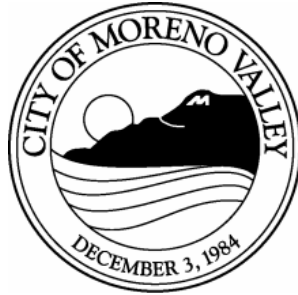

PLANNING COMMISSIONERS

JEFFREY BARNES
Chair

PATRICIA KORZEC
Vice-Chair

RAY L. BAKER
Commissioner



JEFFREY SIMS
Commissioner

ALVIN DEJOHNETTE
Commissioner

JOANN STEPHAN
Commissioner

ROBERT HARRIS
Commissioner

PLANNING COMMISSION

Regular Meeting

Agenda

Thursday, March 14, 2019 at 7:00 PM
City Hall Council Chamber – 14177 Frederick Street

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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. APPROVAL OF MINUTES

Planning Commission – Regular Meeting – February 28, 2019 7:00 PM

PUBLIC COMMENTS PROCEDURE

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

NON-PUBLIC HEARING ITEMS

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.

PUBLIC HEARING ITEMS

1. Case: PEN18-0208

Applicant: Shannon Santa Ana LLC

Property Owner: Andy Sehremelis

Representative: Chris Francy

Location: 23031 Sunnymead Boulevard Suite C

Case Planner: Julia Descoteaux

Council District: 1

Proposal: Conditional Use Permit for a retail cannabis dispensary within an existing building at 23031 Sunnymead Boulevard.

2. Case: PEN18-0214

Applicant: Zinc Santa Partners, LLC

Property Owner: George Zonos

Representative: Chris Francy

Location: 13121 Perris Boulevard Unit 108

Case Planner: Julia Descoteaux

Council District: 1

Proposal: Conditional Use Permit for a retail cannabis dispensary within an existing building at 13121 Perris Boulevard.

OTHER COMMISSION BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting, March 28, 2019 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
February 28, 2019**

CALL TO ORDER

The Regular meeting of the Planning Commission of the City of Moreno Valley was called to order to 7:04 p.m., by Chair Barnes in the Council Chambers located at 14177 Frederick Street.

ROLL CALL

Planning Commission:	Jeffrey Barnes	Chair	Present
	Patricia Korzec	Vice-Chair	Present
	Robert Harris	Commissioner	Present
	JoAnn Stephan	Commissioner	Present
	Jeffrey Sims	Commissioner	Present
	Ray L. Baker	Commissioner	Excused
	Alvin Dejohnette	Commissioner	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Jeffrey Barnes.

APPROVAL OF AGENDA

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

- Vote: 6-0
- Ayes: Commissioner Sims, Harris, Stephan, Vice-Chair Korzec, Chair Barnes and Commissioner Dejohnette
- Excused: Commissioner Baker
- Action: **Approved**

STAFF PRESENT

Richard Sandzimier	Community Development Director
Patty Nevins	Planning Official
Chris Ormsby	Senior Planner
Jeff Bradshaw	Associate Planner
Eric Lewis	City Traffic Engineer
Michael Lloyd	Assistant City Engineer
Hoang Nguyen	Associate Engineer
Ashley Aparicio	Planning Commission Secretary

Minutes Acceptance: Minutes of Feb 28, 2019 7:00 PM (APPROVAL OF MINUTES)

CONSENT CALENDAR

APPROVAL OF MINUTES

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

Motion to approve the minutes of February 14, 2019 was made by Commissioner Sims and seconded by Vice-Chair Korzec.

Vote: 6-0
 Ayes: Commissioner Sims, Vice-Chair Korzec, Commissioner Harris, Stephan, Commissioner Dejohnette and Chair Barnes
 Excused: Commissioner Baker
 Action: **Approved**

PUBLIC COMMENTS PROCEDURE

None

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Proposal for a Zone Change from RA-2 to R5, and Tentative Tract Map 37643 to subdivide 10 acres of vacant land into 31 single-family residential lots, located on the south side of Cottonwood Avenue at Lakeport Drive (Report of: Planning Commission)
 - A. Staff recommends that the Planning Commission Approve Resolution No. 2019-14, and thereby Recommend that the City Council:
 1. CERTIFY that the Mitigated Negative Declaration prepared for Zone Change PEN18-0066 and Tentative Tract Map 37643 (PEN18-0065) on file with the Community Development Department, incorporated herein by this reference, has been completed in compliance with the California Environmental Quality Act, that the Planning Commission reviewed and considered the information contained in the Mitigated Negative Declaration and that the document reflects the City's independent judgment and analysis; attached hereto as Exhibit A; and
 2. APPROVE the Mitigation Monitoring Program prepared for Zone Change PEN18-0066 and Tentative Tract Map 37643 (PEN18-0065), attached hereto as Exhibit B.

B. Staff recommends that the Planning Commission APPROVE Resolution No. 2019-15, and thereby RECOMMEND that the City Council:

1. APPROVE Zone Change application PEN18-0066 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. 2019-16, and thereby RECOMMEND that the City Council:

1. APPROVE Tentative Tract Map 37643 (PEN18-0065) based on the findings contained in this resolution, and subject to the conditions of approval included as Exhibit A.

Public Hearing Opened: 7:14 pm

Public Comments

Rafael Brugueras is in support of the item.

Public Hearing Closed: 7:19 pm

Motion to approve Resolution Numbers 2019-14, 2019-15, and 2019-16 with Exhibit A as amended to remove Condition Number 70 from the conditions of approval of Resolution Number 2019-16, was made by Commissioner Sims and seconded by Commissioner Stephan.

Vote: 6-0

Ayes: Commissioner Sims, Stephan, DeJohnette, Chair Barnes, Commissioner Harris, and Vice-Chair Korzec.

Excused: Commissioner Baker

Action: **Approved**

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

No items for discussion.

PLANNING COMMISSIONER COMMENTS

No items for discussion.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairman Barnes adjourned the meeting at 7:24 PM.

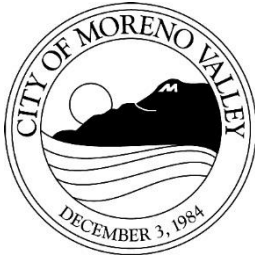
Submitted by:

Approved by:

Ashley Aparicio
Planning Commission Secretary

Jeffrey Barnes
Chair

Minutes Acceptance: Minutes of Feb 28, 2019 7:00 PM (APPROVAL OF MINUTES)



PLANNING COMMISSION

STAFF REPORT

Meeting Date: March 14, 2019

CONDITIONAL USE PERMIT FOR A RETAIL CANNABIS DISPENSARY LOCATED IN AN EXISTING BUILDING AT 23031 SUNNYMEAD BOULEVARD

Case: PEN18-0208

Applicant: Shannon Santa Ana LLC

Owner: Andy Sehremelis

Representative: Chris Francy

Location: 23031 Sunnymead Boulevard Suite C

Case Planner: Julia Descoteaux

Council District: 1

SUMMARY

The Applicant, Mr. Chris Francy, Owner of Shannon Santa Ana, LLC, is requesting approval of a Conditional Use Permit (CUP) to allow a retail cannabis dispensary, "Thrive," within a 1,400 square foot retail space located at 23031 Sunnymead Boulevard in an existing retail shopping center. This shopping center is located within Specific Plan 204, Community Commercial (SP204CC) Zone. The applicant is proposing hours of operation between 9:00 am and 10:00 pm, seven days per week. The proposed use will constitute retail cannabis sales of cannabis products sold to individuals who are 21 years of age or older. This project, as conditioned, is consistent with goals, policies and objectives of the City's General Plan and Municipal Code.

Background

Pursuant to the authority granted to the City by Article XI, Section 7 of the California Constitution, a City may make and enforce, within its limits, regulations designed to

promote the public health, safety and welfare. The City Council, recently adopted Ordinances that regulate commercial cannabis businesses in the City. These Ordinances are based on both federal and state laws.

Federal and State Laws

The Federal Controlled Substances Act classifies marijuana as a Schedule 1 Drug and makes it unlawful, under federal law, for any person to cultivate, manufacture, distribute, or possess with intent to manufacture, distribute, dispense, or possess. However, in 2016, Proposition 64 was approved by the voters in California (“The Adult Use Marijuana Act” or AUMA). AUMA established a comprehensive system to legalize, control and regulate the cultivation, processing, manufacturing, distribution, testing and sale of non-medical marijuana and products for use by adults 21 years of age and older. In addition, it allows taxation of commercial growth and retail sales of marijuana and marijuana products. Most recently, in 2017, then Governor Jerry Brown signed the “Medical and Adult-Use Cannabis Regulations and Safety Act” (MAUCRSA) which further amends prior statutory enactments.

City Regulations

In November 2017, the City Council adopted Ordinance 926, which set rules for the establishment, operation, and regulation of specific commercial cannabis uses, and in March 2018 the City Council approved Resolution 2018-11 approving the initial procedure for permit applications. Land use regulations for the operation of the cannabis uses were established in April 2018 with the adoption of Ordinance 932, which provided for the following cannabis uses: dispensaries, testing, cultivation, manufacturing, microbusinesses, and distribution.

The City Council determined the final maximum number of permits with the adoption of Resolution No. 2018-94 in December 2018. The number of commercial cannabis permits was established at an overall maximum of 43 permits between the various types; the total number allowed in each category are as follows: dispensaries - 23 permits allowed; testing facilities - two permits allowed; cultivation - 8 Permits allowed; manufacturing - 5 permits allowed; distribution (of products from licensee to licensee only) - two permits allowed; and microbusinesses - three Permits allowed.

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 these commercial cannabis businesses can 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.

Step 3 – State approval. Commercial cannabis businesses must also obtain all State permits to operate lawfully.

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.

PROJECT DESCRIPTION

Project

The proposed dispensary received a provisional Commercial Cannabis Business Permit from the City of Moreno Valley on August 20, 2018 (Permit Number MVCCBP-R0008). A subsequent application for a Conditional Use Permit was submitted to the City on October 22, 2018. The applicant has also applied for the necessary state permits.

The applicant is requesting approval to establish a commercial cannabis dispensary (retail sales only). The site is located at 23031 Sunnymead Boulevard in a vacant, retail space within the existing shopping center located on the south side of Sunnymead Boulevard between Frederick Street and Graham Street (Assessor’s Parcel Number 292-250-039). The tenant space is approximately 1,400 square feet in area and contains one large open area and a restroom located to the rear, or south side of the tenant space. Proposed improvements include development of a 300 square foot customer waiting area, a 725 sq. ft. display and sales area. The display area includes a “man-trap” or secured entry creating a controlled entrance and exit for one person at a time.

The south portion of the space will consist of a secure storage room and a restroom. There is an employee entrance leading to the parking lot on the south side of the building that will also provide access to parking spaces for the delivery of cannabis products. Proposed hours of operation for this retail use will be between 9 am and 10 pm, which is consistent with provisions in state law regulating hours of operation for retail cannabis businesses with the option of opening no earlier than 6 am and closing at 10 pm.

Safety and Security Plan

Moreno Valley Municipal Code Section 9.09.294(B)(6) requires that any transfer of product or currency shall be identified in an individual security plan that is approved by the City. A Safety and Security Plan that identifies methods to address site security for

employees, customers and the public as well as fire prevention methods that comply with local and state laws was provided. Some of the highlights of the Safety and Security Plan include the following:

- 1) Utilization of on-site security personnel to monitor the exterior and interior of the business premises.
- 2) Controlled entrances.
- 3) Installation and maintenance of a security and a fire alarm system through a licensed alarm company.
- 4) Installation of a video surveillance system consisting of interior and exterior cameras and video recorders.

The Safety and Security Plan ensures safety for both customers and employees of a commercial cannabis business. Exterior door, windows or other points of access within 20' of the premises will be under video surveillance and will be patrolled by a licensed security officer during hours of operation.

Public access from the public waiting area into the display and sales area will be controlled and will utilize electronic sensors and cameras throughout all public and private areas. All surveillance videos will be made available to Police and Fire Departments upon their request.

The Municipal Code also requires that two secured parking spaces, be identified on a plot plan for use by vehicles involving the transfer of cannabis products or currency. Staff has interpreted this to mean spaces that are in proximity to entrances, monitored by cameras, and overseen by security people. A condition has been included to require identification of the two spaces on a plot plan to be incorporated into the security plan.

Odor Control Plan

An Odor Control Plan was provided to demonstrate conformance with City requirements related to nuisance/odor; the plan states that an air quality mechanical system will be used that incorporates a two-part air filtering system with special odor absorbing filters and a specialty air exhaust system in the tenant space. These systems will ensure that any odors associated with the dispensary are not detectable outside the premises, including parking lots, public rights-of-way, and adjacent business locations or surrounding neighborhoods. The conditions of approval specify that odor control devices and techniques shall be incorporated in all premises to ensure that odors from cannabis are not detectable offsite, or anywhere on the premises.

Surrounding Area

The project site is located within the small existing shopping center on the south side of Sunnymead Boulevard east of Frederick Street zoned Community Commercial in the Specific Plan 204. Tenant immediately adjacent to the proposed use in the same building include a smoke shop and pizza place. A 7-Eleven convenience store in on the adjacent parcel to the west, and a veterinary business is located on the parcel to the

east. Other properties to the north, south, east and west, include existing commercial businesses, a paint store, fast food, fueling station, and a car wash. Further south is an existing Residential 5 (R5) zone. The nearest residential parcel is located approximately 100 feet from the rear of the building housing the dispensary.

Access/Parking

Access to the site is from Sunnymead Boulevard with a right in right out driveway. Reciprocal access is provided through the southerly parcel to Frederick Street.

The shopping center with a total of 3,600 square feet as designed includes twelve parking spaces. The required parking based on a retail standard of one space for every 225 square feet would require sixteen stalls, creating a legal non-conforming situation. A parking study was completed for the site where based on the operations of the existing demand, a minimum of four spaces were always available even at the peak demand hours. Based on operations at a similar facility in Santa Ana, California, the space turnover for this use would have an average demand of three spaces at the peak hours, which based on the proposed location, has four available. Additionally, the applicant will offer employees monthly bus passes, or credit on Uber and Lyft ridesharing services to discourage them from parking on the site.

Design/Landscaping

The project does not include any expansion of the building. A special condition requires the applicant to remove any graffiti on their leasable space within 24 hours of the occurrence. An additional special condition requires the applicant to replace dead landscaping within the portion of the center median in Sunnymead Boulevard, north of the parcel on which the dispensary is located per Special District's requirements. Replacing landscaping in a portion of the Sunnymead Boulevard center median will contribute to the community benefit by improving the aesthetics of the neighborhood.

REVIEW PROCESS

In compliance with the Municipal Code, the Project Review Staff Committee (PRSC) reviewed this project on November 21, 2018. Based on the review, it was determined that no further site plan changes were required, and that the project will be consistent with the City's requirements subject to the conditions of approval in the attached Resolution.

ENVIRONMENTAL

This project is a retail use within an existing tenant space in the existing shopping center. As designed and conditioned, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 for Existing Facilities.

NOTIFICATION

The public hearing notice for this project was published in the local newspaper on March 1, 2019. Public notices were mailed to all property owners of record within 300 feet of the project site on February 28, 2019. The public hearing notice for this project was posted on site on March 1, 2019.

REVIEW AGENCY COMMENTS

The project application materials were circulated for review by all appropriate City Departments and Divisions, as well as applicable outside Agencies. Throughout the review process, comments and proposed conditions of approval were provided in writing to the Applicant. As applicable, conditions of approval have been included in the Resolution, recommending approval of the project to the Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2019-12, and thereby:

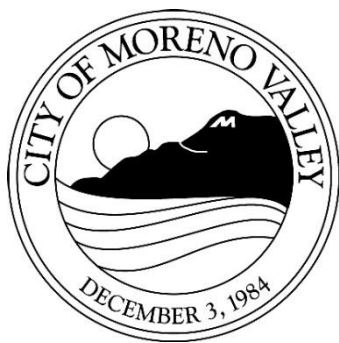
1. **CERTIFY** that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1) Existing Facilities; and
2. **APPROVE** PEN18-0208 Conditional Use Permit subject to the attached Conditions of Approval included as Exhibit A.

Prepared by:
Julia Descoteaux
Associate Planner

Approved by:
Patty Nevins
Planning Official

ATTACHMENTS

1. 300' Site Notice
2. Radius Map
3. Resolution 2019-12 for PEN18-0208
4. Exhibit A to Resolution 2019-12 Conditions of Approval
5. Project Plans



This may affect your property

Notice of PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held by the Planning Commission of the City of Moreno Valley on the following item(s):

Project: PEN18-0208
Applicant: Shannon Santa Ana, LLC
Owner: Andy Sehremelis
Representative: Chris Francy
A.P. No(s): 292-250-039
Location: 23031 Sunnymead Boulevard
Proposal: A Conditional Use Permit for a Retail Cannabis Dispensary in an existing commercial building located in the Village Community Commercial (VCC) zone of the Village Specific Plan 204.

Council District: 1

The project has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) Guidelines and it was determined that the project will not have a significant effect on the environment. A finding that the project is exempt from the provisions of CEQA as a Class 1 Categorical Exemption in accordance with CEQA Guidelines Section 15301 for Existing Facilities is being recommended for the project.

A public hearing before the Planning Commission has been scheduled for the proposed project. Any person interested in commenting on the proposal and recommended environmental determination may speak at the hearing or provide written testimony at or prior to the hearing. The project application, supporting plans and environmental documents may be inspected at the Community Development Department at 14177 Frederick Street, Moreno Valley, California during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. to 4:30 p.m., Friday), or you may telephone (951) 413-3206 for further information.

The Planning Commission, at the Hearing or during deliberations, could also consider and approve changes or alternatives to the project. If you challenge this project, including any modifications considered for the project, in court, you may be limited

to raising only those items you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.



