

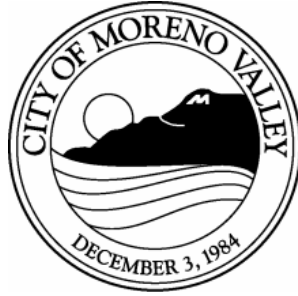
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**PLANNING COMMISSIONERS**

JEFFREY SIMS  
Chairperson

RAY L. BAKER  
Vice Chairperson

PATRICIA KORZEC  
Commissioner



ALVIN DEJOHNETTE  
Commissioner

JOANN STEPHAN  
Commissioner

ROBERT HARRIS  
Commissioner

RAFAEL BRUGUERAS  
Commissioner

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# **PLANNING COMMISSION**

## **Regular Meeting**

### **Agenda**

**Thursday, September 26, 2019 at 7:00 PM**  
**City Hall Council Chamber – 14177 Frederick Street**

#### **CALL TO ORDER**

#### **ROLL CALL**

#### **PLEDGE OF ALLEGIANCE**

#### **APPROVAL OF AGENDA**

Approval of Agenda

#### **PUBLIC COMMENTS PROCEDURE**

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

#### **PUBLIC COMMENTS**

#### **CONSENT CALENDAR**

*All matters listed under Consent Calendar are considered to be routine and 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.*

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*Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 72 hours before the meeting. The 72-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

**NON-PUBLIC HEARING ITEMS**

**PUBLIC HEARING ITEMS**

- 1. Case:** PEN19-0005

**Applicant:** Nader Awad

**Property Owner:** David S. Moody

**Representative:** Nader Awad

**Location:** 12199 Heacock Street, Units 2 and 3

**Case Planner:** Dina Lomeli

**Council District:** 1

**Proposal:** Conditional Use Permit (CUP) to allow a retail cannabis dispensary “Empire Gardens” within a 2,358 square foot space located at 12199 Heacock Street, Units 2 and 3.
  
- 2. Case:** PEN18-0080 – Tentative Tract Map 37462

**Applicant:** Hakan Buvan

**Property Owner:** Hakan Buvan

**Representative:** Charlene Kussner

**Location:** North side of Bradshaw Circle

**Case Planner:** Gabriel Diaz

**Council District:** 3

**Proposal:** A Tentative Tract Map (TTM 37462) to subdivide 1.7 acres of vacant land into 8 single-family residential lots and 4 lettered lots for street and water quality purposes.

**OTHER COMMISSION BUSINESS**

**STAFF COMMENTS**

## **PLANNING COMMISSIONER COMMENTS**

### **ADJOURNMENT**

Planning Commission Regular Meeting, October 10, 2019 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.