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CITY MANAGER	<CityManager>

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## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Barry Foster, Community & Economic Development Director

**AGENDA DATE:** April 23, 2013

**TITLE:** ALESSANDRO BOULEVARD CORRIDOR IMPLEMENTATION PROJECT, WHICH INCLUDES TWO GENERAL PLAN AMENDMENTS (PA11-0028 & PA12-0046), TWO CHANGES OF ZONES (PA11-0029 & PA12-0047), AND MUNICIPAL CODE AMENDMENT (PA11-0030). THE PROJECT INCLUDES REZONING AREAS ALONG ALESSANDRO BOULEVARD AND NEAR PERRIS BOULEVARD AND IRIS AVENUE TO R30 (RESIDENTIAL UP TO 30 UNITS PER ACRE), 10.46 ACRES TO OPEN SPACE, COMMERCIAL REZONING OF A PARCEL AT THE SOUTHWEST CORNER OF PERRIS BOULEVARD AND GENTIAN AVENUE, AND THE CREATION OF A MIXED USE DISTRICT OVERLAY. THE R30 REZONING WILL PROVIDE CONSISTENCY WITH THE CITY'S CERTIFIED HOUSING ELEMENT.

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### **RECOMMENDED ACTION**

Recommendations: That the City Council:

1. **ADOPT** a Mitigated Negative Declaration for PA11-0028 (General Plan Amendment), PA11-0029 (Change of Zone), PA11-0030 (Municipal Code Amendment), PA12-0046 (General Plan Amendment) and PA12-0047 (Change of Zone) pursuant to the California Environmental Quality Act (CEQA) Guidelines; and,
2. **APPROVE** Resolution No. 2013-\_\_\_\_\_ approving PA11-0028 and PA12-0046 (General Plan Amendments), thereby establishing General Plan Land Use Map designations for certain properties as described in the Resolution, and the revised General Plan Maps as attached to the Resolution as Exhibit A and B;

3. **INTRODUCE** Ordinance No. \_\_\_\_ approving a Municipal Code Amendment (PA11-0030) creating the Mixed Use District Overlay and amending various sections of Title 9 of the City of Moreno Valley Municipal Code based on the findings in the Ordinance, and as attached to the ordinance as Exhibit A;
4. **INTRODUCE** Ordinance No. \_\_\_\_ approving Zone Change (PA11-0029) from Community Commercial (CC), Office Commercial (OC), Residential 15 (R15 and Residential 5 (R5) to Residential 30 (R30), and Zone Change (PA12-0047) from Residential 5 (R5) to Community Commercial (CC), based on the findings in the Ordinance, and the revised zoning pages as attached to the ordinance as Exhibit A and B;

### **ADVISORY BOARD/COMMISSION RECOMMENDATION**

The Planning Commission, at its March 14, 2013 meeting approved Planning Commission Resolution No. 2013-08, with revisions, recommending by a 6-0 vote that the City Council adopt a Mitigated Negative Declaration for PA11-0028 (General Plan Amendment), PA11-0029 (Change of Zone), PA11-0030 (Municipal Code Amendment), PA12-0046 (General Plan Amendment) and PA12-0047 (Change of Zone) and approve PA11-0028 (General Plan Amendment), PA11-0029 (Change of Zone), PA11-0030 (Municipal Code Amendment), PA12-0046 (General Plan Amendment) and PA12-0047 (Change of Zone).

The revisions to the project included changes to PA11-0028 (General Plan Amendment) and PA11-0029 (Change of Zone) regarding a number of parcels in Area #3 to be changed to Residential 30 (R30). One resident on Alessandro Boulevard (just east of Blue Ribbon Lane) did not want his property rezoned. Another land owner with property near the southeast corner of Alessandro Boulevard and Lasselle Street requested to be included in the rezoning to Residential 30 (R30). With the location of these parcels relatively close, total of acreage comparable and a discussion with RBF Consulting (who completed the required CEQA documentation for the project), trade out of approximately 17 acres east of Blue Ribbon Lane for 17 acres of APN 486-280-043 to be rezoned Residential 30 (R30) was possible without a major revision to the Initial Study and related reports.

### **BACKGROUND**

The proposed "Alessandro Boulevard Corridor Project - Phase II Implementation" is based on the prior "Alessandro Boulevard Corridor Demonstration Project" (Phase I - SCAG sponsored Demonstration Project completed in June 2010) and promotes the Compass Principles by encouraging strategies to integrate transportation and community (housing, shopping, entertainment, etc.). The "Alessandro Boulevard Corridor Demonstration Project" (Phase I) explored opportunities for mixed use transit-oriented development along Alessandro Boulevard, an important regional transportation link for Moreno Valley. The City of Moreno Valley through Phase II has further

promoted the use of Alessandro Boulevard as a way to reduce the impacts of transportation on the environment and to provide efficient access to jobs and services.