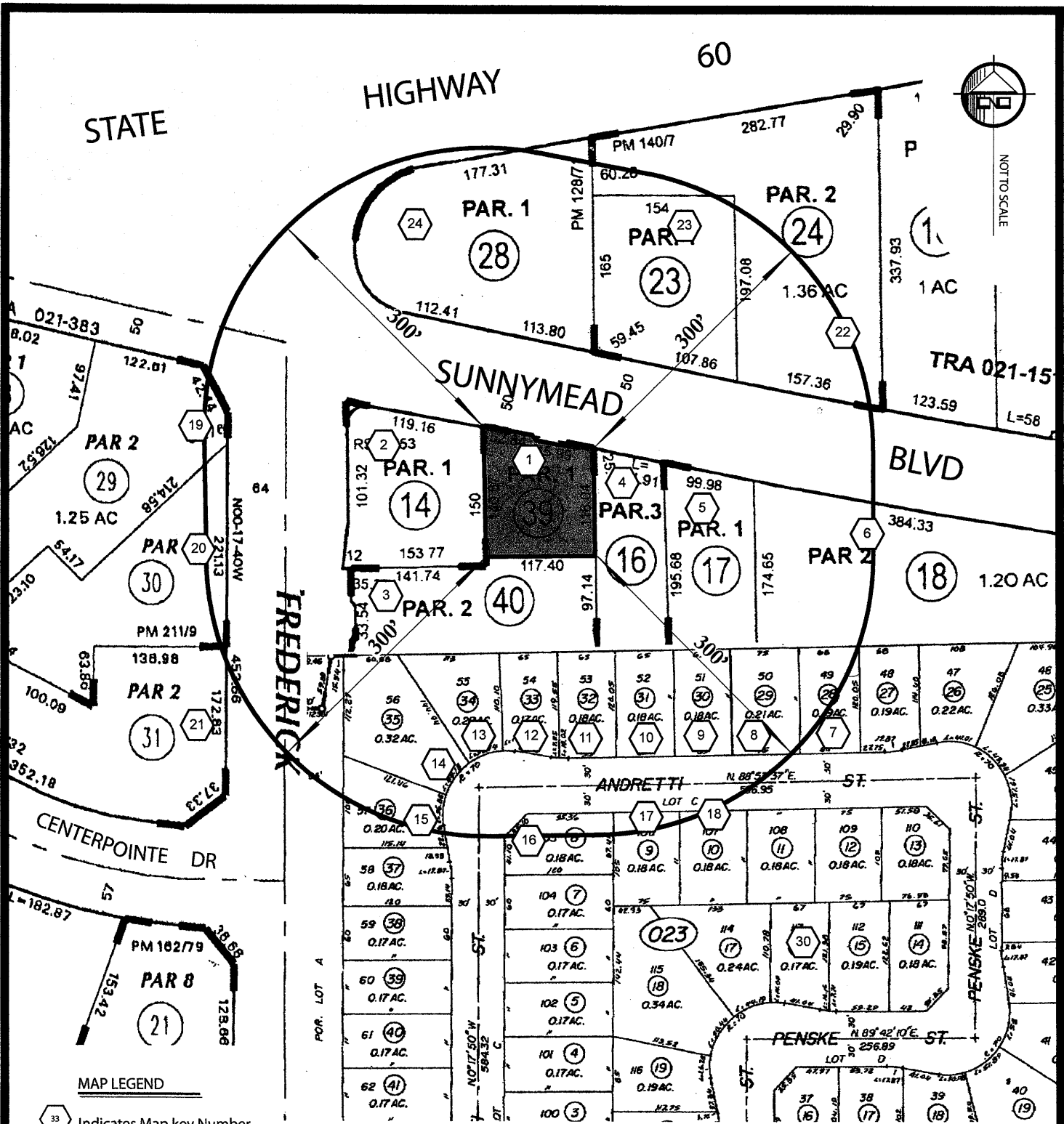
LOCATION N ↑

PLANNING COMMISSION HEARING



City Council Chamber, City Hall
 14177 Frederick Street
 Moreno Valley, Calif. 92553

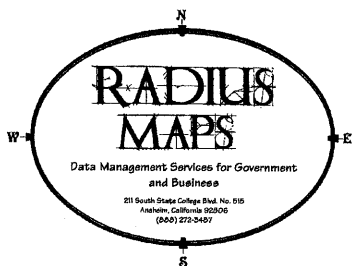
DATE AND TIME: March 14, 2019 at 7:00 P.M.
CONTACT PLANNER: Julia Descoteaux
PHONE: 951.413.3209

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 to this meeting.



MAP LEGEND

-  Indicates Map key Number
-  Indicates Assessor's Parcel Number



**Public Notification
Boundary**

For
23031 Sunnymead
Moreno Valley CA 92553
APN 292-250-039

January 16, 2019
JN 19020

Attachment: Radius Map (3435 : PEN18-0208 Cannabis Dispensary)

PLANNING COMMISSION RESOLUTION NO. 2019-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING CONDITIONAL USE PERMIT APPLICATION (PEN18-0208) FOR A CANNABIS RETAIL ESTABLISHMENT "THRIVE" IN A TENANT SPACE OF APPROXIMATELY 1,400 SQUARE FEET WITHIN AN EXISTING COMMERCIAL CENTER LOCATED AT 23031 SUNNYMEAD BOULEVARD, SITE LOCATED ON THE SOUTH SIDE OF SUNNYMEAD BOULEVARD EAST OF FREDERICK STREET (ASSESSOR'S PARCEL NUMBER 292-250-039).

WHEREAS, Mr. Chris Francy, Owner of Shannon Santa Ana, LLC, has filed an application for the approval of Conditional Use Permit (CUP) PEN18-0208 for development of a 1,400 square foot Commercial Cannabis Dispensary, operating between the hours of 9:00 AM and 10:00 PM, 7-days per week hours, 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 the Municipal Code, 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 March 1, 2019 Public notice was sent to all property owners of record within 300 feet of the project site on February 28, 2019. The public hearing notice for this project was also posted on the project site on March 1, 2019; and

WHEREAS, on March 14, 2019, the Planning Commission held a public hearing to consider the application; and

WHEREAS, on March 14, 2019, 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, 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 March 14, 2019, including written and oral staff reports, public testimony and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

1. **Conformance with General Plan Policies** – The proposed use is consistent with the General Plan, and its goals, objectives, policies and programs.

FACT: State Planning Law required cities and counties to set forth goals, policies, and implementation programs for the long term physical development of the community. Section 65302 (a) of the Government Code requires preparation of a land use element which designates the proposed general distribution and general location of the uses of land for housing, business, industry, public buildings, and open space. The proposed development is located within the Commercial (C) land use designation of the Moreno Valley General Plan.

The CUP has been evaluated against General Plan Objective 2.4, which states “provide commercial areas within the City that are conveniently located, efficient, attractive, and have safe and easy pedestrian and vehicular circulation in order to serve the retail and service commercial needs of Moreno Valley residents and businesses” and staff has confirmed that the proposed project does not conflict with any of the goals, objectives, policies, and programs of the General Plan. The addition of a new, retail cannabis dispensary will provide an efficient retail use with safe and easy pedestrian and vehicle circulation that will provide a convenience to the surrounding neighborhood.

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

FACT: The proposed project is within the Specific Plan 204 Community Commercial (SP204CC) zoning district. Municipal Code Section 9.02.290 C 2 (Cannabis Business Locations and Use), requires a Conditional Use Permit in order to lawfully operate all commercial cannabis activities including dispensaries. The proposed Conditional Use Permit for a cannabis dispensary will comply with the Municipal Code Section 9.09.290 Commercial Cannabis Activities, which provides standards for cannabis dispensaries. The proposed dispensary will be located within a 1,400 square foot tenant space in the shopping center.

The project is designed in accordance with the provisions of Section 9.04 Commercial Districts, Section 9.16 Design Guidelines of the City's Municipal Code. The project as designed and conditioned would comply with all applicable zoning standards.

- 3. Health, Safety and Welfare** – The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

FACT: The proposed commercial cannabis business will operate in an existing 1,400 square foot retail space within the existing retail shopping center. This proposed use will be consistent with General Plan Goal 6.1. The proposed project will be operated consistent with the Applicant's Security Plan that contains physical planning strategies that maximize the surveillance opportunities via security guards, surveillance cameras and equipment. Therefore, the proposed business is consistent with General Plan Goal 6.1.

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 Existing Facilities.

- 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 Commercial (C) General Plan and Specific Plan 204 Community Commercial (SP204CC) zoning designations. The proposed commercial cannabis dispensary will be within an existing tenant space of approximately 1,400 square feet in the commercial center. No expansion of the facilities is proposed, only interior tenant improvements, consistent with applicable federal, state and local regulations, are proposed. The project is located within the SP204CC zone and can be established by a Conditional Use Permit.

In addition, 23031 Sunnymead Boulevard is located further than 600' from any public or private school providing instruction in kindergarten or grades 1 through 12, and from 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 Specific Plan 204 Community Commercial (SP204CC)

zone and the design guidelines for commercial developments prescribed in the City's Municipal Code and City Landscape Standards.

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2019-12, and thereby:

- 1. **APPROVE** Conditional Use Permit PEN18-0208 based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

APPROVED this 14th day of March 2019.

Jeffrey Barnes
Chair, Planning Commission

ATTEST:

Patty Nevins, Planning Official
Secretary to the Planning Commission

APPROVED AS TO FORM:

City Attorney

Exhibit A

Attachment: Resolution 2019-12 for PEN18-0208 [Revision 2] (3435 : PEN18-0208 Cannabis Dispensary)

CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Conditional Use Permit (PEN18-0208)

EFFECTIVE DATE:
 EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
2. In the event the use hereby permitted ceases operation for a period of one (1) year or more, or as defined in the current Municipal Code, this permit may be revoked in accordance with provisions of the Municipal Code. (MC 9.02.260)
3. This project is located within Specific Plan 204 Community Commercial. The provisions of the specific plan, the design manual, their subsequent amendments, and the Conditions of Approval shall prevail unless modified herein. (MC 9.13)
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. (MC 9.09.290 (E)(4)(i))
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.

Special Conditions

9. The site has been approved for a retail Cannabis Dispensary, located at 23031 Sunnymead Boulevard, Suite C (approximately 1,400 square feet) per the approved plans and per the

requirements of the City's Municipal Code (MC) Section 9.09.290 Commercial cannabis activities, 9.09.293 Cannabis Business locations and use, and 5.05 Commercial Cannabis Activity. A change or modification to the interior design/set-up, exterior elevations or business process (including security procedures) shall require separate review and approval. For a Conditional Use Permit, violation may result in revocation in the case of a Conditional Use Permit per MC Section 9.09.290 F and 9.02.260.

10. The applicant shall replace any dead landscaping within the portion of the center median in Sunnymead Boulevard along the frontage of this site.
11. 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.
12. No person associated with this retail cannabis business 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))
13. 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 plane so that it may be readily seen by all persons entering the site. (MC 9.09.290 (D)(2)(c))
14. 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))
15. No cannabis or marijuana raw 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)(4)(b))
16. 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))
17. No delivery service (retail) of any cannabis products is allowed. All distribution of cannabis must be conducted within the enclosed building area of the dispensary property between the seller and buyer. (MC 9.09.290 (E)(4)(e))
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. 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))
 21. A fire sprinkler system shall be installed for this project or as required by the Municipal Code Section 9.09.290. An approved automatic fire sprinkler system, designed in compliance with the California Fire Code is required in every building that houses a commercial cannabis business. This is a minimum standard and does not preclude the city from imposing additional fire prevention measures as deemed necessary by the fire marshal (MC 9.09.290 (E)(7)(d))
 22. From a public right-of-way, no exterior evidence of commercial cannabis dispensing (including raw materials, marijuana plants or other cannabis or cannabis-infused products) shall be visible except for any signage authorized as part of the CUP approval and separately issued signage permit. (MC 9.09.290 (E)(8)(b))
 23. 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))
 24. 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))
 25. 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))
 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 marijuana and cannabis products shall meet all applicable state and local health regulation. (MC 9.09.290 (E)(13))
 28. Odor control devices and techniques in accordance with the Odor Control Plan submitted shall be incorporated in all licensed premises to ensure that odors from cannabis or marijuana are not detectable offsite or anywhere on the premises per MC 9.09.290.E14a and b.
 29. Licensee shall prohibit loitering by individuals outside the licensed premises or anywhere on the property. (MC 9.09.290 (E)(14)(c))
 30. 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))

31. 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.
32. Prior to issuance of Certificates of Occupancy or building final, the required landscaping and irrigation shall be installed, and inspected and approved by the Planning Division. (DC 9.03.040)
33. The shopping center 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.
34. 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))
35. 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

36. 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))
37. 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.

Miscellaneous Operating Requirements

38. Persons under the age of twenty-one (21) years shall not be allowed on the premises and shall not be allowed to serve as a driver for a mobile delivery service. 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. Persons under the age of eighteen (18) years shall not be allowed on the premises of an M-Type commercial cannabis business. (MC5.05.310 (H)(1))

Economic Development Department (EDD)

39. New Moreno Valley business are encouraged to hire local residents.
40. 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:

- Job Announcements
- Applicant testing / pre-screening
- Interviewing
- Job Fair support
- Training space

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

41. 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.

Building and Safety Division

42. 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.
43. Contact the Building Safety Division for permit application submittal requirements.
44. Any construction within the city shall only be completed between the hour of seven a.m. to seven p.m. Monday through Friday, excluding holidays and from eight a.m. to four p.m. on Saturday, unless written approval is obtained from the city building official or city engineer (Municipal Code Section 8.14.040 (E)).
45. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
46. The proposed development is subject to the payment of applicable processing fees as required by the City’s current Fee Ordinance at the time a building permit application is submitted or prior to the issuance of permits as determined by the City.
47. 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.
48. The proposed project’s occupancy shall be classified by the Building Official and must comply with exiting, occupancy separation(s) and minimum plumbing fixture requirements. Minimum plumbing fixtures shall be provided per the 2016 California Plumbing Code, Table 422.1. The occupant load and occupancy classification shall be determined in accordance with the California Building Code.
49. All remodeled structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Code, (CBC) Part 2, Title 24, California Code of Regulations including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc. The current code edition is the 2016 CBC.
50. Restroom facilities must be provided for public use. Single accommodation restroom may be

used for both employees and customers. 2016 California Plumbing Code 422.4

51. Prior to permit issuance, every applicant shall submit a properly completed Waste Management Plan (WMP), as a portion of the building or demolition permit process. (MC 8.80.030)

FIRE DEPARTMENT

Fire Prevention Bureau

52. 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])
53. All restricted access and egress devices shall be approved by the Building and Fire Departments and be in compliance with the 2016 CBC.
54. 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.
55. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
56. 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)

PUBLIC WORKS DEPARTMENT

Special Districts Division

57. Any damage to existing landscape areas maintained by the City of Moreno Valley due to project construction shall be repaired/replaced by the Developer, or Developer's successors in interest, at no cost to the City of Moreno Valley.

PROPERTY INFORMATION:	
ADDRESS:	23031 SUNNYMEAD BLVD. UNIT "C" MORENO VALLEY, CA
ASSESSOR PARCEL NO:	292-250-039-2
OWNER:	SHERMELIS ANDY/LESLIE A
SITE & BUILDING DATA	
LOT AREA:	14,810 SF
LAND USE:	COMMERCIAL "C"
ZONING DESIGNATION:	"SPECIFIC PLAN 204 COMMUNITY COMMERCIAL"
FLOOD ZONE:	4
ZONING DESIGNATION:	"SP204CL"

SHEET INDEX	
SITE PLAN & GENERAL NOTES	A0
EXISTING FLOOR PLAN	A1
PROPOSED FLOOR PLAN AND EXISTING ELEV	A1.1
EXISTING ELEVATIONS	A2
EXISTING ROOF PLAN	A3
ODOR CONTROL PLAN	A4
SECURITY CAMERA PLAN	A5
LIGHTING PLAN	E1
GENERAL NOTES	G1

SCOPE OF WORK:

TENANT IMPROVEMENT PROPOSED DISPENSARY OF CANNABIS PRODUCTS

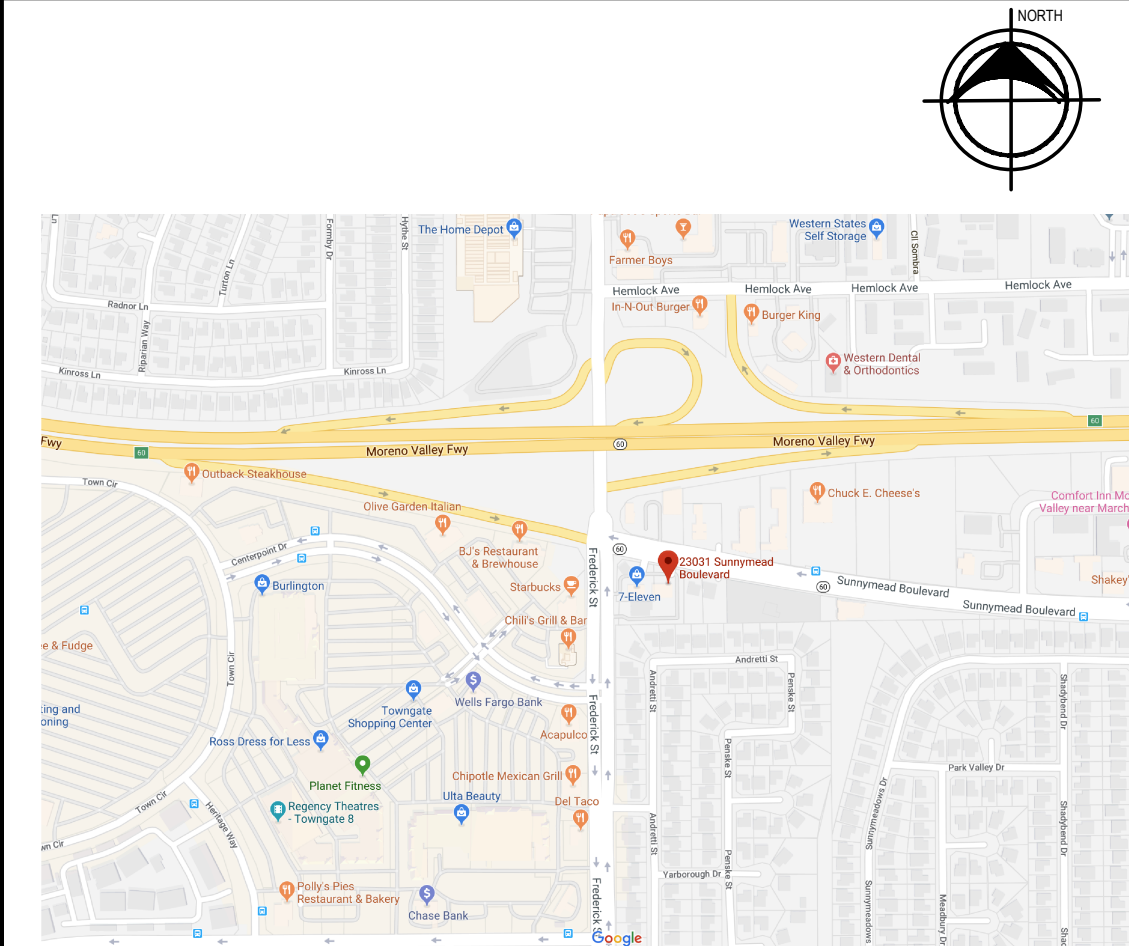
APPLICANT

SHANNON SANTA ANA, LLC
 CONTACT:
 CHRIS FRANCY 714- 642 8320
 15 MAC ARTHUR PL. UNIT 2106
 SANTA ANA , CA. 92707

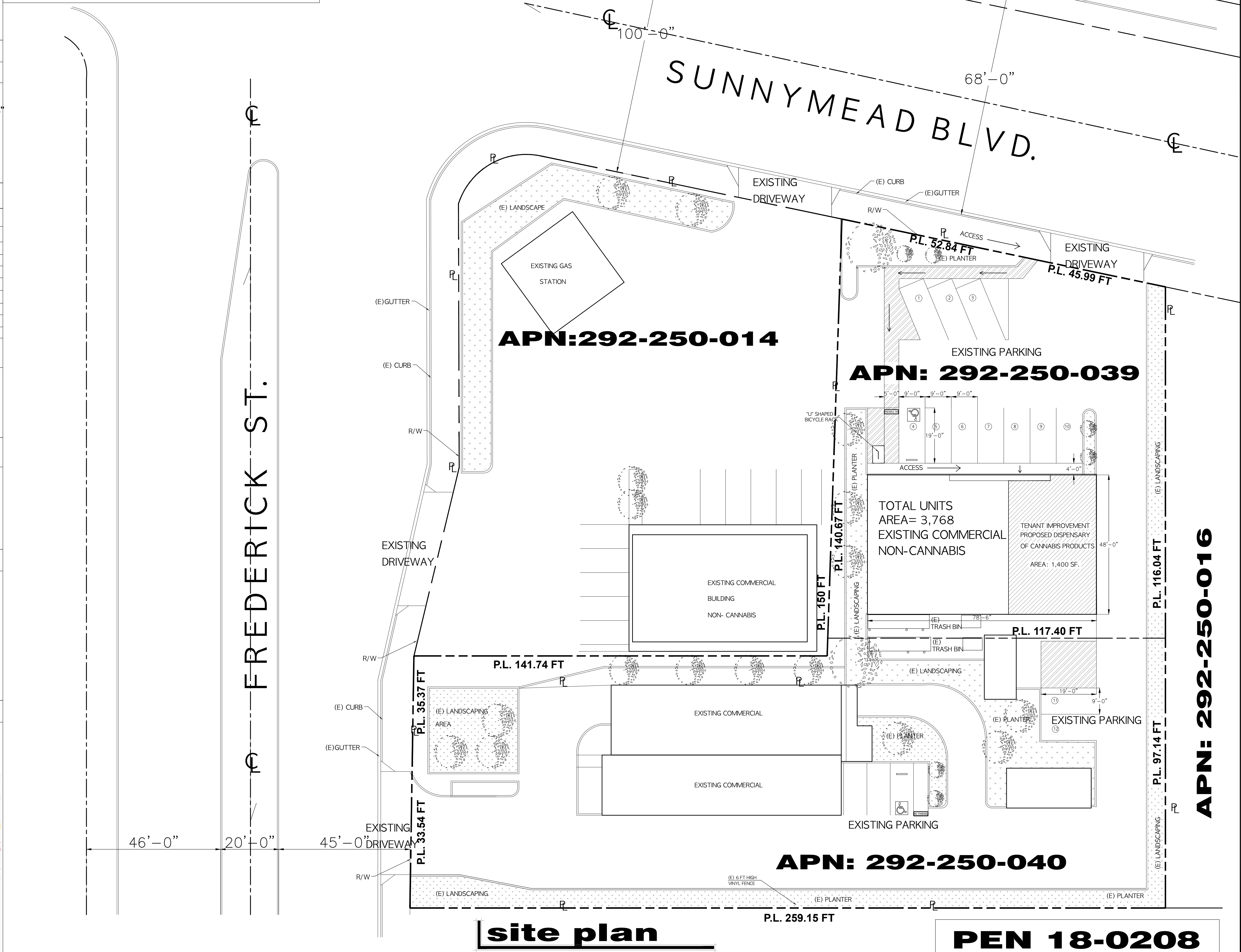
APPLICABLE CODES:

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES AND LOCAL ORDINANCES:
- 2016 CALIFORNIA BUILDING CODE
 - 2016 CALIFORNIA MECHANICAL CODE
 - 2016 CALIFORNIA PLUMBING CODE
 - 2016 CALIFORNIA ELECTRICAL CODE
 - 2016 GREEN BUILDING
 - 2015 CALIFORNIA ENERGY CODE

VICINITY MAP



LEGAL DESCRIPTION:
 PARCEL 1 OF PARCEL MAP NO. 36511, IN THE CITY OF MORENO VALLEY COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 235, PAGES 96 AND 97 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER.



site plan

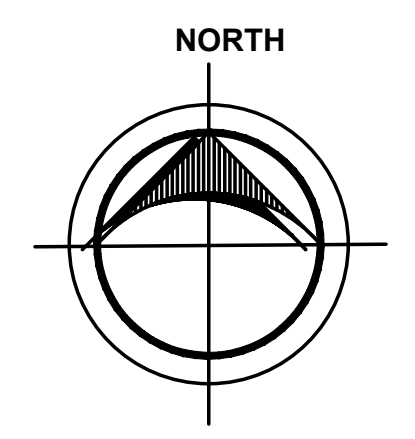
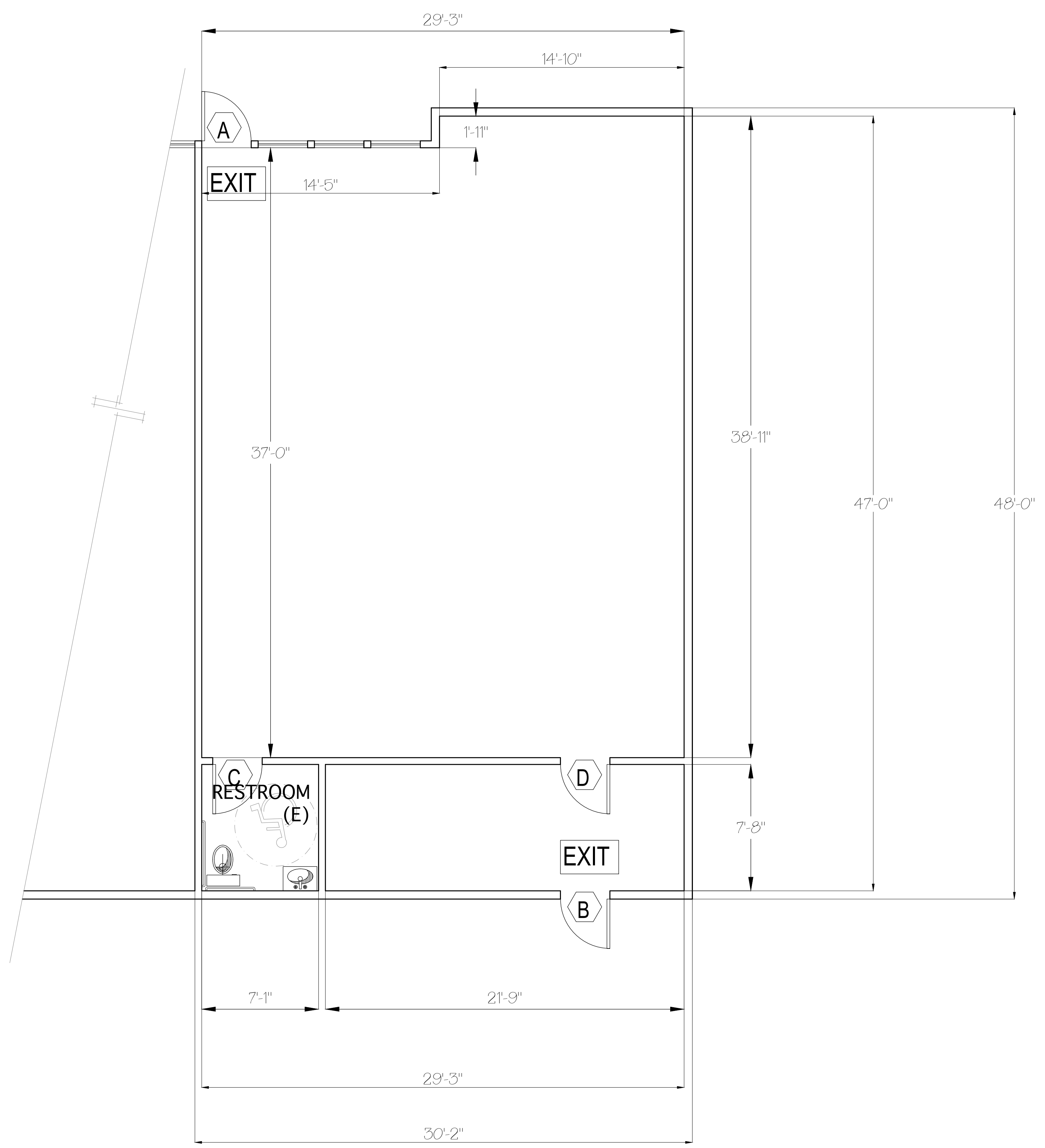
PEN 18-0208

ALL DRAWINGS, DESIGNS, SPECIFICATIONS REPRESENTED HEREIN ARE THE ORIGINAL AND UNPUBLISHED PROPERTY OF PLANS & PERMITS EXPRESS AND SHALL NOT BE REPRODUCED, DISCLOSED OR USED BY OTHERS WITHOUT PRIOR WRITTEN CONSENT OF PLANS & PERMITS EXPRESS. VIEWING THESE DOCUMENTS CONSTITUTES ACCEPTANCE OF THESE CONDITIONS. ALL RIGHTS RESERVED.

PLANS AND PERMITS EXPRESS
 Commercial & Residential Design
 1055 W 7TH SUITE 3300
 LOS ANGELES CA 90017
 Tel. 562-991-9537
 ● SHOPPING CENTERS
 ● TOWN HOUSES
 ● SINGLE FAMILY RESIDENCES

23031 SUNNYMEAD BLVD. UNIT "C"
MORENO VALLEY CA
 Attachment: Project Plans (Revision 1) (3435 : PEN18-0208 Cannabis Dispensary)

JOB NO.	18-051
DRAWN	V.R.
CHECKED	EP
SCALE	NOTED
DATE	01/16/19
SHEET NO.	A0



EXISTING DOOR SCHEDULE					
NO.	DOOR SIZE	DOOR	FRAME	HDWR. NOTES	NOTES
(A)	3'-0"X7'-0"	GL	ALUM	TEMPERED GLASS	
(B)	3'-0"X7'-0"	WD	EXT METAL	SOLID CORE	
(C)	3'-0"X6'-8"	WD.	WD	SOLID CORE	
(D)	2'-8"X6'-8"	WD	WD	SOLID CORE	

WINDOW SCHEDULE				
NO.	WINDOW SIZE	TYPE	MATERIALS	NOTES
1	6'-0"X4'-0"	SINGLE MIRROR	GLASS	TEMPERED GLASS

LEGEND

- INDICATES EXISTING 2 X STUD WALL
- INDICATES EXISTING WALL TO BE REMOVED
- INDICATES NEW 2X STUDS PARTITION WALL

existing floor plan

SCALE 1/4" = 1' - 0"

ALL DRAWINGS, DESIGNS, SPECIFICATIONS REPRESENTED HEREIN ARE THE ORIGINAL AND UNPUBLISHED PROPERTY OF PLANS & PERMITS EXPRESS AND SHALL NOT BE REPRODUCED, DISCLOSED OR USED BY OTHERS WITHOUT PRIOR WRITTEN CONSENT OF PLANS & PERMITS EXPRESS. VIEWING THESE DOCUMENTS CONSTITUTES ACCEPTANCE OF THESE CONDITIONS. ALL RIGHTS RESERVED.

PLANS AND PERMITS EXPRESS

Commercial & Residential Design

1055 W 7TH SUITE 3300
LOS ANGELES CA 90017
Tel. 562-991-9537

1.e

Attachment: Project Plans [Revision 1] (3435 : PEN18-0008 Cannabis Dispensary)

23031 SUNNYMEAD BLVD. UNIT "C"

MORENO VALLEY CA

JOB NO. 18-058

DRAWN V.R.

CHECKED EP

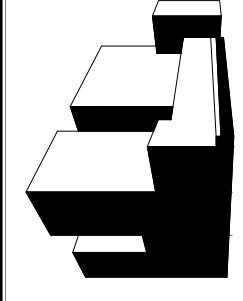
SCALE NOTED

DATE 01/14/19

SHEET NO.

A1

Packet Pg. 27



Commercial & Residential Design
 1055 W 7TH, SUITE 3300
 LOS ANGELES CA 90017
 Tel. 562-991-9537

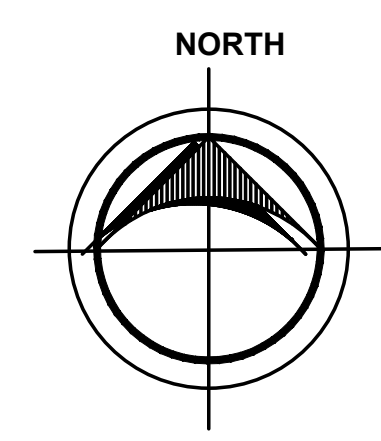
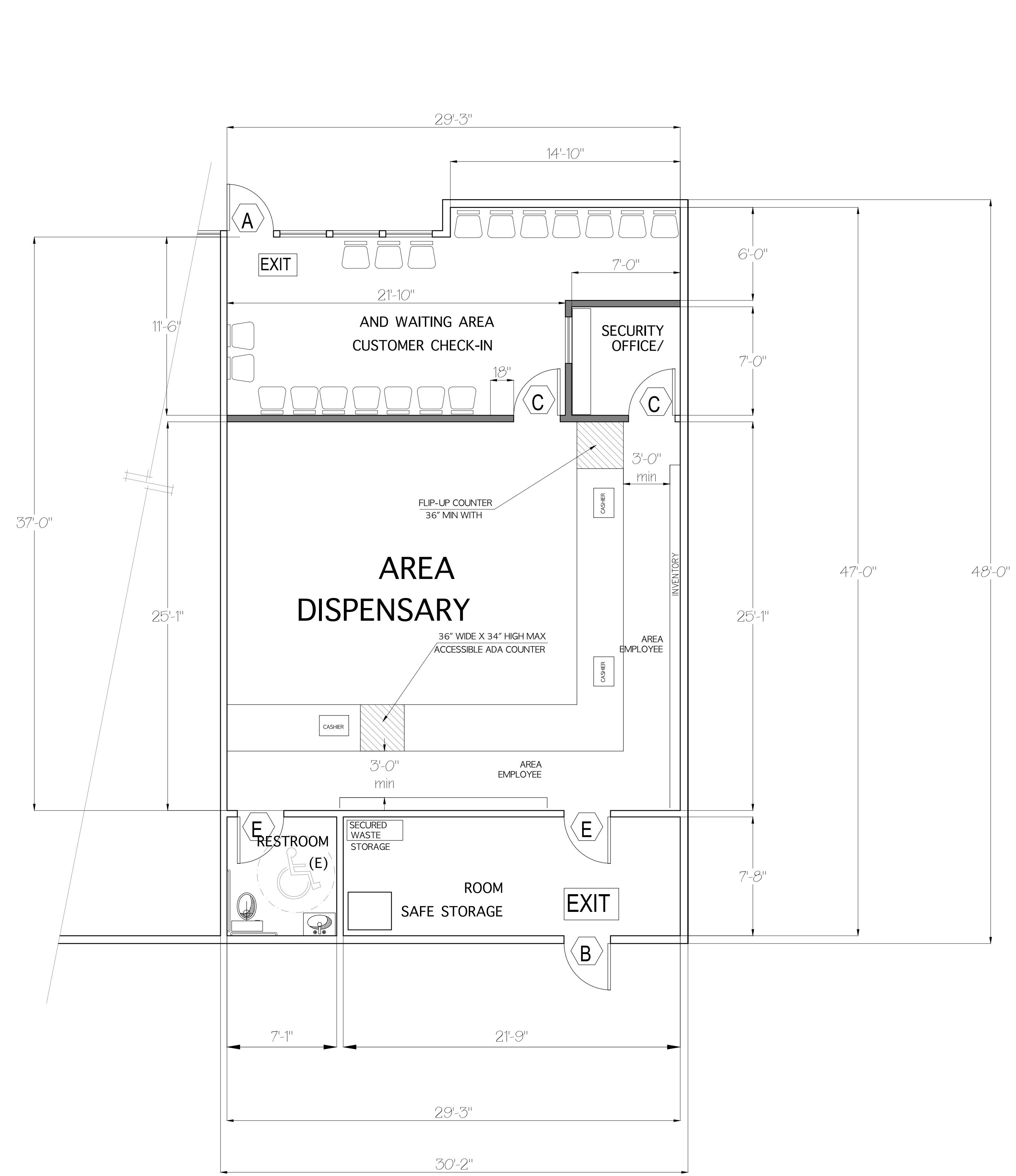
PLANS AND PERMITS EXPRESS

**23031 SUNNYMEAD BLVD. UNIT "C"
 MORENO VALLEY CA**

Attachment: Project Plans [Revision 1] (3435 : PEN18-0008 Cannabis Dispensary)

JOB NO.	18-058
DRAWN	V.R.
CHECKED	EP
SCALE	NOTED
DATE	01/14/19
SHEET NO.	

