview

Property Owner Highland Fairview

Representative Patrick Revere

Location: South of SR-60 between Redlands Boulevard and Gilman Springs Road

Case Planner: Julia Descoteaux

Proposal: Consideration of a Mitigation Monitoring and Reporting Program ("MMRP"), Statement of Overriding Consideration, Revised Final Environmental Impact Report, a Tentative Parcel Map 36457 that divides property for finance and conveyance purposes only, and a Development Agreement between the City of Moreno Valley and Highland Fairview within the World Logistics Center Specific Plan boundary that Highland Fairview has a legal or equitable interest in (approximately 2,263 acres).

3. Case: Conditional Use Permit (PEN19-0074)

Applicant: Moreno Valley Investments LLC

Property Owner MV Sunnymead Investments LLC

Representative	Chris Glew
Location:	24175 Sunnymeade 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 Sunnymeade Boulevard.

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting, May 28, 2020 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.