To assist the City in the implementation of a vision for the Alessandro Boulevard area, Phase II includes:

- Creation an overlay district for the Alessandro Boulevard corridors to identify areas suited for Mixed Use Districts;
- Creation of requirements for selecting Mixed Use Districts sites;
- Creation urban design strategies to intensify land uses;
- Rezoning of areas along Alessandro Boulevard and northeast of Perris Boulevard and Iris Avenue to Residential 30 (R30) as identified in the February 2011 General Plan Housing Element Update;
- Rezoning of a 21.47 acre parcel at the southwest corner of Gentian Avenue and Perris Boulevard (APN: 485-220-041) to Commercial (C);
- And amending the Municipal Code to include all the new standards.

Planning staff has been working with RBF Consulting through the second SCAG Compass Blueprint grant to complete the required CEQA documentation (Mitigated Negative Declaration) and the overlay district design standards.

### **Site/Corridor**

The project area is located in the southern portion of the City. The project area includes an approximately 5.5-mile stretch of Alessandro Boulevard from the Old 215 Frontage Road on the west to Nason Street on the east. The project area has direct access to and from the I-215 Freeway at the Alessandro Boulevard interchange. An additional area funded locally includes R30 and Commercial zoning northeast of Perris Boulevard and Iris Avenue.

### **DISCUSSION**

#### **Section 1: Residential 30 Rezoning (General Plan Amendment and Change of Zone)**

With implementation of the Alessandro Boulevard Corridor Project, the City Moreno Valley will be able to provide additional Multiple Family housing in areas near existing or emerging employment and shopping centers along Alessandro Boulevard.

The areas noted in the Alessandro Boulevard Corridor Project to be rezoned to Residential 30 (R30) were also identified in the February 2011 General Plan Housing

Element Update along with parcels near the northwest corner of Iris Avenue and Perris Boulevard. The Residential 30 (R30) rezoning proposed with the Alessandro Boulevard Corridor Project will allow the City of Moreno Valley to meet its 2008-2014 State-mandated Regional Housing Needs Assessment (RHNA) numbers, as well as provide a wider range of housing choices for the Moreno Valley workforce.

### The Regional Housing Needs Assessment (RHNA) and the R30 Zone Creation

In compliance with State Law, the February 2011 Housing Element Update include text dedicated to documenting the City's compliance with its Regional Housing Needs Assessment(RHNA) allocation. Through the RHNA process, the Southern California Association of Governments (SCAG) projects each city's demand for future housing and allocates new housing units to be planned for in order for each city to meet projected demand. The total number of projected housing units is further divided into income categories to properly address the housing need across various income levels. SCAG requires (and the State approved has approved) that forty percent of the total RHNA allocation is dedicated to producing housing for low and very low income residents.

During the planning period from 2008 through 2014, Moreno Valley's assigned RHNA number was 7,474 units. Please note: the City is not required to build the housing units assigned in the RHNA. However, the City must ensure that it has sufficient, appropriately-zoned residential sites to accommodate the RHNA allocation.

As required by SCAG, the 7,474 units have been further allocated to the four required income categories based on the relationship to the Area Median Income (AMI), which in 2010 is \$65,000 per year for a family of four. In compliance with SCAG's requirement, forty percent of the City's RHNA allocation is dedicated to producing housing for low and very low income residents.

Table 1: City of Moreno Valley, RHNA 2008-2014

<b>Moreno Valley Regional Housing Needs Allocation 2008-2014</b>		
<b>Income Category</b>	<b>Units</b>	<b>Percent</b>
Very Low-Income	1,806	24.2%
Low-Income	1,239	16.6%
Moderate-Income	1,362	18.2%
Above Moderate-Income	3,068	41.0%
<b>Total Construction Need</b>	<b>7,474</b>	<b>100%</b>

Source: Southern California Association of Governments (SCAG) Proposed Final RHAN Plan-  
Planning Period January 1, 2006 - June 30, 2014.4.2

State Housing Element Law Article 10.6 of the Government Code Section 65583.2 establishes guidelines under which counties and municipalities undertake the Vacant

Land Inventory for Housing Elements. In particular, Section 65583.2(B) prescribes densities that the State deems appropriate to accommodate housing for lower income households. For jurisdictions in metropolitan counties with a local population in excess of 100,000 persons, the State considers a density of thirty (30) units per acre as adequate to accommodate units affordable to low and very low income households.