A1.1



NO.	DOOR SIZE	TYPE	DOOR	FRAME	HDWR. NOTES	NOTES
(A)	3'-0"X7'-0"	EXISTING	METAL	EXT METAL	EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT	
(B)	3'-0"X6'-8"	EXISTING	GLASS	ALUMN	TEMPERED GLASS	
(C)	3'-0"X6'-8"	NEW	WD.	WD	SELF CLOSING, 32" MIN CLEAR	
(D)	2'-8"X6'-8"	EXISTING	WD	WD	SOLID CORE, SELF CLOSING	
(E)	3'-0"X6'-8"	EXISTING	WD.	WD	SELF CLOSING, 32" MIN CLEAR	
(F)	12'-0"X12'-0"	EXISTING	METAL	EXT METAL	ROLL-UP	

NO.	WINDOW SIZE	TYPE	MATERIALS	NOTES
1	6'-0"X4'-0"	SINGLE MIRROR	GLASS	TEMPERED GLASS

LEGEND

- INDICATES EXISTING 2 X STUD WALL
- INDICATES EXISTING WALL TO BE REMOVED
- INDICATES NEW 2X STUDS PARTITION WALL

proposed floor plan

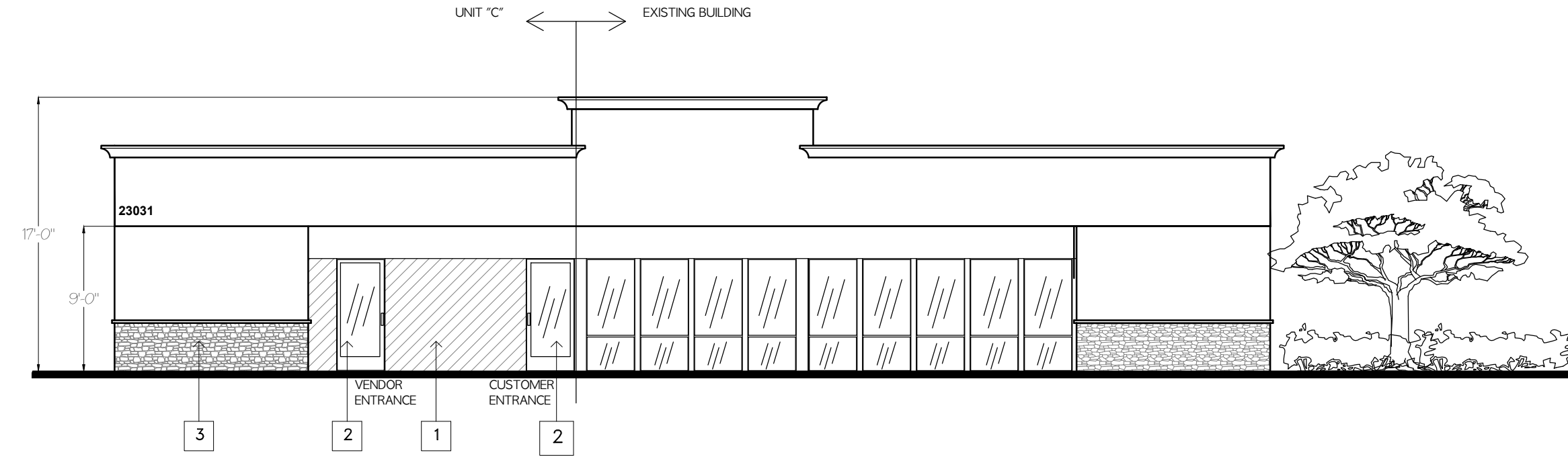
SCALE 1/4" = 1' - 0"

AREA: 1,400 SF.

ALL DRAWINGS, DESIGNS, SPECIFICATIONS REPRESENTED HEREIN ARE THE ORIGINAL AND UNPUBLISHED PROPERTY OF PLANS & PERMITS EXPRESS AND SHALL NOT BE REPRODUCED, DISCLOSED OR USED BY OTHERS WITHOUT PRIOR WRITTEN CONSENT OF PLANS & PERMITS EXPRESS. VIEWING THESE DOCUMENTS CONSTITUTES ACCEPTANCE OF THESE CONDITIONS. ALL RIGHTS RESERVED.

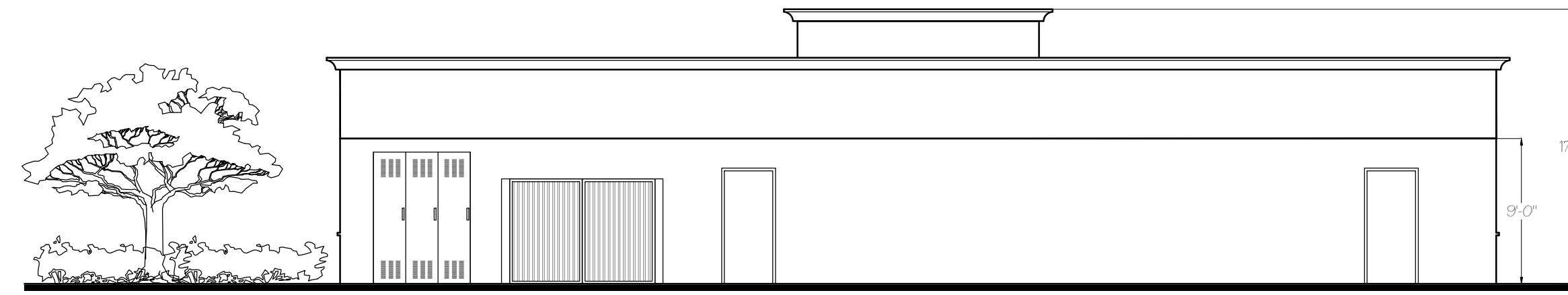
NOTES

- INDICATES EXTERIOR ELEVATION NOTES SEE NUMBERS BELOW
- 1. INDICATES INSTALL NEW FRAME EXTERIOR WALL WITH STUCCO FINISH AND COLOR TO MATCH EXISTING.
- 2. INDICATES INSTALL EXTERIOR TEMPERED GLASS DOOR.
- 3. EXISTING RUSTIC STONE VENEER.



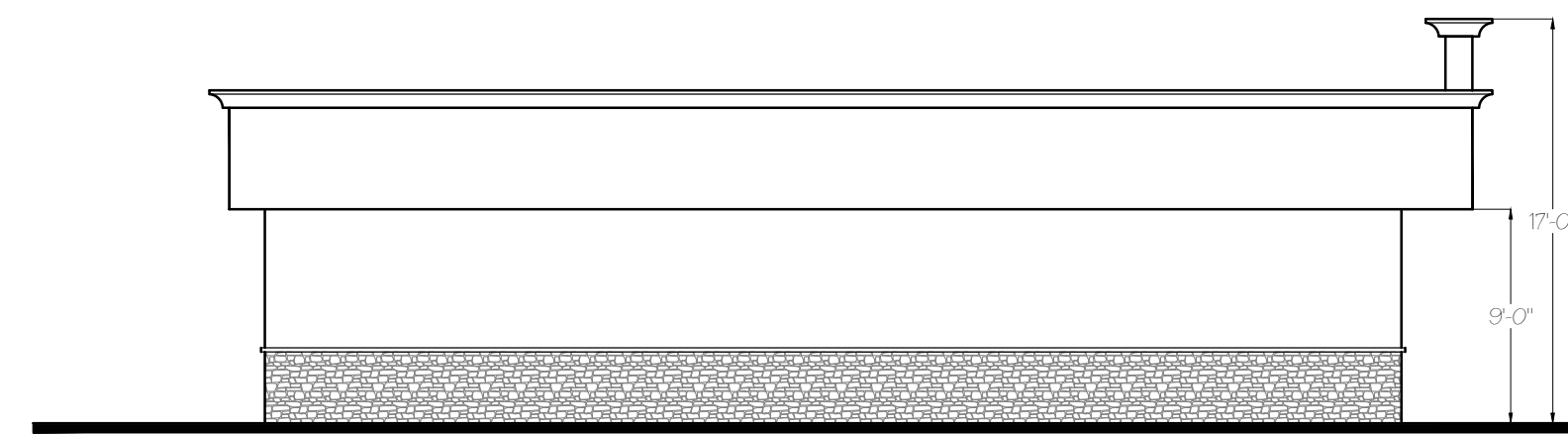
existing north elevation

SCALE 1/8" = 1' - 0"



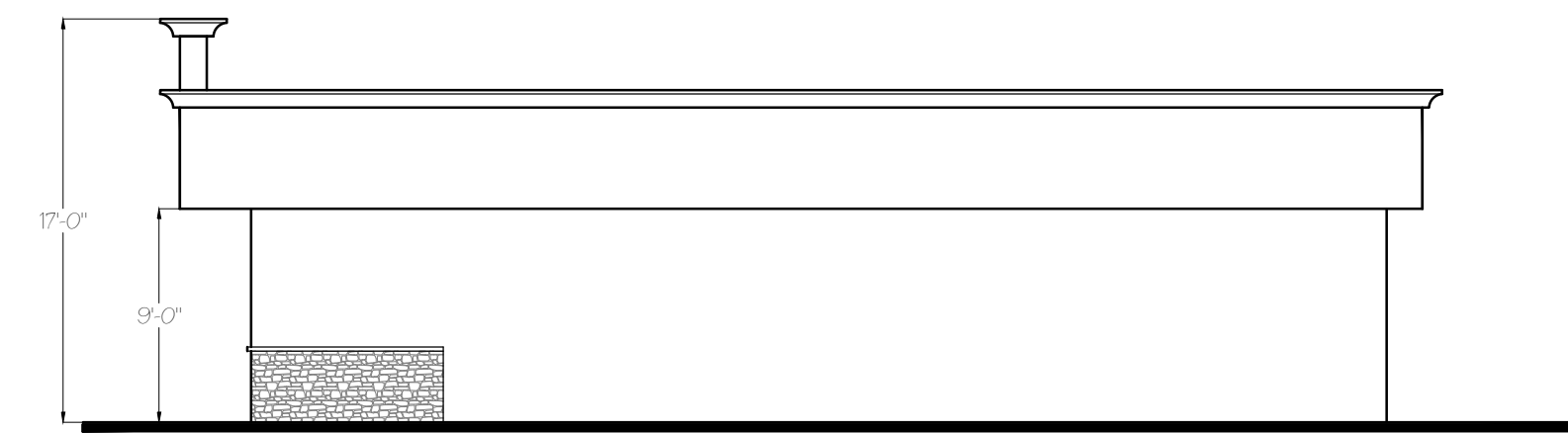
existing south elevation

SCALE 1/8" = 1' - 0"



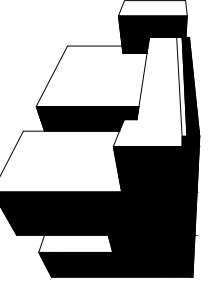
existing east elevation

SCALE 1/8" = 1' - 0"



existing west elevation

SCALE 1/8" = 1' - 0"



Commercial & Residential Design
 ● SHOPPING CENTERS
 ● TOWN HOUSES
 ● SINGLE FAMILY RESIDENCES

1055 W 7TH, SUITE 3300
 LOS ANGELES CA 90017
 Tel. 562-991-9537

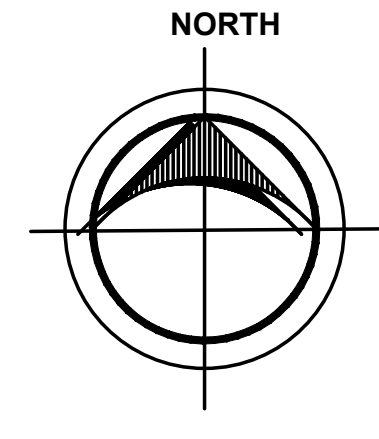
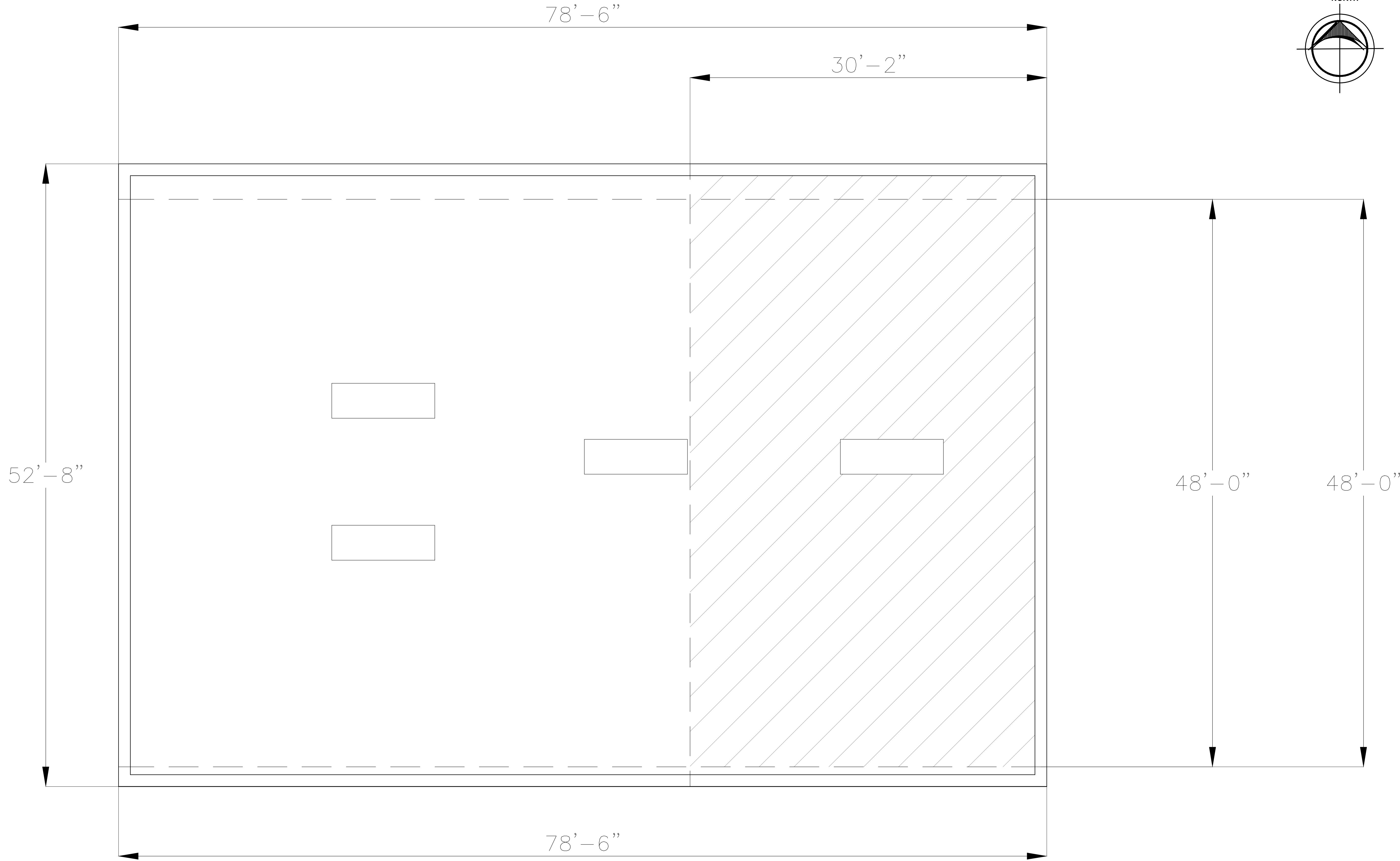
23031 SUNNYMEAD BLVD. UNIT "C"
MORENO VALLEY CA

Attachment: Project Plans [Revision 1] (3435 : PEN16-0008 Cannabis Dispensary)

JOB NO.	18-058
DRAWN	V.R.
CHECKED	EP
SCALE	NOTED
DATE	10/02/18
SHEET NO.	

A2

ALL DRAWINGS, DESIGNS, SPECIFICATIONS REPRESENTED HEREIN ARE THE ORIGINAL AND UNPUBLISHED PROPERTY OF PLANS & PERMITS EXPRESS AND SHALL NOT BE REPRODUCED, DISCLOSED OR USED BY OTHERS WITHOUT PRIOR WRITTEN CONSENT OF PLANS & PERMITS EXPRESS. VIEWING THESE DOCUMENTS CONSTITUTES ACCEPTANCE OF THESE CONDITIONS. ALL RIGHTS RESERVED.



ALL DRAWINGS, DESIGNS, SPECIFICATIONS REPRESENTED HEREIN ARE THE ORIGINAL AND UNPUBLISHED PROPERTY OF PLANS & PERMITS EXPRESS AND SHALL NOT BE REPRODUCED, DISCLOSED OR USED BY OTHERS WITHOUT PRIOR WRITTEN CONSENT OF PLANS & PERMITS EXPRESS. VIEWING THESE DOCUMENTS CONSTITUTES ACCEPTANCE OF THESE CONDITIONS. ALL RIGHTS RESERVED.

