

5/31/12  
Comments

9. Housing types include a mix of dwellings by size and income levels to generate a wide range of housing choices and to enhance the customer base along the corridor;
10. Mixed use and/or higher density buildings are located at the core of activity nodes to physically shape and activate public space/streetscapes at these important locations;
11. Open Space is distributed along the corridor and consists of a mix of public open spaces -- streetscapes, linear parks, plazas -- depending upon the intended physical scale of the location;
12. Streets are multi-modal -- rail, bus, car, bike, pedestrian -- aimed at providing a range of choices and to support the corridor as a series of distinct and related pieces;
13. The corridor is designed for efficient traffic flow while at speeds that are compatible with pedestrian activity and support commercial activity;
14. The streetscape provides shade and comfort for pedestrians and cyclists with consistent elements to spatially define the corridor and to emphasize the commercial nature of activity nodes;
15. Parking in non-residential areas and activity nodes is addressed through a 'park-once' approach, which groups and shares parking responsibilities with the parking ratio calibrated to the different intensities of the activity nodes. Residential parking is provided for each property in ways that are supportive of the living environment and that maintain the integrity of the public streetscape.

**Community Form and Role of Alessandro Boulevard**

The Vision Plan proposes an overall Community Form that includes six Activity Nodes linked by Primary and Secondary Corridor Zones located in between along Alessandro Boulevard. Both the Activity Nodes and the Corridor Zones are surrounded by Corridor-Adjacent Zones that are unlikely to change. Each Activity Node is located at a major street intersection and projects outward from the intersection for approximately a ¼-mile walking radius. Refer to Exhibit x, Alessandro Boulevard Corridor Plan – Community Form. The Activity Nodes will range in intensity from regional-level attractions, such as the Moreno Valley Town Center, to community-level collections of retail and services, such as the shops along Sunnymead Boulevard, as shown on Table x, Structure of Community Nodes.

backpack?  
or do we need it?  
Items/nodes were changed w/ laws

**Table x  
Structure of Community Nodes**

Type of Node	Existing	New on Alessandro Boulevard
Regional	<ul style="list-style-type: none"> <li>▪ Town Center</li> <li>▪ Food4Less Center on Indian</li> </ul>	<ul style="list-style-type: none"> <li>▪ Node at Nason to connect with Medical Center</li> </ul>
Medical Center	<ul style="list-style-type: none"> <li>▪ Expansion of Center near Nason</li> </ul>	<ul style="list-style-type: none"> <li>▪ Connection to Regional Node at Alessandro</li> </ul>
Community	<ul style="list-style-type: none"> <li>▪ Total of 5 Nodes within one on Alessandro at Perris</li> </ul>	<ul style="list-style-type: none"> <li>▪ Expand at Perris</li> <li>▪ Expand Civic Center Node</li> <li>▪ Gateway Node at Day</li> </ul>
Neighborhood	<ul style="list-style-type: none"> <li>▪ None</li> </ul>	<ul style="list-style-type: none"> <li>▪ At Heacock</li> <li>▪ At Lasselle</li> </ul>

Source: Table 6 – Structure of Community Nodes, Page 23, Vision Plan for Alessandro Boulevard Corridor, June 30, 2010.

Nodes were updated (no reference to report?)

Meaning do we need to reference report here as the nodes have been redefined?

The intended role of Alessandro Boulevard is summarized below:

- A. Alessandro Boulevard as a series of nodes.
- B. A new image to attract business, office, and housing to the corridor.
- C. Serve the local economy.
- D. Transportation, circulation, and access.

**Recommendations**

The report's key recommendation is that the corridor become a series of independent but related nodes. These nodes work in concert with Moreno Valley's existing nodes to provide a complete and strategically dispersed set of places aimed at regional, community, or neighborhood retail and services. As illustrated in Exhibit x, the corridor is articulated from its current incoherent pattern of various land uses to a series of six nodes between the I-215 Freeway and Nason Street.

The six nodes are summarized below and identified in more detail on the following pages. Three of these nodes (Gateway, Civic, and Perris) are studied and illustrated in more detail in the Vision Plan to provide additional information about development potential, necessary supporting regulations, and streetscape design considerations.

- 1. Gateway Node at Day Street
- 2. Civic Node at Frederick Street
- 3. Neighborhood Node at Heacock Street
- 4. Community Node at Perris Boulevard
- 5. Neighborhood Node at Lasselle Street
- 6. Community Node to connect with Medical Center at Nason

*background?  
revised  
w/laura  
let's focus "current"  
not 2010 project*

The Vision Plan also includes recommendations for Transportation, Circulation, and Access; and Sustainability.

**1.4.2 2008-2014 Housing Element**

On February 22, 2011, the Moreno Valley City Council approved the 2008-2014 Housing Element to the General Plan, in compliance with State law. Subsequently, the Housing Element was certified by the California Department of Housing and Community Development (HCD), and was found to be in full compliance with State housing element law on Month, Day, Year.