Consequently, vacant sites zoned at thirty (30) units per acre will automatically be counted as meeting the very low and low income RHNA categories, whether the units are ever built or whether the unit rents are in actuality affordable.

The HCD-approved Housing Element for Moreno Valley proposed to create the R30 zoning designation and then process a General Plan Amendment to apply the R30 zoning to the identified locations. The Residential 30 (R30) rezoning proposed with the Alessandro Boulevard Corridor Project is that General Plan Amendment and allows the City of Moreno Valley to meet its 2008-2014 RHNA numbers.

### **Residential 30 (R30) Sites**

The proposed locations for rezoning to Residential 30 (R30) were addressed in the February 2011 General Plan Housing Element Update (2008-2014 Housing Element), including the parcels owned by the City of Moreno Valley's Housing Authority at the corner of Alessandro Boulevard and Day Street (Section 8.4.8 of the Housing Element on page 46). These parcels (Alessandro Boulevard and Day Street) have not been rezoned, unlike what is stated in Table 8-23 on page 46 of the Housing Element.

Propose general plan amendment to R-30 for sites are:

- Area #1 - Alessandro Boulevard and Day Street,
- Area #2 - Alessandro Boulevard & Elsworth Street (referred as "Cal 5" in the Housing)
- Area #3 - Alessandro Boulevard & Morrison Street (referred as "Cal 3" in the Housing Element)
- Area #4 - Perris Boulevard & Iris Avenue (referred as "Cal 4" in the Housing Element).

### **General Plan Amendment (PA11-0028)**

An application for a General Plan Amendment has been submitted in order to change the land use designation for the four R30 areas.

Current Land Use	Proposed Land Use	Acreage
Commercial (C)	Residential 30 (R30)	20.79
Residential/Office (R/O)	Residential 30 (R30)	71.03

Residential 15 (R15)	Residential 30 (R30)	39.31
Residential 5 (R5)	Residential 30 (R30)	15.06
	Total Acreage =	146.19

The Alessandro Boulevard Corridor Project and its proposed General Plan Amendment will meet the requirements of the 2008-2014 Housing Element and is consistent with the General Plan and would not be in conflict with the goals, objectives, policies or programs of the General Plan.

### **Change of Zone (PA11-0029)**

An application for a Change of Zone has also been submitted in order to change the zoning designation for the four R30 areas.

Current Zoning	Proposed Zoning	Acreage
Community Commercial (CC)	Residential 30 (R30)	20.79
Office Commercial (OC)	Residential 30 (R30)	27.36
Residential 15 (R15)	Residential 30 (R30)	82.98
Residential 5 (R5)	Residential 30 (R30)	15.06
	Total Acreage =	146.19

The Alessandro Boulevard Corridor Project and its proposed Change of Zone will meet the requirements of the 2008-2014 Housing Element and is consistent with the General Plan and would not be in conflict with the goals, objectives, policies or programs of the General Plan.

The acreage above for both the General Plan Amendment and Change of Zone includes the parcel swap of approximately 17 acres southeast of Alessandro Boulevard and Blue Ribbon Lane for 17 acres of APN 486-280-043 (southwest of Alessandro Boulevard and Darwin Street) recommended by the Planning Commission. The remaining approximately 10.46 acres of APN 486-280-043 (southwest of Alessandro Boulevard and Darwin Street) was recommended to be rezoned as Open Space (OS).

Attachment #8 shows the proposed parcels for rezoning to Residential 30 (R30) and Open Space (OS).

### **Section 2: Community Commercial Rezoning (General Plan Amendment PA12-0046 and Change of Zone PA12-0047)**

The 21.47 acre parcel at the southwest corner of Gentian Avenue and Perris Boulevard is proposes to change the General Plan and Zoning designation from Residential 5 (R5) to Community Commercial (CC).

The parcels directly to the west and southwest are part of the request for rezoning to Residential 30 (R30). The parcels directly south are currently zoned Community Commercial and include an approved shopping center (PA06-0123), Home Depot and a Farmer Boys restaurant.

There is no development application associated with the proposed land use change. The proposed zoning would permit development of a commercial shopping center, which would support the neighboring proposed high density housing.