PLANS AND PERMITS EXPRESS

Commercial & Residential Design
 ● SHOPPING CENTERS
 ● TOWN HOUSES
 ● SINGLE FAMILY RESIDENCES

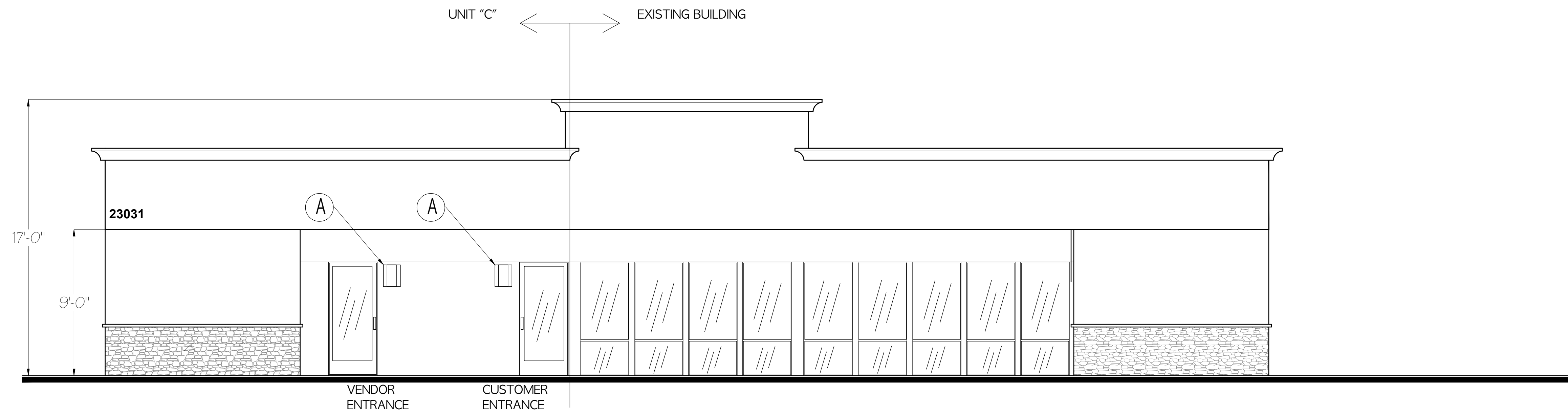
1055 W 7TH, SUITE 3300
 LOS ANGELES CA 90017
 Tel. 562-991-9537

**23031 SUNNYMEAD BLVD. UNIT "C"
 MORENO VALLEY CA**

Attachment: Project Plans [Revision 1] (3435 : PEN18-0008 Cannabis Dispensary)

JOB NO.	18-058
DRAWN	V.R.
CHECKED	EP
SCALE	NOTED
DATE	10/02/18
SHEET NO.	

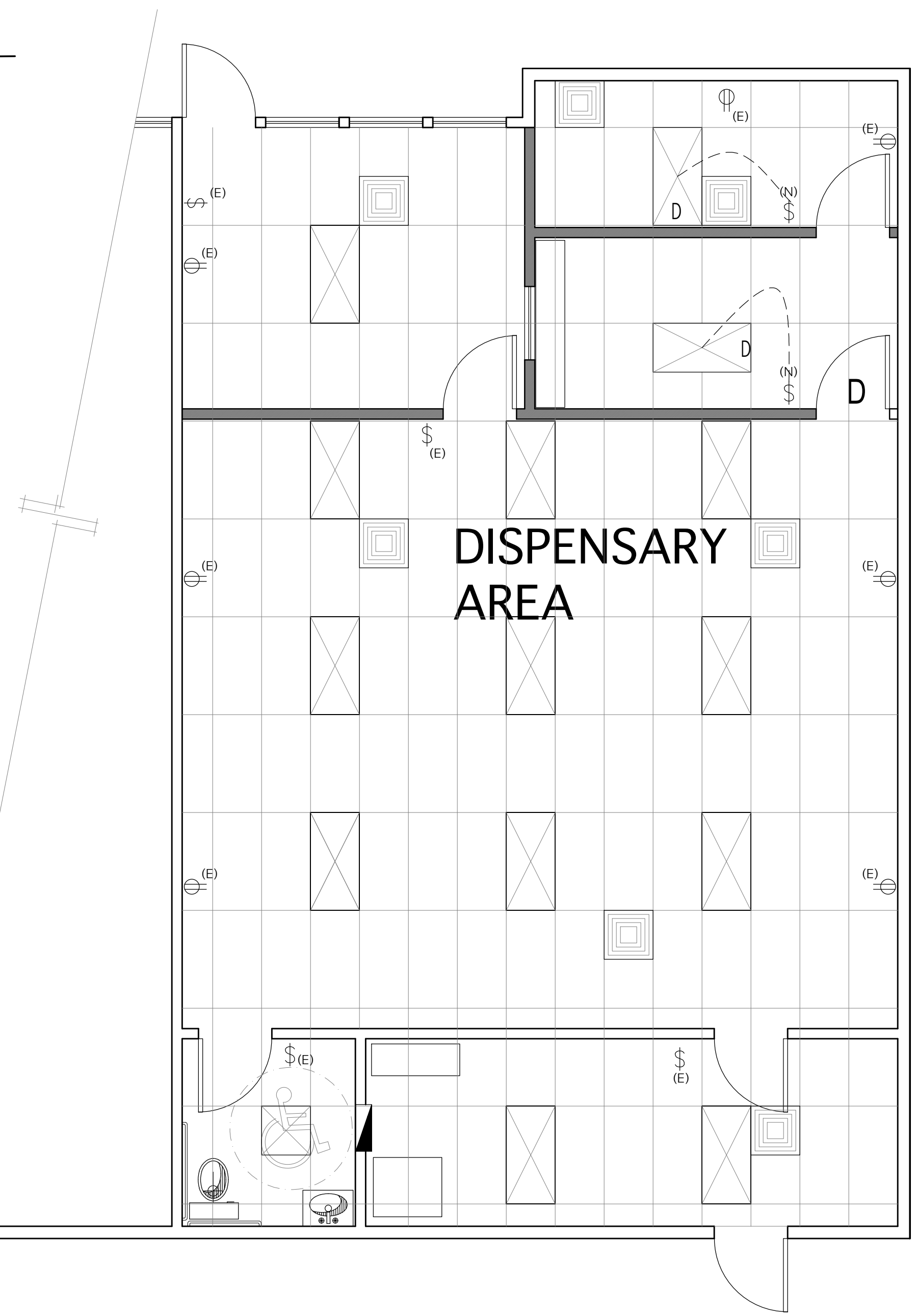
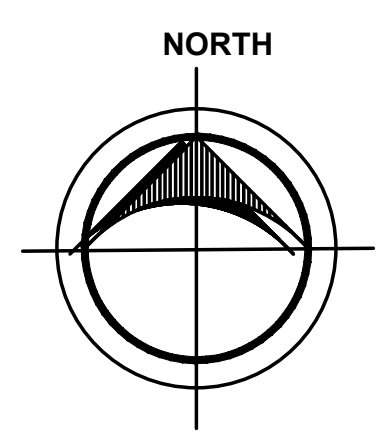
A3



LEGEND

(A) INDICATE 60W LED FIXTURE
W/SHATTER PROOF ENCLOSURE
BRANCHED FROM DAY LIGHT
TIMMER CONSTROLER

north elevation lighting
SCALE 1/4" = 1' - 0"



LEGEND

- (E) GFI DUPLEX OUTLET
- DUPLEX OUTLET
- (E) ELECT SWITCH
- (E) EXTRACTOR
- (E) RECESS LT
- (E) DIMMER SWITCH 1800 WATTS 15 AMP MIN, 120 V @ 44 AFF
- (N) OCCUPANCY SENSOR
- (EXIST) 2 X 4 FLUORESCENT 3-T8 LAMP FIXTURE
- NEW 2 X 4 FLUORESCENT 3-T8 LAMP FIXTURE TROFFER W/ DIMMABLE ELECTRONIC BALLAST
- (E) 2 X 2 FT LAMP
- (E) 1 X 4 FT LAMP
- (E) 100 AMP PANEL
- (E) 2X2 DIFUSER/RETURN

LEGEND

- INDICATES EXISTING 2 X STUD WALL
- INDICATES EXISTING WALL TO BE REMOVED
- INDICATES NEW 2X STUDS PARTITION WALL

lighting floor plan
SCALE 1/4" = 1' - 0"

PLANS AND PERMITS EXPRESS

Commercial & Residential Design
1055 W 7TH SUITE 3300
LOS ANGELES CA 90017
Tel. 562-991-9537

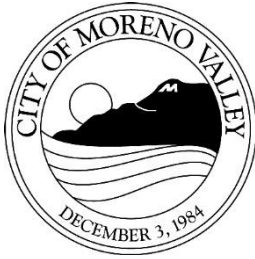
23031 SUNNYMEAD BLVD. UNIT "C"
MORENO VALLEY CA

JOB NO.	18-058
DRAWN	V.R.
CHECKED	EP
SCALE	NOTED
DATE	01/14/19
SHEET NO.	

E1

ALL DRAWINGS, DESIGNS, SPECIFICATIONS REPRESENTED HEREIN ARE THE ORIGINAL AND UNPUBLISHED PROPERTY OF PLANS & PERMITS EXPRESS AND SHALL NOT BE REPRODUCED, DISCLOSED OR USED BY OTHERS WITHOUT PRIOR WRITTEN CONSENT OF PLANS & PERMITS EXPRESS. VIEWING THESE DOCUMENTS CONSTITUTES ACCEPTANCE OF THESE CONDITIONS. ALL RIGHTS RESERVED.

Attachment: Project Plans [Revision 1] (3435 : PEN18-0008 Cannabis Dispensary)



PLANNING COMMISSION

STAFF REPORT

Meeting Date: March 14, 2019

CONDITIONAL USE PERMIT FOR A RETAIL CANNABIS DISPENSARY WITHIN AN EXISTING BUILDING AT 13121 PERRIS BOULEVARD

Case: PEN18-0214
Applicant: Zinc Santa Partners, LLC
Owner: George Zonos
Representative: Chris Francy
Location: 13121 Perris Boulevard Unit 108
Case Planner: Julia Descoteaux
Council District: 1

SUMMARY

The Applicant, Mr. Chris Francy, owner of Zinc Santa Partners, LLC, is requesting approval of a Conditional Use Permit (CUP) to allow a retail cannabis dispensary, "Cannatopia," within a 2,014 square foot retail space located at 13121 Perris Boulevard within an existing retail shopping center. This shopping center is located within the Specific Plan 204, Community Commercial (SP204CC) Zone. The applicant proposes to operate the store between 9:00 am and 10:00 pm, seven days per week. The proposed use is for retail sales of cannabis, and cannabis products to individuals 21 years of age or older. This project, as conditioned, is consistent with goals, policies and objectives of the City's General Plan and Municipal Code and therefore recommended for approval.

Background

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 has adopted Ordinances that regulate commercial cannabis businesses in the City; these ordinances are based on both federal and state laws.

Federal and State Laws

The Federal Controlled Substances Act classifies marijuana as a Schedule 1 Drug and makes it unlawful, under federal law, for any person to cultivate, manufacture, distribute, or possess with intent to manufacture, distribute, dispense, or possess. However, in 2016, Proposition 64 was approved by the voters in California (“The Adult Use Marijuana Act” or AUMA). AUMA established a comprehensive system to legalize, control and regulate the cultivation, processing, manufacturing, distribution, testing and sale of non-medical marijuana and products for use by adults 21 years of age and older. In addition, it allows taxation of commercial growth and retail sales of marijuana and marijuana products. Most recently, in 2017, then Governor Jerry Brown signed the “Medical and Adult-Use Cannabis Regulations and Safety Act” (MAUCRSA) which further amends prior statutory enactments.

City Regulations

On 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.

The City Council established the maximum number of permits allowable for each category with the adoption of Resolution No. 2018-94 in December 2018. The number of commercial cannabis permits was established at an overall maximum of 43 permits between the various types of cannabis businesses; the total number allowed in each category is as follows: dispensaries – 23 permits allowed; testing facilities – 2 permits allowed; cultivation - 8 permits allowed; manufacturing - 5 permits allowed; distribution (of products from licensee to licensee only) – 2 permits allowed; and microbusinesses - three permits allowed.

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

Step 1 – Business Permit 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 has issued provisional Commercial Cannabis Business Permits to 32 successful applicants.

Step 2 – Obtain a Conditional Use Permit. Municipal Code Section 9.09.290C2 requires that commercial cannabis businesses must obtain a Conditional Use Permit.

Step 3 – State approval. Commercial cannabis businesses must also obtain all State permits to operate lawfully.

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.

PROJECT DESCRIPTION

Cannatopia, Zinc Santa Partners LLC, received a provisional Commercial Cannabis Business Permit from the City of Moreno Valley on August 20, 2018 (Permit Number MVCCBP-R0001). An application for a Conditional Use Permit was submitted to the City on October 26, 2018, for consideration by the Planning Commission. The applicant has also applied for the necessary state permits.

Project

The applicant is requesting approval to establish a retail cannabis dispensary. The site is located at 13121 Perris Boulevard in a vacant, retail space within the existing shopping center located on the west side of Perris Boulevard north of Atwood Avenue (Assessor’s Parcel Number 482-050-038). The tenant space is approximately 2,014 square feet in area and contains one large open area and a restroom located to the rear, or west side of the tenant space. Proposed improvements to allow the retail cannabis business include development of a 285 square foot customer waiting area, and a 715 square foot display/sales area. The sales area also includes a “man-trap” or secured entry creating a controlled entrance and exit. The south portion of the space will consist of a secure storage room offices and security area. The proposed hours of operation for this retail use will be between 9 am and 10 pm, which is consistent with provisions in state law regulating hours of operation for retail cannabis businesses with the option of opening not before 6 a.m. and closing no later than 10 p.m. The conditions of approval placed on the project are consistent with the state law regulating hours.

Safety and Security Plan

The Safety and Security Plan 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. The requirement for the security plan is described in Condition No. 16. Some of the highlights of the Safety and Security Plan include the following:

- 1) Utilization of on-site security personnel to monitor the exterior and interior of the business premises.
- 2) Installation and maintenance of a security and a fire alarm system through a licensed alarm company.
- 3) Installation of a video surveillance system consisting of interior and exterior cameras and video recorders.
- 4) Controlled access.

The Safety and Security Plan ensures safety for both customers and employees of a commercial cannabis business. Exterior door, windows or other points of access within 20' of the premises will be under video surveillance and will be patrolled by a licensed security officer during hours of operation. Public access from the public waiting area into the display and sales area will be controlled and will utilize electronic sensors and cameras throughout all public and private areas. All surveillance videos will be made available to Police and Fire Departments upon their request.

The Municipal Code also requires two secured parking spaces be identified on a plot plan for use by vehicles involving the transfer of cannabis products or currency. Staff has interpreted spaces that are in proximity to entrances, monitored by cameras, and overseen by security people to meet this requirement. A condition of approval has been included to require identification of the two spaces on a plot plan to be incorporated into the security plan for the project.

Odor Control Plan

An Odor Control Plan was provided to demonstrate conformance with City requirements related to nuisance/odor; the plan states that an air quality mechanical system will be used that incorporates a two-part air filtering system with special odor absorbing filters and a specialty air exhaust system in the tenant space. These systems will ensure that any odors associated with the dispensary are not detectable outside the premises, including parking lots, public rights-of-way, and adjacent business locations or surrounding neighborhoods. Adjacent businesses included a take-out pizza restaurant and a smoke shop. The nearest sensitive uses to the site are two residences that are located within 100 feet from the rear of the cannabis dispensary. Condition No. 41 specifies that odor control devices and techniques shall be incorporated in all premises to ensure that odors from cannabis products are not detectable offsite, or anywhere on the premises.

Surrounding Area

The project site is located within the small existing shopping center on the west side of Perris Boulevard north of Atwood Avenue zoned Community Commercial in the Specific Plan 204. The tenants directly adjacent to the proposed cannabis dispensary include a massage business, a smoke shop and a liquor market directly across the drive aisle.

Properties to the north include existing commercial businesses within the existing center. Properties to the south are zoned Community Commercial (SP204CC), and are improved with single-family residences most of which are occupied. It is noted that a separate cannabis dispensary application has been submitted and is under review by the City for the property at 24985 Atwood approximately 100' from the project suite. Properties to the west are zoned residential and within the Specific Plan Village Residential (SP204VR) zone.

Access/Parking

Access to the site is from existing driveways on Perris Boulevard and Atwood Avenue. The two-building shopping center contains approximately 13,552 square feet within the 9,152 square foot westerly building and the 4,400 square foot easterly building, and includes fifty-one parking spaces. The project was approved and built prior to the adoption of the City's current parking standards. The existing parking lot includes 51 spaces, whereas 60 spaces would be needed under the City's current standard for retail. It is not anticipated that parking will be an issue for this site based on the mix of uses at the center and further, additional parking opportunity exists because of reciprocal access between this parcel and the commercial building to the north.

Design/Landscaping

The project will not involve any expansion of the existing building size. Conditions of approval will require the applicant to paint the building to match the center and add landscaping to the planter area along Atwood Avenue from the westerly property line to the east side of the driveway approach per the plans. Additionally, the applicant will reconstruct the existing driveway approach at the Atwood driveway. A Special Condition requires the Applicant to remove any graffiti on their leasable space within 24 hours of the occurrence.

REVIEW PROCESS

In compliance with the Municipal Code, the Project Review Staff Committee (PRSC) reviewed this project on December 5, 2018. Based on the review, it was determined that no further site plan changes were required, and that the project will be consistent with the City's requirements subject to the conditions of approval in the attached Resolution.

ENVIRONMENTAL

This project is a retail use within an existing tenant space in the existing shopping center. As designed and conditioned, this project qualifies for a Class 1 exemption from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 for Existing Facilities.

NOTIFICATION

The public hearing notice for this project was published in the local newspaper on March 1, 2019. Public notices were mailed to all property owners of record within 300 feet of the project site on February 28, 2019. The public hearing notice for this project was posted on site on March 1, 2019.