In order to maintain it's compliance with State housing element law, the City of Moreno Valley is in the process of implementing programs set forth in the 2008-2014 Housing Element. Accordingly, amendments to the Moreno Valley General Plan and Moreno Valley Zoning Code are required to increase the City's maximum housing density in certain limited areas of the City. The following objective, policies, and programs are pertinent to the proposed project.

*October 13, 2010 - copy to letter attached*

**Housing Element Objective 8.13**

Propose general plan amendment to R-30 for sites at Alessandro (calculation 5) and Alessandro/hospital (calculation 3) and Perris/Iris (calculation 4) per attachment 1. (Refer to Exhibits x-x).

*Policies:*

8.13.1 Designate land appropriately zoned for the development higher density housing.

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Programs:

8.23 Establish an R-30 zone.

8.24 Process General Plan Amendment to apply R-30 zoning to designated sites or alternative sites of equivalent acreage.

### 1.5 Project Characteristics

The proposed project is a City-initiated project to: 1) create the Mixed Use Overlay Districts to implement the Vision Plan for Alessandro Boulevard Corridor; and 2) increase the maximum permitted density to 30 dwelling units per acre in specified areas of the City (refer to Exhibits x to x). The proposed changes affect approximately 294 acres along or adjacent to Alessandro Boulevard.

#### 1.5.1 Project Approvals

A summary of the regulatory amendments are identified below.

*We added R30 definition to General Plan (9.2.2.11) (CC approval 10/22/11) attached copy of definition*

##### General Plan

- Amend the Moreno Valley General Plan Land Use Element to add a new Residential: Maximum 30 dwelling units per acre designation (Need definition from City staff)
- Amend the General Plan Land Use Map (Figure 2-2) to designate parcels for the Residential: Maximum 30 dwelling units per acre designation consistent with the Housing Element Objective 8.13, which is depicted on Exhibits x – x.

##### Zoning Code

Amend the Moreno Valley Zoning Code to:

- Add Chapter 9.075 – Mixed-Use Overlay Districts
- Add Chapter 9.09 – Specific Use Standards
- Revise Section 9.02.090 – Administrative Variances
- Revise Chapter 9.11 – Parking, Pedestrian, and Loading Requirements,
- Revise Chapter 9.15 – Definitions
- Amend the Zoning Map to Include MUC, MUI, MU Classifications
- Add Chapter x – Residential 30
- Amend the Zoning Map to designate parcels for the Residential 30 designation consistent with the Housing Element Objective 8.13, which is depicted on Exhibits x – x.

#### 1.5.2 Summary of Changes to Moreno Valley Zoning Code

##### Creation of Zoning Code Chapter 9.075 – Mixed-Use Overlay Districts

Chapter 9.075 will include the following sections:

- 9.075.010 – Purpose and Intent
- 9.075.020 – Applicability
- 9.075.030 – Purposes of Mixed-Use Overlay District
- 9.075.040 – Permitted Uses in Mixed-Use Overlay Districts

NA of the 2010  
Right? we never got  
the 2010 document  
approved "just  
presented to  
Council.

**E. Applicable regulations after completion of development.** Once a property is developed in compliance with the provisions in this Chapter, the provisions of this Chapter completely supersede the provisions of the underlying base district. Whenever the requirements of the overlay district impose a more or less restrictive standard than the provisions of the underlying base district, the requirements of the overlay district shall govern.

**F. Effect of Alessandro Boulevard Streetscape Master Plan.** Projects on property located with frontage directly along Alessandro Boulevard shall be subject to the guidelines in the Alessandro Boulevard Streetscape Master Plan. The plan was accepted by the Moreno Valley City Council on \_\_\_\_\_, 2012 and provides guidelines for street right-of-way design, streetscape furniture enhancements, and pedestrian and bicycle amenities along Alessandro Boulevard between Day Street on the west end and Nason Street on the east end. If there is a conflict between the standards in this Chapter and the guidelines in the Alessandro Boulevard Streetscape Master Plan, the standards of this Chapter shall apply.

part of  
this  
project,  
right?  
  
(what Paul + Eric  
is working  
on now.)

**G. Use of photographs.** Photographs and illustrations are included in this Chapter for illustrative purposes only. Specific development standards in this Chapter are the controlling language for purposes of development regulation.

### 9.075.030 – Purposes of Mixed-Use Overlay Districts

This Section describes the purpose and intent of each mixed-use overlay district.

**A. Mixed-Use Institutional Anchor (MUI) Overlay District.** The Mixed-Use Institutional Anchor (MUI) Overlay District applies to areas around prominent anchor institutions, such as civic centers, medical centers, and educational campuses. The intent is to build upon the role of the institutions by providing opportunities for urban, high-intensity development that serves the needs of visitors, employees, and residents affiliated with the anchor institution and the surrounding region. Development is allowed up to five stories in height with building frontages near or at the sidewalk, wide sidewalks, and parking under or behind buildings. Vertical mixed-use development (ground-floor retail with offices or housing above) is required at important street intersections. Horizontally-integrated or vertically-integrated mixed-use development, with no requirement for ground-floor retail, is allowed in other locations. The overlay district name may be expanded to include the name of the type of anchor institution (e.g., "MUI – Medical Center"). See Figure 9.075.030-1 (Examples of Development in Mixed-Use Institutional Anchor (MUI) Overlay District).