The rezoning of 21.47 acres to commercial uses along Perris Boulevard consistent the goals of the Alessandro Boulevard Corridor Plan though was not an original part of the vision plan. Perris Boulevard is a similar to Alessandro Boulevard as an important regional transportation link for Moreno Valley. Perris Boulevard is ideal to provide a mix of retail and multiple density housing opportunities to promote pedestrian-oriented development. The rezoning to Community Commercial is also consistent with the General Plan and would not be in conflict with the goals, objectives, policies or programs of the General Plan.

Attachment #9 shows the proposed parcel for rezoning to Community Commercial (CC).

### **Section 3: The Mixed Use Overlay (PA11-0030)**

#### **Background**

The General Plan currently references and encourages the concept of mixed use development. At this time, only limited specific plan areas within the City (Village at Sunnymead – Specific Plan 204 and the expired Moreno Highlands – Specific Plan 208) are zoned for mixed use development.

On April 23, 2010, the City Council approved Municipal Code Amendment (PA07-0005); creating two new mixed use districts (MUD1 and MUD2) to provide opportunities for future development that would achieve the objectives of the City of Moreno Valley’s General Plan.

The City of Moreno Valley has been awarded two grants through Southern California Association of Governments’ (SCAG) Demonstration Projects for Compass Blueprint Planning Services. The first was “Alessandro Boulevard Corridor Demonstration Project – Phase 1” in 2009/2010, which provided consultant funding to develop a vision plan for the Alessandro Boulevard Corridor. The second is “The Alessandro Boulevard Corridor Project – Phase II: Implementation”, which was awarded in 2011/2012. With Phase II and assistance through RBF Consulting, Staff has developed urban design strategies to intensify land uses along the Alessandro Boulevard Corridor. The strategies have been

combined into the “Mixed Use Districts Overlay”. It is the intent to replace MUD1 and MUD2, with the enhanced districts developed under Phase II of the Alessandro Boulevard Corridor Project and later expand the “Mixed Use Districts Overlay” to other areas of the City that meet the requirements.

### **Mixed Use Districts Overlay:**

The first step was to create the requirements for selecting sites and then identify areas suited for inclusion in the “Mixed Use Districts Overlay” along the Alessandro Boulevard Corridor.

The Vision Plan (Phase 1) proposed an overall Community Form that included 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. The Activity Nodes 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. In total, four types of nodes were identified: Regional, Medical Center, Community, and Neighborhood.

The Alessandro Boulevard Corridor was then divided up as 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. Five nodes along the Alessandro Boulevard Corridor have been identified for inclusion within the “Multiple Use Districts Overlay”:

- Alessandro Boulevard & Frederick Street (MUI)
- Alessandro Boulevard & Heacock Street (MUN)
- Alessandro Boulevard & Perris Boulevard (MUC)
- Alessandro Boulevard & Lasselle Street (MUN)
- Alessandro Boulevard & Nason Street (MUI)

With the “Multiple Use Districts Overlay”, there are three classifications. 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”).

**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”).

**C. *Mixed-Use Neighborhood (MUN) Overlay District.*** The Mixed-Use Neighborhood (MUN) Overlay District applies to areas along arterials and minor arterials. The intent is to provide an area for low-rise mixed-use development that serves the needs of residents, visitors, and employees from the surrounding immediate neighborhood. Development is allowed up to three 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 neighborhood name (e.g., “MUN – Lasselle Crossing”).

Attachment #10 shows the proposed parcels for inclusion in the “Mixed Use Districts Overlay”.

## **Municipal Code Amendment**

### **Issue 1 – Removal of MUD1 & MUD2 Information and Addition of Mixed-Use Overlay Districts (Municipal Code)**

Both Section 9.07.090 Mixed Use Development 1 (MUD1) and Section 9.07.100 Mixed Use Development 2 (MUD2) will be deleted and replaced by “9.07.090 Mixed-Use Overlay Districts”. The new Chapter 9.07.090– Mixed-Use Overlay Districts will include the following sections:

9.07.091 – Purpose and Intent

- 9.07.092 – Applicability
- 9.07.093 – Purposes of Mixed-Use Overlay Districts
- 9.07.094 – Permitted Uses in Mixed-Use Overlay Districts
- 9.07.095 – Mixed-Use Overlay District Site Development Standards
- 9.07.096 – Building Frontage Type Standards
- 9.07.097 – Open Space Standards – Publicly-Accessible Open Space
- 9.07.098 – Open Space Standards – Private/Common Open Space
- 9.07.099 – Lot Area Requirements and Lot Consolidation Incentives

The purpose of the Mixed-Use Overlay Districts is to provide regulations that implement the goals and policies of the General Plan, the Alessandro Boulevard Corridor Vision Plan (accepted by the Moreno Valley City Council on June 30, 2010), and other similar long-range planning documents aimed at encouraging mixed-use development within the City.