REVIEW AGENCY COMMENTS

The project application materials were circulated for review by all appropriate City Departments and Divisions, as well as applicable outside Agencies. Throughout the review process, comments and proposed conditions of approval were provided in writing to the Applicant. As applicable, conditions of approval have been included in the Resolution, recommending approval of the project to the Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2019-13, and thereby:

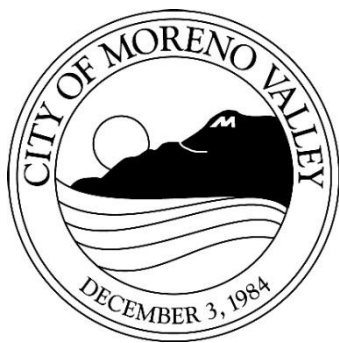
1. **CERTIFY** that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1) Existing Facilities; and
2. **APPROVE** PEN18-0214 Conditional Use Permit subject to the attached Conditions of Approval included as Exhibit A.

Prepared by:
Julia Descoteaux
Associate Planner

Approved by:
Patty Nevins
Planning Official

ATTACHMENTS

1. 300' Site Notice
2. Radius Map
3. 2019-13 Resolution for PEN18-0214
4. Exhibit A to Resolution 2019-13 Conditions of Approval
5. Project Plans



This may affect your property

Notice of PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held by the Planning Commission of the City of Moreno Valley on the following item(s):

Project: PEN18-0214
Applicant: Zinc Santa Partners
Owner: George Zonos
Representative: Chris Francy
A.P. No(s): 482-050-038
Location: 13121 Perris Boulevard
Proposal: A Conditional Use Permit for a Retail Commercial Cannabis Distribution Facility located in the Village Community Commercial (VCC) zone of the Village Specific Plan 204.

Council District: 1

The project has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) Guidelines and it was determined that the project will not have a significant effect on the environment. A finding that the project is exempt from the provisions of CEQA as a Class 1 Categorical Exemption in accordance with CEQA Guidelines Section 15301 for Existing Facilities is being recommended for the project.

A public hearing before the Planning Commission has been scheduled for the proposed project. Any person interested in commenting on the proposal and recommended environmental determination may speak at the hearing or provide written testimony at or prior to the hearing. The project application, supporting plans and environmental documents may be inspected at the Community Development Department at 14177 Frederick Street, Moreno Valley, California during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. to 4:30 p.m., Friday), or you may telephone (951) 413-3206 for further information.

The Planning Commission, at the Hearing or during deliberations, could also consider and approve changes or alternatives to the project. If you challenge this project, including any modifications considered for the project, in court, you may be limited

to raising only those items you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.



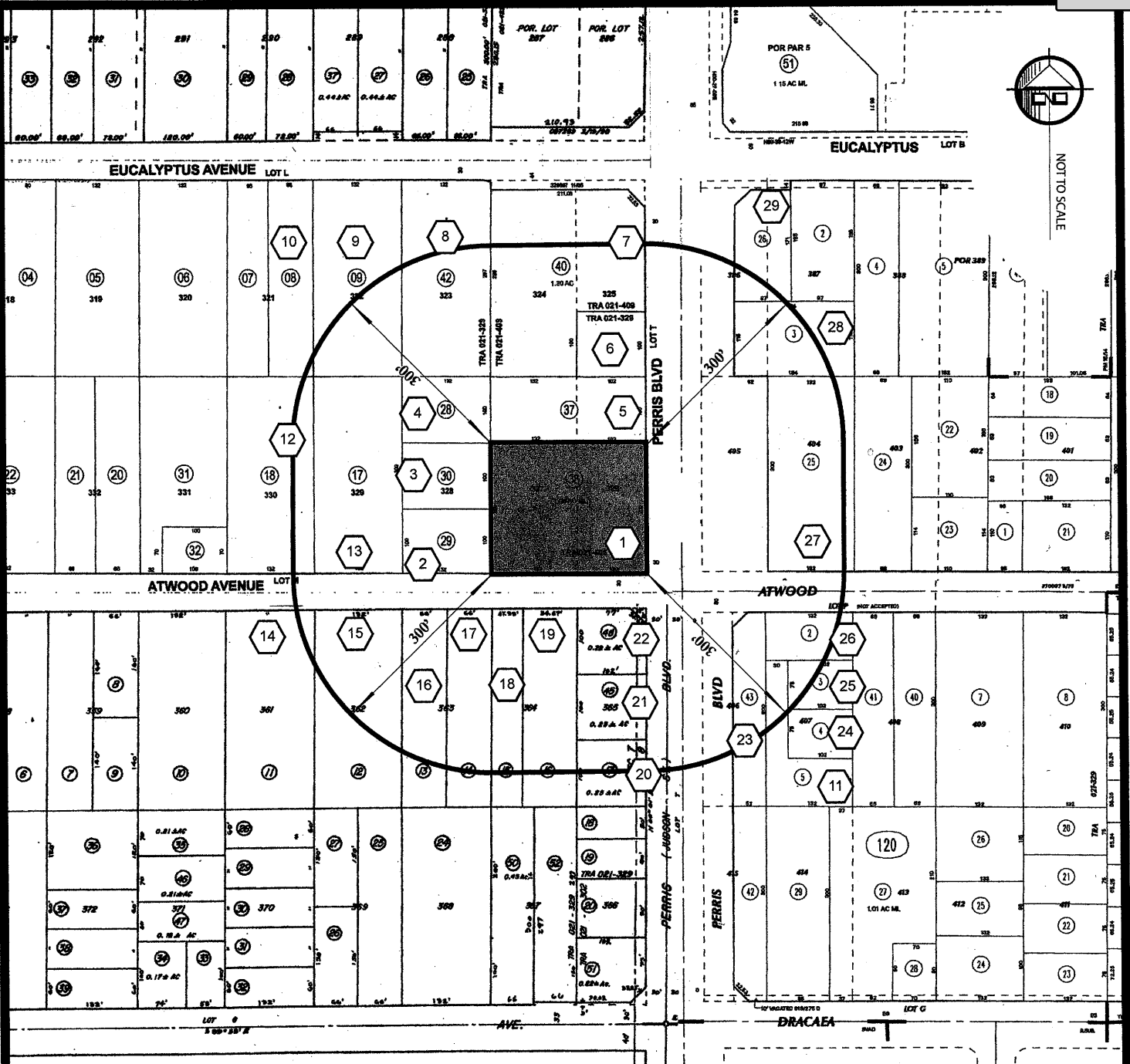
LOCATION N ↑

PLANNING COMMISSION HEARING

City Council Chamber, City Hall
 14177 Frederick Street
 Moreno Valley, Calif. 92553



DATE AND TIME: March 14, 2019 at 7:00 P.M.
CONTACT PLANNER: Julia Descoteaux
PHONE: 951.413.3209

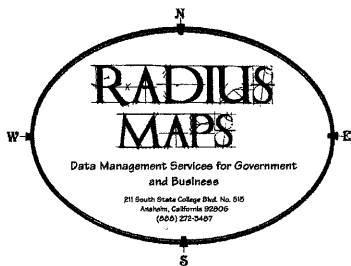
Upon request and in compliance with the Americans with Disabilities Act of 1990, any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



NOT TO SCALE

MAP LEGEND

-  Indicates Map key Number
-  Indicates Assessor's Parcel Number



Public Notification
Boundary

For
 13121 Perris Blvd.
 Moreno Valley CA 92553
 APN 482-050-038

January 17, 2019
 JN 19019

Attachment: Radius Map (3457 : PEN18-0214 CONDITIONAL USE PERMIT)

PLANNING COMMISSION RESOLUTION NO. 2019-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING CONDITIONAL USE PERMIT APPLICATION (PEN18-0214) FOR A RETAIL CANNABIS DISPENSARY "CANNATOPIA" IN A TENANT SPACE OF APPROXIMATELY 2,014 SQUARE FEET WITHIN AN EXISTING COMMERCIAL CENTER LOCATED AT 13121 PERRIS BOULEVARD, SITE LOCATED ON THE WEST SIDE OF PERRIS BOULEVARD AT ATWOOD AVENUE (ASSESSOR'S PARCEL NUMBER 482-050-038)

WHEREAS, Mr. Chris Francy, Owner of Zinc Santa Partners, LLC, has filed an application for the approval of Conditional Use Permit (CUP) PEN18-0214 for development of a 2,014 square foot Commercial Cannabis Dispensary, 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 the Municipal Code, 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 March 1, 2019 Public notice was sent to all property owners of record within 300 feet of the project site on February 28, 2019. The public hearing notice for this project was also posted on the project site on March 1, 2019; and

WHEREAS, on March 14, 2019, the Planning Commission held a public hearing to consider the application; and

WHEREAS, on March 14, 2019, 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, 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 March 14, 2019, including written and oral staff reports, public testimony and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

1. **Conformance with General Plan Policies** – The proposed use is consistent with the General Plan, and its goals, objectives, policies and programs.

FACT: State Planning Law required cities and counties to set forth goals, policies, and implementation programs for the long term physical development of the community. Section 65302 (a) of the Government Code requires preparation of a land use element which designates the proposed general distribution and general location of the uses of land for housing, business, industry, public buildings, and open space. The proposed development is located within the Commercial (C) land use designation of the Moreno Valley General Plan.

The CUP has been evaluated against General Plan Objective 2.4, which states “provide commercial areas within the City that are conveniently located, efficient, attractive, and have safe and easy pedestrian and vehicular circulation in order to serve the retail and service commercial needs of Moreno Valley residents and businesses” and staff has confirmed that the proposed project does not conflict with any of the goals, objectives, policies, and programs of the General Plan. The addition of a new, retail cannabis dispensary will provide an efficient retail use with safe and easy pedestrian and vehicle circulation that will provide a convenience to the surrounding neighborhood.

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

FACT: The proposed project is within the Specific Plan 204 Community Commercial (SP204CC) zoning district. Municipal Code Section 9.02.290 C 2 (Cannabis Business Locations and Use), requires a Conditional Use Permit in order to lawfully operate all commercial cannabis activities including dispensaries. The proposed Conditional Use Permit for a cannabis dispensary will comply with the Municipal Code Section 9.09.290 Commercial Cannabis Activities, which provides standards for cannabis dispensaries. The proposed dispensary will be located within a 2,014 square foot tenant space in the shopping center.

The project is designed in accordance with the provisions of Section 9.04 Commercial Districts, Section 9.16 Design Guidelines of the City's Municipal Code. The project as designed and conditioned would comply with all applicable zoning standards.

- 3. Health, Safety and Welfare** – The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

FACT: The proposed commercial cannabis business will operate in an existing 2,014 square foot retail space within the existing retail shopping center. This proposed use will be consistent with General Plan Goal 6.1. The proposed project will be operated consistent with the Applicant's Security Plan that includes physical planning strategies that maximize the surveillance opportunities via security guards, surveillance cameras and equipment. Therefore, the proposed business is consistent with General Plan Goal 6.1.

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 Existing Facilities.

- 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 Commercial (C) General Plan and Specific Plan 204 Community Commercial (SP204CC) zoning designations. The proposed commercial cannabis dispensary will be within an existing tenant space of approximately 2,014 square feet in the commercial center. Only interior tenant improvements, consistent with applicable federal, state and local regulations, are proposed. The project is located within the SP204CC zone and can be established by a Conditional Use Permit.

In addition, 13121 Perris Boulevard is located further than 600' from any public or private school providing instruction in kindergarten or grades 1 through 12, and from day care centers, youth centers, or arcades.

Overall, the proposed project has been found to be consistent with the applicable objectives, goals and policies outlined in the City's General Plan, and is compatible with the existing land uses in the project area.

This project as proposed, conforms to all development standards of the Specific Plan 204 Community Commercial (SP204CC) zone and the design

guidelines for commercial developments prescribed in the City’s Municipal Code and City Landscape Standards.

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2019-13, and thereby:

1. **CERTIFY** that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1) Existing Facilities; and
2. **APPROVE** PEN18-0214 Conditional Use Permit subject to the attached Conditions of Approval included as Exhibit A.

APPROVED this 14th day of March, 2019.

Jeffrey Barnes
Chair, Planning Commission

ATTEST:

Patty Nevins, Planning Official
Secretary to the Planning Commission

APPROVED AS TO FORM:

City Attorney

Exhibit A

Attachment: 2019-13 Resolution for PEN18-0214 [Revision 1] (3457 : PEN18-0214 CONDITIONAL USE PERMIT)

CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Conditional Use Permit (PEN18-0214)

EFFECTIVE DATE:
 EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
2. In the event the use hereby permitted ceases operation for a period of one (1) year or more, or as defined in the current Municipal Code, this permit may be revoked in accordance with provisions of the Municipal Code. (MC 9.02.260)
3. This project is located within Specific Plan 204 Community Commercial. The provisions of the specific plan, the design manual, their subsequent amendments, and the Conditions of Approval shall prevail unless modified herein. (MC 9.13)
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. (MC 9.09.290.E4i)
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 reviewed under separate permit.
8. All site plans, grading plans, landscape plans and proposed signage shall be coordinated for consistency with this approval.

Special Conditions

9. The site has been approved for a retail Cannabis Dispensary located at 13121 Perris Boulevard, Unit 109 (approximately 2,014 square feet) per the approved plans and per the requirements of the City's Municipal Code (MC) Section 9.09.290 Commercial cannabis activities, 9.09.293 Cannabis Business locations and use, and 5.05 Commercial Cannabis Activity. A change or modification to the interior design/set-up, exterior elevations or business process (including security procedures) shall require separate review and approval. For a Conditional Use Permit, violation may result in revocation per MC Section 9.09.290 F and 9.02.260.
10. Daily hours of operation for the retail dispensary may start no earlier than 6:00 am and end no later than 10:00 pm, Sunday through Saturday.
11. Prior to Building Final or Certificate of Occupancy, the applicant shall install required landscaping along the Atwood Avenue frontage from the westerly parcel line to just east of the Atwood driveway, per the approved plans.
12. Prior to Building Final or Certificate of Occupancy, the applicant shall paint the building to ensure be compatible with the commercial center as identified on the color board submitted to the City.
13. No person associated with this retail cannabis business 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))
14. 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))
15. 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))
16. No cannabis or marijuana raw 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)(4)(b))
17. 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))

18. No delivery service (retail) of any cannabis products is allowed. All distribution of cannabis must be conducted within the enclosed building area of the dispensary property between the seller and buyer. (MC 9.09.290 (E)(4)(e))
19. 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))
20. 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))
21. 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))
22. A fire sprinkler system shall be installed for this project as required by the Municipal Code Section 9.09.290. An approved automatic fire sprinkler system, designed in compliance with the California Fire Code is required in every building that houses a commercial cannabis business. This is a minimum standard and does not preclude the city from imposing additional fire prevention measures as deemed necessary by the fire marshal (MC 9.09.290 (E)(7)(d))
23. From a public right-of-way, no exterior evidence of commercial cannabis dispensing (including raw materials, marijuana plants or other cannabis or cannabis-infused products) shall be visible except for any signage authorized as part of the CUP approval and separately issued signage permit. (MC 9.09.290 (E)(8)(b))
24. 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))
25. 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 courtering 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))
26. Prior to approval of tenant improvement plans, a point by point lighting plan for the parking lot, which considers both existing and proposed lighting sources, shall be reviewed and approved by the Planning Division.
27. 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))

28. 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))
29. Waste and storage and disposal of all marijuana and cannabis products shall meet all applicable state and local health regulation. (MC 9.09.290 (E)(13))
30. Odor control devices and techniques in accordance with the Odor Control Plan submitted shall be incorporated in all licensed premises to ensure that odors from cannabis or marijuana are not detectable offsite (anywhere outside of the licensed premises) per MC 9.09.290.E14a and b.
31. Licensee shall prohibit loitering by individuals outside the licensed premises or anywhere on the property. (MC 9.09.290 (E)(14)(c))
32. 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))
33. 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.
34. Prior to issuance of Certificates of Occupancy or building final, the required landscaping and irrigation shall be installed, and inspected and approved by the Planning Division. (DC 9.03.040)
35. The shopping center 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.
36. 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.E10)
37. 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

38. Prior to Building Final and 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))
39. The Security Plan approved with this CUP and 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, approval and inclusion in the Conditional Use Permit file.
40. A permitted commercial cannabis business shall implement sufficient security measures to deter and prevent the unauthorized entrance into areas containing cannabis or cannabis products, and to deter and prevent the theft of cannabis or cannabis products at the commercial cannabis business in accordance with their Security Plan. These security measures shall include, but shall not be limited to, all of the measures identified in Chapter 5.05 of the Municipal Code.

Miscellaneous Operating Requirements

41. Persons under the age of twenty-one (21) years shall not be allowed on the premises of an A-Type commercial cannabis business and shall not be allowed to serve as a driver for a mobile delivery service. 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. Persons under the age of eighteen (18) years shall not be allowed on the premises of an M-Type commercial cannabis business. (MC5.05.310 (H)(1))

Economic Development Department (EDD)

42. New Moreno Valley business are encouraged to hire local residents.
43. 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:
 - Job Announcements
 - Applicant testing / pre-screening
 - Interviewing
 - Job Fair support
 - Training space

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

44. 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.

Building and Safety Division

45. 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.
46. Contact the Building Safety Division for permit application submittal requirements.
47. Any construction within the city shall only be completed between the hour of seven a.m. to seven p.m. Monday through Friday, excluding holidays and from eight a.m. to four p.m. on Saturday, unless written approval is obtained from the city building official or city engineer (Municipal Code Section 8.14.040.E).
48. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
49. The proposed development is subject to the payment of applicable processing fees as required by the City's current Fee Ordinance at the time a building permit application is submitted or prior to the issuance of permits as determined by the City.
50. 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.
51. The proposed project's occupancy shall be classified by the Building Official and must comply with exiting, occupancy separation(s) and minimum plumbing fixture requirements. Minimum plumbing fixtures shall be provided per the 2016 California Plumbing Code, Table 422.1. The occupant load and occupancy classification shall be determined in accordance with the California Building Code.
52. All remodeled structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Code, (CBC) Part 2, Title 24, California Code of Regulations including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc. The current code edition is the 2016 CBC.
53. Restroom facilities must be provided for public use. Single accommodation restroom may be used for both employees and customers. 2016 California Plumbing Code 422.4
54. Prior to permit issuance, every applicant shall submit a properly completed Waste Management Plan (WMP), as a portion of the building or demolition permit process. (MC 8.80.030)

FIRE DEPARTMENT

Fire Prevention Bureau

55. 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[1])

56. All restricted access and egress devices shall be approved by the Building and Fire Departments and be in compliance with the 2016 CBC.
57. 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.
58. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
59. 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)

PUBLIC WORKS DEPARTMENT

Land Development Division

60. Prior to issuance of a Certificate of Occupancy or Building Final, all applicable inspection fees shall be paid.
61. Any work performed in the public right-of-way requires an encroachment permit.
62. The developer shall comply with all applicable City ordinances and resolutions including the City's Municipal Code (MC) and if subdividing land, the Government Code (GC) of the State of California, specifically Sections 66410 through 66499.58, said sections also referred to as the Subdivision Map Act (SMA). [MC 9.14.010]
63. 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.

