

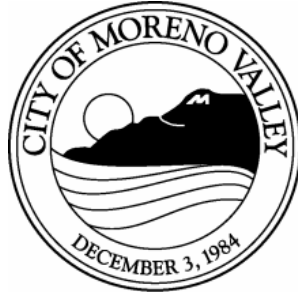
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**PLANNING COMMISSIONERS**

PATRICIA KORZEC  
Chairperson

ALVIN DEJOHNETTE  
Vice Chairperson

JEFFREY SIMS  
Commissioner



RAFAEL BRUGUERAS  
Commissioner

OMAR COBIAN  
Commissioner

VACANT  
Commissioner

VACANT  
Commissioner

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# PLANNING COMMISSION

## Regular Meeting

### Revision 4 Agenda

Thursday, October 14, 2021 at 7:00 PM  
City Hall Council Chamber – 14177 Frederick Street

**NEW LAW**

Pursuant to Assembly Bill No. 361  
Effective September 16, 2021

**SOCIAL DISTANCING REQUIRED FOR THE PUBLIC IF ATTENDING IN PERSON**  
There will be the Ability to Teleconference into 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, Password and On the List to Speak by emailing [zoom@moval.org](mailto:zoom@moval.org)  
or calling (951) 413-3206, no later than 5:00 p.m. on Thursday, October 14, 2021

**STEP 3**

Select Audio Source  
*Computer Speakers/Microphone*  
or  
*Telephone*

**STEP 4**

**Public Comments May be Made Via Zoom**

*During the Meeting, the Chairperson 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

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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 the 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, must fill out a “Request to Speak” form available at the door. The completed form must be submitted to the Secretary prior to the Agenda item being called by the Chairperson. Alternatively, a request to speak may be made by any person at the time they submit a request to receive the zoom Meeting ID Number. In speaking to the Commission, member of the public may be limited to three minutes per person, except for the applicant for entitlement. The Commission may establish an overall time limit for comments on a particular Agenda item. Members of the public must direct their questions to the Chairperson of the Commission and not to other members of the Commission, the applicant, the Staff, or the audience.*

**PUBLIC COMMENTS**

**CONSENT CALENDAR**

*All matters listed under Consent Calendar are considered to be routine and non-controversial, and may be enacted by one roll call vote. There will be no discussion of these items unless a member of the Planning Commission requests that an item be removed for separate action.*

- 1. Planning Commission Minutes – Regular Meeting – September 23, 2021 7:00 PM

**NON-PUBLIC HEARING ITEMS**

No items for discussion.

**PUBLIC HEARING ITEMS**

- 1. Case: PEN20-0077 – Plot Plan  
PEN19-0096 – Conditional Use Permit  
PEN19-0098 – Conditional Use Permit  
PEN19-0099 – Conditional Use Permit
- Applicant: Green Medication Therapy, LLC, Vicki Cheng
- Property Owner: Green Medication Therapy, LLC, Vicki Cheng
- Location: Southwest corner of Cottonwood Avenue and Edgemont Street. APN: 263-190-009
- Case Planner: Nader Khalil
- Council District: 1
- Proposal: Plot Plan (PEN20-0077) for a new 7,982 square foot two-story building; Conditional Use Permit for the operation of a 4,385 square foot cannabis cultivation business (PEN19-0096); a 1,321 square foot cannabis distribution business (PEN19-0098); and a 2,276 square foot cannabis manufacturing business (PEN19-0099), on a 13,650 square foot vacant unimproved lot

**OTHER COMMISSION BUSINESS**

No items for discussion.

**STAFF COMMENTS**

**PLANNING COMMISSIONER COMMENTS**

**ADJOURNMENT**

To the next Planning Commission Regular Meeting, Thursday, October 28, 2021 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.

Date Posted: **October 11, 2021**