**B. Mixed-Use Community (MUC) Overlay District.** The Mixed-Use Community (MUC) Overlay District applies to areas along major arterials and arterials. The intent is to provide opportunities for the development of pedestrian-oriented blocks with medium-intense development that serves the needs of residents, visitors, and employees from the surrounding community. Development is allowed up to four stories in height with building frontages near or at the sidewalk, wide sidewalks, and parking under or behind buildings. Vertical mixed-use development (ground-floor retail with offices or housing above) is required at important street intersections. Horizontally-integrated or vertically-integrated mixed-use development, with no requirement for ground-floor retail, is allowed in other locations. The overlay district name may be expanded to include the community name (e.g., "MUC – East Alessandro"). See Figure 9.075.030-2 (Examples of Development in Mixed-Use Community (MUC) Overlay District).

Staff is taking the opportunity to update other residential standards along with the addition of the new zoning designation, Residential 30 (R30) to the General Plan and Municipal Code.

**Background – Municipal Code Amendment (PA08-0099)**

Standards for the proposed Residential 30 (R30) Zoning District are based on a combination of the City’s Residential 20 (R20) and examples of higher density development standards from various cities. The purpose of the standards is to provide guidelines on developing Residential 30 (R30) projects that achieve the goals and objectives of the City of Moreno Valley’s General Plan.

As with the General Plan Amendment, the Municipal Code will include the definition of Residential 30 (R30). Also included in the proposed Municipal Code update is residential site development standards for the Residential 30 (R30) zoning district that define minimum lot size, lot coverage, setbacks and height maximums. The proposed changes to the municipal code also include dividing single-family from multiple-family guidelines into separate sections for simplification and greater clarity.

Brief discussions of individual issues are provided below.

The proposed additions to the General Plan and Municipal Code are shown below as bold underlined text. Strikethroughs indicate text recommended for deletion.

**DISCUSSION**

*Definition of R30*

**Issue 1. Adding Residential 30 (R30) Zoning District to the General Plan**

Section 9.2.2 (Community Development Element Objectives and Policies) of the City of Moreno Valley’s General Plan states the City shall “provide a wide range of residential opportunities and dwelling types to meet the demands of present and future residents of all socioeconomic groups”.

Staff recommends amending Section 9.2.2 under “Policies” (page 9-4) of the General Plan as follows:

**2.2.11 The primary purpose of areas designated Residential 30 is to provide a range of high density multi-family housing types in an urban setting. Developments within Residential 30 areas shall also provide amenities, such as common open spaces and recreational facilities. The maximum density shall be 30 dwelling units per acre.**

*Approved 10/22/09*

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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October 13, 2010

Mr. Barry Foster  
Economic Development Director  
Neighborhood Preservation Division  
City of Moreno Valley  
12177 Frederick Street  
Moreno Valley, CA 92552-0805

Dear Mr. Foster:

**RE: Review of the City of Moreno Valley's Revised Draft Housing Element Update**

Thank you for submitting the City of Moreno Valley's revised draft housing element update received for review on August 16, 2010, along with additional revisions received on October 10 and 11, 2010. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). The review was facilitated by telephone conversation with Ms. Michele Patterson, Redevelopment Manager, and Ms. Gretel Noble, Management Analyst.

The revised draft element addresses the statutory requirements described in the Department's August 28, 2009 review. For example, the element now identifies adequate sites demonstrated by Program 8.23 to establish a R30 zone and rezone sites identified in Attachment 4 by June 2012 to accommodate Moreno Valley's regional housing need for lower-income households. The R30 zone will allow for multifamily uses by-right at minimum densities of 24 units per acre. In addition, Programs 8.14, 8.15, 8.16 and 8.24 commit Moreno Valley to provide additional incentives and encourage lot consolidation, reduce fees and expedite processing to facilitate multifamily development affordable to lower-income households. Programs 8.19, 8.12 and 8.13 also specifically commit to providing Agency assistance to projects addressing the housing needs of identified special needs populations, including large families and developmentally disabled adults and seniors. As a result, the revised element will comply with State housing element law (Article 10.6 of the Government Code) when these revisions are adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

The Department appreciates the hard work and dedication of Ms. Noble in preparation of the housing element and throughout the course of its review and looks forward to receiving Moreno Valley's adopted housing element. If you have any questions or need additional technical assistance, please contact Jennifer Seeger, of our staff, at (916) 322-4263.

Sincerely,

A handwritten signature in black ink that reads "Cathy E. Creswell".

Cathy E. Creswell  
Deputy Director