64. Prior to issuance of a Certificate of Occupancy or Building Final, all outstanding fees shall be paid.
65. Prior to Building Final or Certificate of Occupancy, the existing driveway on Atwood Avenue shall be reconstructed per City Standard MVS-112A-0

PROPERTY INFORMATION:
 ADDRESS: 13121 PERRIS BLVD. UNIT 108, MORENO VALLEY, CA
 ASSESSOR PARCEL NO: **482-050-038**

SITE & BUILDING DATA
 LOT AREA: **46,173 SF**
 LAND USE: **COMMERCIAL "C"**
 ZONING DESIGNATION: **"SPECIFIC PLAN 204 COMMUNITY COMMERCIAL"**
 LEGAL DESCRIPTION: LOTS 326 AND 327 OF EDMONT GARDENS, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 15, PAGE 90 OF MAPS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. EXCEPTING THEREFROM THE NORTH 100.00 FEET

SHEET INDEX

SITE PLAN & GENERAL NOTES	A0
EXISTING FLOOR PLAN	A1
PROPOSED FLOOR PLAN	A1.1
EXISTING ELEVATIONS	A2
EXISTING ROOF PLAN	A3
ODOR PLAN	A1.2
ELEVATION LIGHTING	A1.3
EGRESS PLAN	A4
SECURITY CAMERA PLAN	A5
GENERAL NOTES	G1

SCOPE OF WORK:

TENANT IMPROVEMENT PROPOSED DISPENSARY OF CANNABIS PRODUCTS

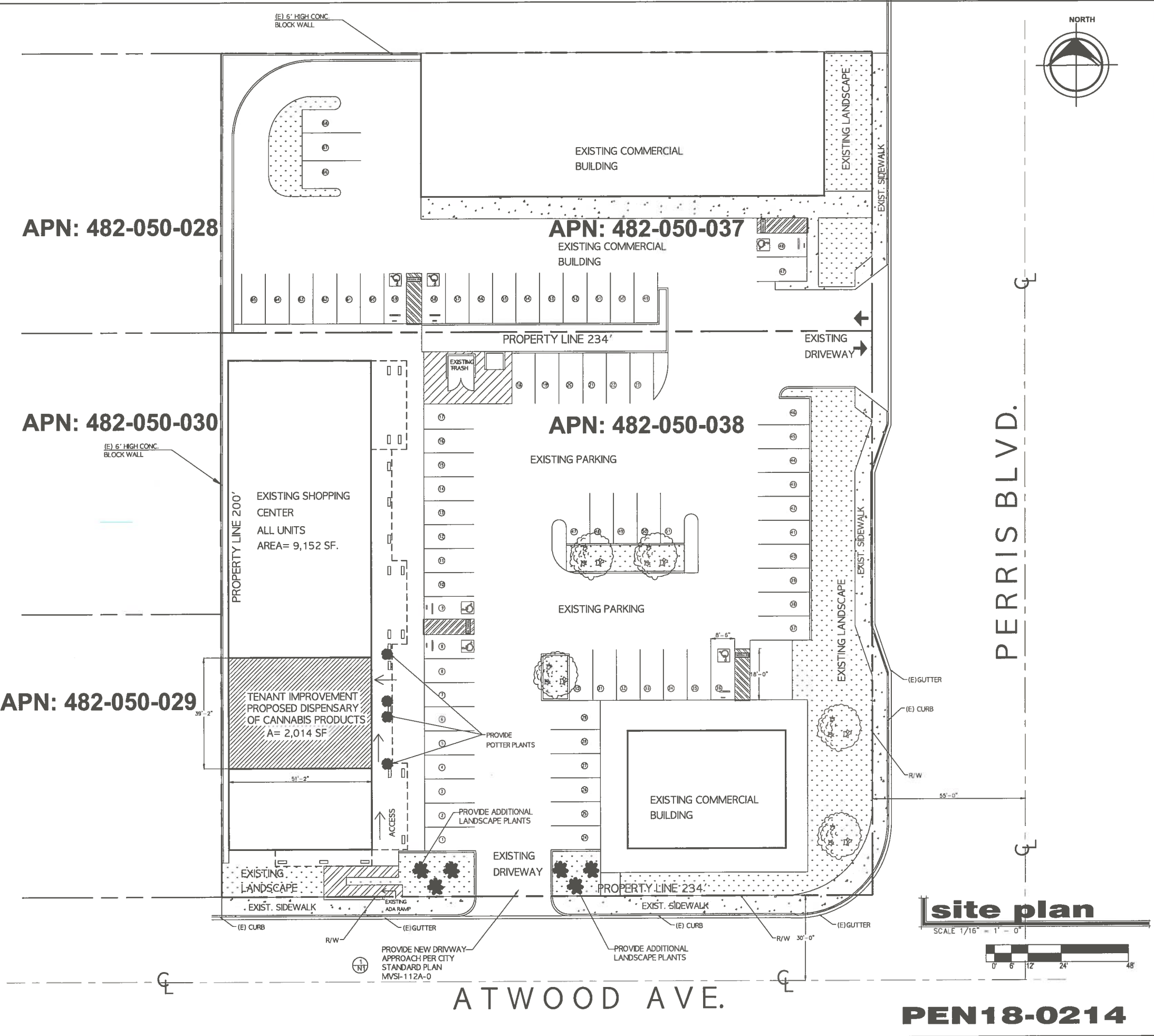
APPLICANT
ZINC SANTA PARTNERS, LLC.
 CONTACT:
 CHRIS FRANCY 714-642-8320
 15 MAC ARTHUR PL. UNIT 2106
 SANTA ANA, CA. 92707
 CHRIS@CANNEDGE.COM

APPLICABLE CODES:

ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES AND LOCAL ORDINANCES:

- 2018 CALIFORNIA BUILDING CODE
- 2018 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2018 GREEN BUILDING
- 2015 CALIFORNIA ENERGY CODE

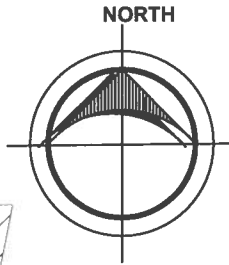
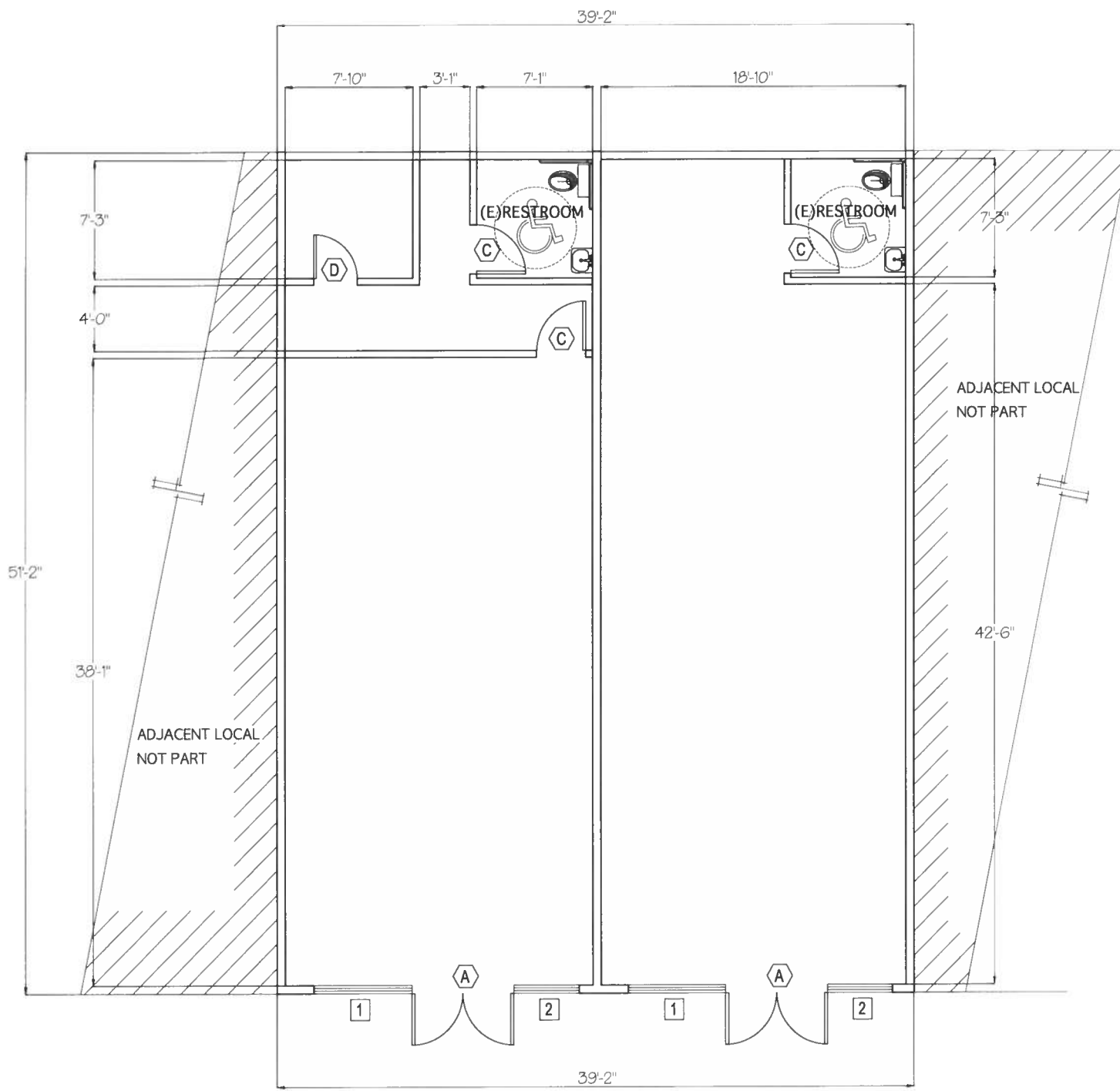
VICINITY MAP



PLANS AND PERMITS EXPRESS
 Commercial & Residential Design
 1055 W 7TH, SUITE 3300
 LOS ANGELES CA 90017
 TEL: 562-991-9537

**13121 PERRIS BLVD. UNIT 108
 MORENO VALLEY CA**

JOB NO. 18-059
 DRAWN V.R.
 CHECKED EP
 SCALE NOTED
 DATE 03/07/19
 SHEET NO. **A0**



existing floor plan
SCALE 1/4" = 1' - 0"

PLANS AND PERMITS EXPRESS



Commercial & Residential Design
 ● SHOPPING CENTERS
 ● TOWN HOUSES
 ● SINGLE FAMILY RESIDENCES
 1065 W 7TH, SUITE 3000
 LOS ANGELES CA 90017
 Tel. 562-991-9537

**13121 PERRIS BLVD. UNIT 108
 MORENO VALLEY CA**

JOB NO.	18-059
DRAWN	VR
CHECKED	EP
SCALE	NOTED
DATE	01/30/19
SHEET NO.	

A1

ALL DRAWINGS, LESSONS, SPECIFICATIONS REPRESENTED HEREIN ARE THE ORIGINAL AND UNPUBLISHED PROPERTY OF PLANS & PERMITS EXPRESS AND SHALL NOT BE REPRODUCED, DISCLOSED OR USED BY OTHERS WITHOUT PRIOR WRITTEN CONSENT OF PLANS & PERMITS EXPRESS. VIEWING THESE DOCUMENTS CONSTITUTES ACCEPTANCE OF THESE CONDITIONS. ALL RIGHTS RESERVED.



PLANS AND PERMITS EXPRESS

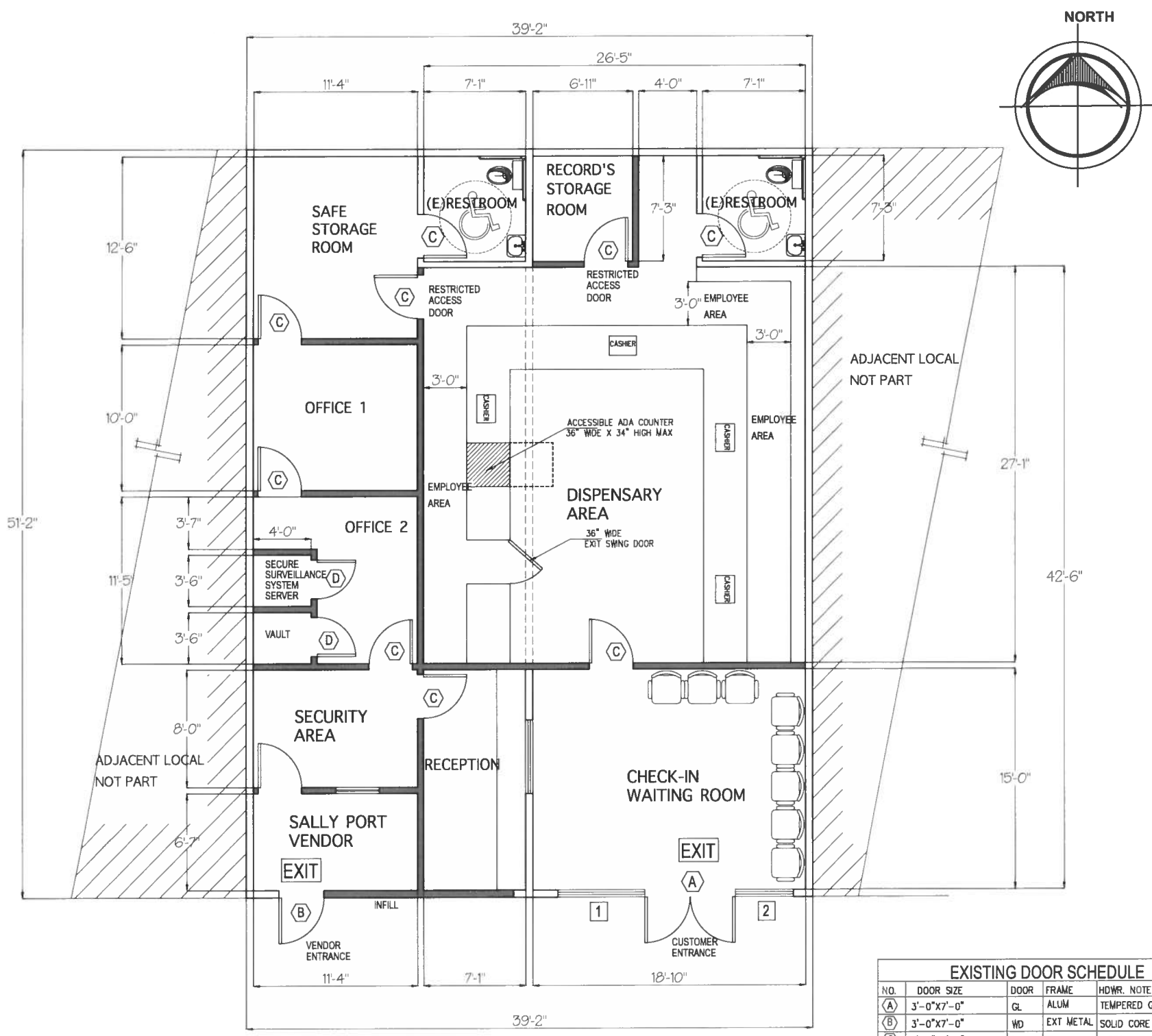
Commercial & Residential Design
1055 W 7TH, SUITE 300
LOS ANGELES CA 90017
Tel. 562-991-9537

13121 PERRIS BLVD. UNIT 108 MORENO VALLEY CA

Attachment: Project Plans [Revision 2] (3457 : PEN18-0214 CONDITIONAL USE PERMIT)

JOB NO.	18-059
DRAWN	VR
CHECKED	EP
SCALE	NOTED
DATE	02/01/19
SHEET NO.	

A1.1

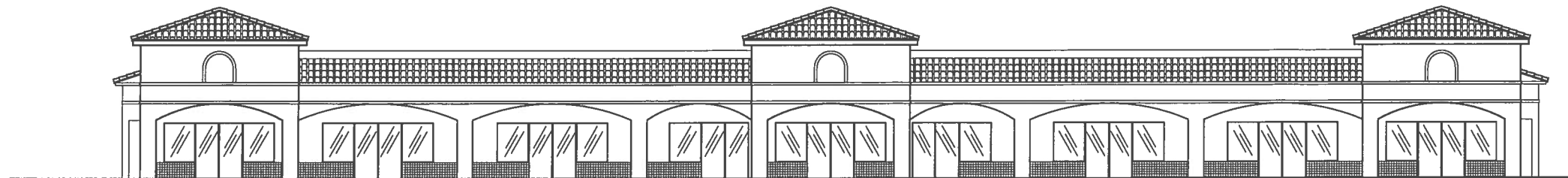


- LEGEND**
- INDICATES EXISTING WALL
 - INDICATES EXISTING TILT-UP 6" CONCRETE
 - INDICATES EXISTING WALL TO BE REMOVED
 - INDICATES NEW 2 X STUD WALL

proposed floor plan
SCALE 1/4" = 1' - 0"

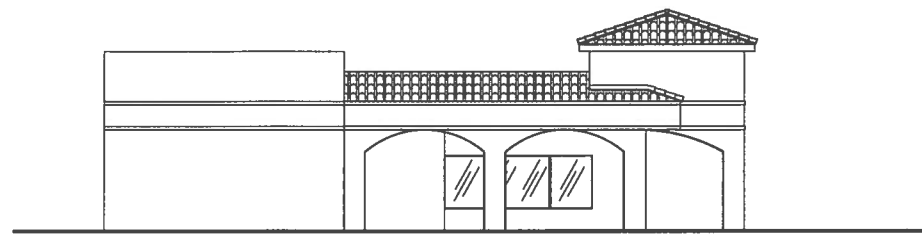
NO.	DOOR SIZE	DOOR	FRAME	HWDR. NOTES	NOTES
(A)	3'-0"x7'-0"	GL	ALUM	TEMPERED GLASS	
(B)	3'-0"x7'-0"	WD	EXT METAL	SOLID CORE	
(C)	3'-0"x6'-8"	WD	WD	SOLID CORE	SELF CLOSING
(D)	2'-8"x6'-8"	WD	WD	SOLID CORE	SELF CLOSING

ALL DRAWINGS, DESIGNS, SPECIFICATIONS REPRESENTED HEREIN ARE THE ORIGINAL AND UNPUBLISHED PROPERTY OF PLANS & PERMITS EXPRESS AND SHALL NOT BE REPRODUCED, DISCLOSED OR USED BY OTHERS WITHOUT PRIOR WRITTEN CONSENT OF PLANS & PERMITS EXPRESS. VIEWING THESE DOCUMENTS CONSTITUTES ACCEPTANCE OF THESE CONDITIONS. ALL RIGHTS RESERVED.



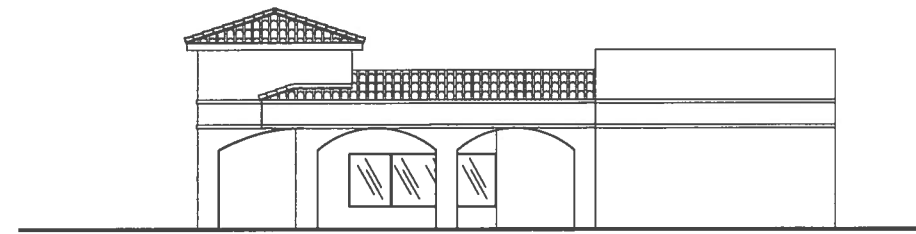
existing east elevation

SCALE 1/8" = 1' - 0"



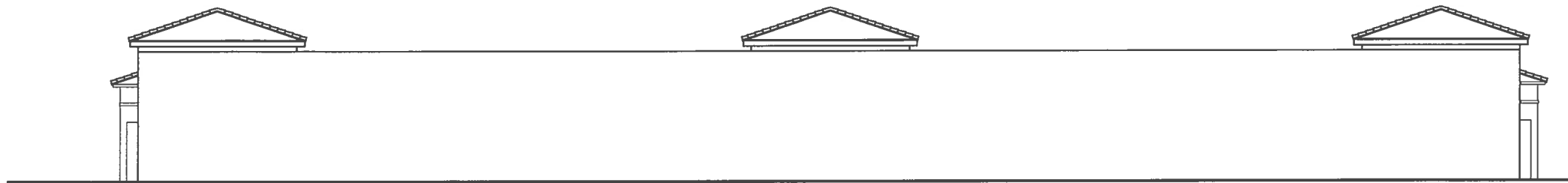
existing south elevation

SCALE 1/8" = 1' - 0"



existing north elevation

SCALE 1/8" = 1' - 0"



existing west elevation

SCALE 1/8" = 1' - 0"

PLANS AND PERMITS EXPRESS



Commercial & Residential Design
1655 W 7TH, SUITE 3000
LOS ANGELES CA 90017
Tel. 562-991-9537

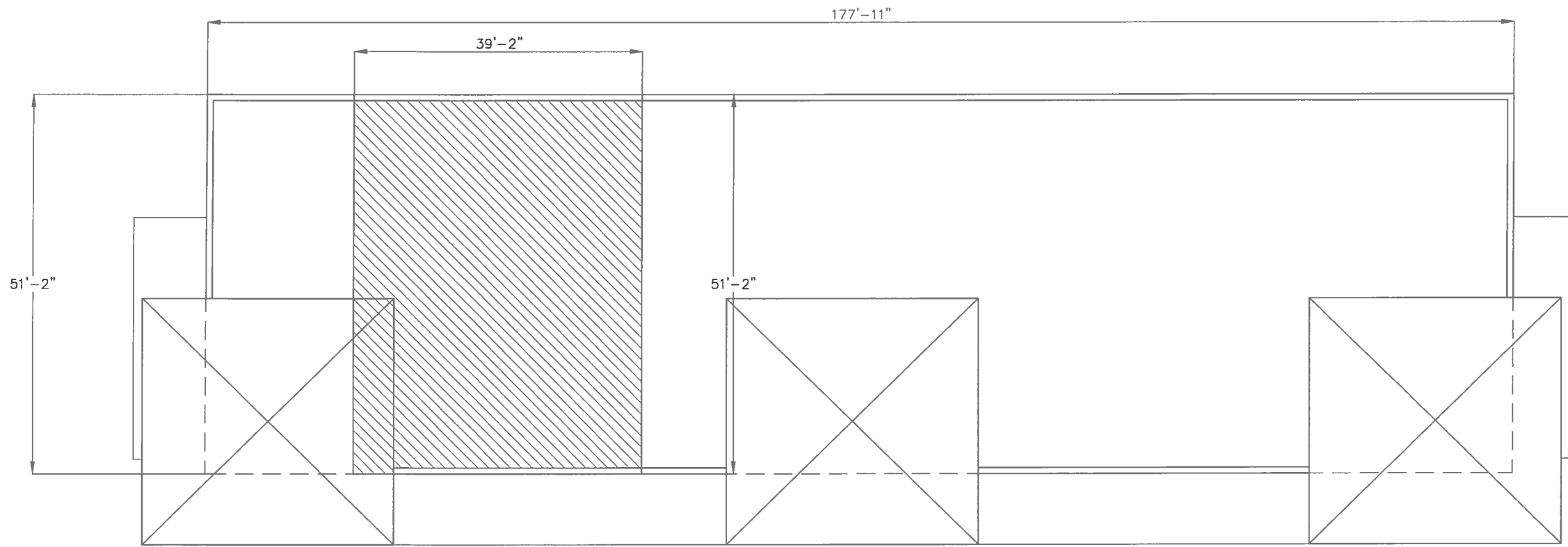
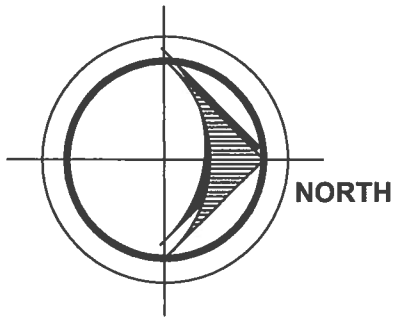
- SHOPPING CENTERS
- TOWN HOUSES
- SINGLE FAMILY RESIDENCES

**13121 PERRIS BLVD. UNIT 108
MORENO VALLEY CA**

JOB NO.	18-059
DRAWN	VR
CHECKED	EP
SCALE	NOTED
DATE	01/31/19
SHEET NO.	

A2

Attachment: Project Plans [Revision 2] (3457 : PEN18-0214 CONDITIONAL USE PERMIT)



existing roof plan
SCALE 1/8" = 1' - 0"

PLANS AND PERMITS EXPRESS



Commercial & Residential Design
• SHOPPING CENTERS
• TOWN HOUSES
• SINGLE FAMILY RESIDENCES
1055 W 7TH, SUITE 3300
LOS ANGELES CA 90017
Tel. 562-981-9537

13121 PERRIS BLVD. UNIT 108
MORENO VALLEY CA

JOB NO.	18-059
DRAWN	VR
CHECKED	EP
SCALE	NOTED
DATE	01/31/19
SHEET NO.	

A3

ALL DRAWINGS, DESIGNS, SPECIFICATIONS, REPRESENTED HEREIN ARE THE ORIGINAL AND UNPUBLISHED PROPERTY OF PLANS & PERMITS EXPRESS AND SHALL NOT BE REPRODUCED, DISCLOSED OR USED BY OTHERS WITHOUT PRIOR WRITTEN CONSENT OF PLANS & PERMITS EXPRESS. VIEWING THESE DOCUMENTS CONSTITUTES ACCEPTANCE OF THESE CONDITIONS. ALL RIGHTS RESERVED.



PLANS AND PERMITS EXPRESS

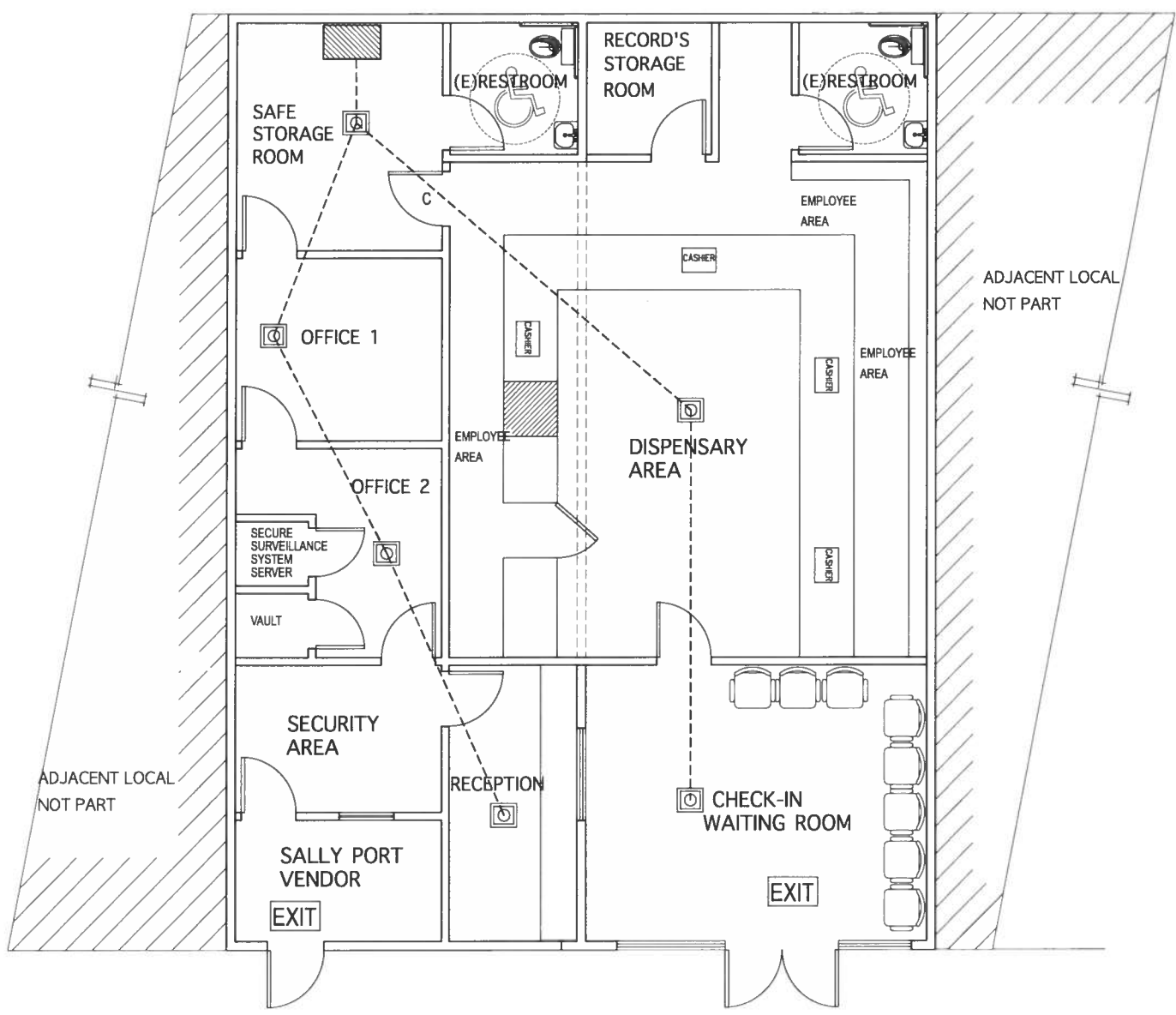
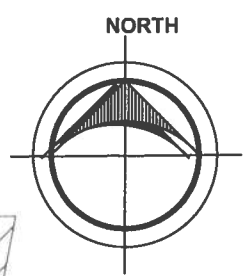
Commercial & Residential Design
1055 W 7TH, SUITE 3300
LOS ANGELES CA 90017
Tel. 562-981-8537

13121 PERRIS BLVD. UNIT 108
MORENO VALLEY CA

Attachment: Project Plans [Revision 2] (3457 : PEN18-0214 CONDITIONAL USE PERMIT)

JOB NO.	18-059
DRAWN	V.R.
CHECKED	EP
SCALE	NOTED
DATE	02/01/19
SHEET NO.	



A4



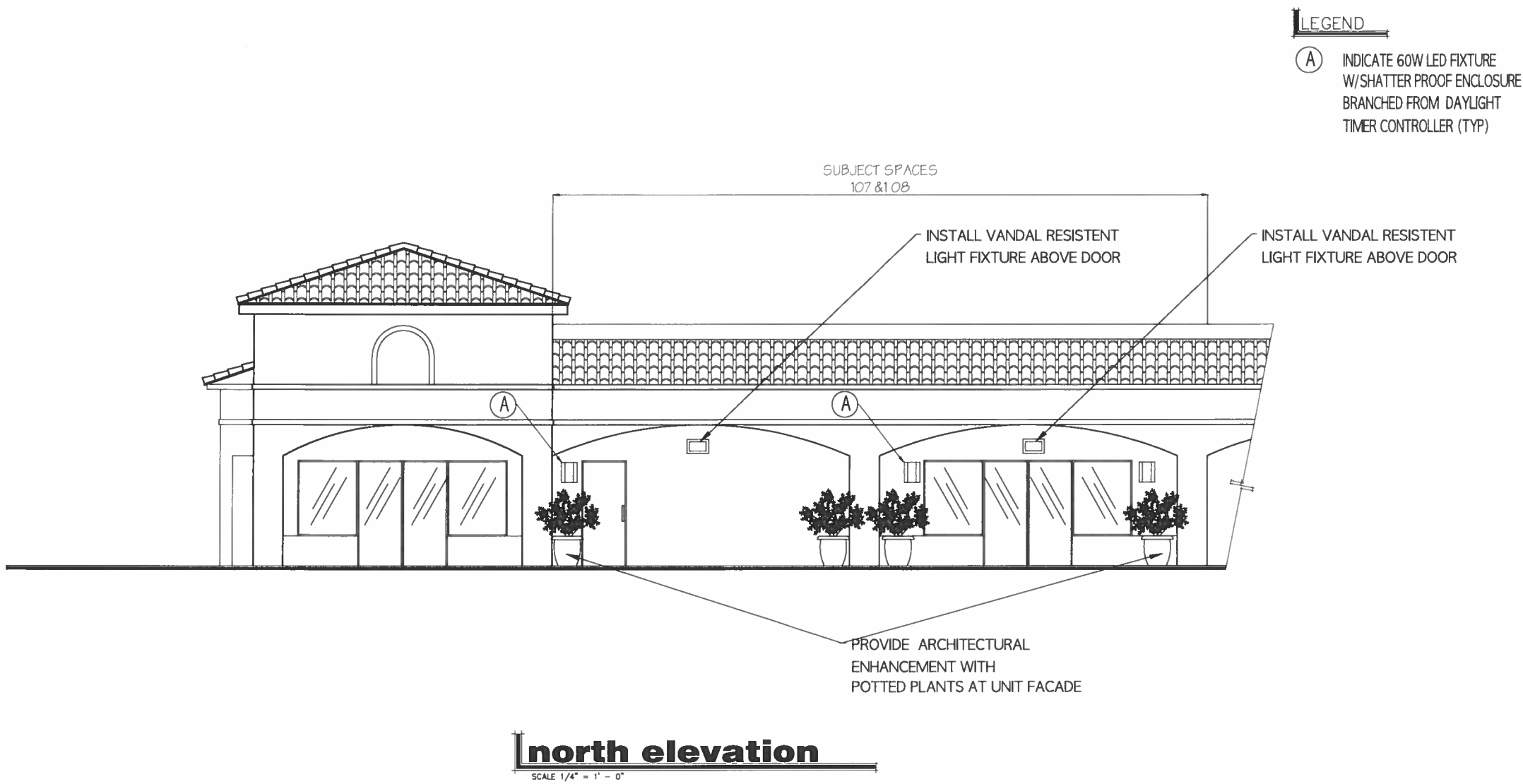
Odor control plan

SCALE 1/4" = 1' - 0"

LEGEND

-  INDICATES CARBON SCRUBBER UNIT DISCHARGE CLEAN AIR TO EXTERIOR
-  INDICATES MECHANICAL EXTRACTOR FAN (TYP.)

ALL DRAWINGS, DESIGNS, SPECIFICATIONS, REPRESENTED HEREIN ARE THE ORIGINAL AND UNPUBLISHED PROPERTY OF PLANS & PERMITS EXPRESS AND SHALL NOT BE REPRODUCED, DISCLOSED OR USED BY OTHERS WITHOUT PRIOR WRITTEN CONSENT OF PLANS & PERMITS EXPRESS. VIEWING THESE DOCUMENTS CONSTITUTES ACCEPTANCE OF THESE CONDITIONS. ALL RIGHTS RESERVED.



PLANS AND PERMITS EXPRESS

Commercial & Residential Design
 ● SHOPPING CENTERS
 ● TOWN HOUSES
 ● SINGLE FAMILY RESIDENCES

1065 W 7TH, SUITE 3300
 LOS ANGELES CA 90017
 TEL. 562-991-9537

**13121 PERRIS BLVD. UNIT 108
 MORENO VALLEY CA**

JOB NO.	18-059
DRAWN	VR
CHECKED	EP
SCALE	NOTED
DATE	01/31/18
SHEET NO.	

A5

Attachment: Project Plans [Revision 2] (3457 : PEN18-0214 CONDITIONAL USE PERMIT)