The Mixed-Use Overlay Districts are intended to provide the following:

1. Stimulate economic development and reinvestment through regulations based upon recognized urban design principles that allow property owners to respond with flexibility to market forces;
2. Create specific development nodes at street intersections with a pedestrian-oriented mix of uses with convenient access between area neighborhoods, housing, employment centers, and retail services;
3. Accommodate intensities and patterns of development that can support multiple modes of transportation including public transit, bicycles, and walking;
4. Facilitate well-designed new mixed-use development projects that combine residential and nonresidential uses (e.g., office, retail, business services, personal services, public spaces and uses, other community amenities, etc.) to promote a better balance of jobs and housing;
5. Ensure compatibility with adjacent existing single-family neighborhoods and harmonious integration with existing commercial areas;
6. Encourage the development of unique district character through a streetscape that provides attractive features (e.g., landscaping, street furniture, niche or linear parks, public places, courtyards, public transportation shelters; etc.) designed to integrate the public realm (e.g., streets, sidewalks, etc.) with adjacent development on private property; and
7. Provide additional property rights while preserving existing property rights. This intent is achieved by providing additional development rights in compliance with this Chapter, which property owners may exercise under

certain conditions, while retaining all development rights conferred by the underlying district to property owners in the mixed-use overlay districts. Incentives and advantages include allowing a greater range and mix of uses; more permissive dimensional specifications (e.g., greater floor area ratio, lot coverage ratio, and height; reduced setbacks; etc.); exemption from certain design review requirements; and fee reductions or waivers.

Owners or developers of any property within any mixed-use overlay district may choose to develop in compliance with the standards and procedures in the proposed Chapter 9.07.090 - Mixed-Use Overlay Districts that apply to the particular mixed-use overlay district in which the property is located. If the owners or developers chose not to develop a mixed-use project, the underlying zoning will be enforced.

### **Issue 2 – Addition to Chapter 9.02 Permits and Approvals (Municipal Code)**

The purpose of administrative variances is to allow for an administrative procedure for limited adjustments to the provisions of this title in order to prevent unnecessary hardships that might result from a strict or literal interpretation and enforcement of certain regulations prescribed by this title. It is also intended that, with respect to accessory structures for existing single-family residential uses, certain adjustments shall be subject to the director's review procedures, rather than an administrative variance.

Staff proposes to add the following section to Chapter 9.02.090 under "C - Limitations on Administrative Variances":

5. Decrease in building frontage requirements. In any mixed-use overlay district, the community development director may authorize up to a ten (10) percent decrease in the distance threshold established to specify the required percentage of a building frontage to be built to the Build-To-Zone, as indicated in Table 9.07.095-10 (Mixed Use Overlay District Development Standards) (i.e., the distance threshold from street intersections for the purposes of calculating building frontage length may be reduced from 300 feet to 270 feet). The community development director is not authorized to reduce the percentage of the building frontage that is required to be built to the Build-To-Zone.

### **Issue 3 – Additions to Chapter 9.09 - Specific Use Development (Municipal Code)**

Chapter 9.09 - Specific Use Development covers certain activities and uses, due to their nature, may have the opportunity to create more significant impacts upon the community than others. As a result, specific regulation of these activities and uses is warranted. The purpose of this chapter is to identify and regulate such uses in districts permitting those uses, in order to ensure the maintenance of the public health, safety and welfare in accordance with the goals, objectives, policies and implementation programs of the general plan.

Staff proposes to add the following three new uses to Chapter 9.09 - Specific Use Development:

- 9.09.250 – Live-Work Development
- 9.09.260 – Mixed-Use Development
- 9.09.270 – Outdoor Dining

The Live-Work Development section provides operational and compatibility standards for the development of live/work units. These standards are in addition to the standards for live-work development provided in Chapter 9.07.090 (Mixed-Use Overlay Districts). The Mixed-Use Development section provides operational and compatibility standards for mixed-use development. These standards are in addition to the standards provided in Chapter 9.07.090 (Mixed Use Overlay Districts). The last additional section to Chapter 9.09 - Specific Use Development is Outdoor Dining and this section provides standards for outdoor dining areas. Unlike the two previous uses, outdoor dining is not restricted to only the Mixed Use Overlay District.

**Issue 4 – Additions/Revisions to Chapter 9.11- Parking, Pedestrian, and Loading Requirement (Municipal Code)**

The purpose of this chapter is to ensure the adequate provision of parking, loading and bicycle facilities proportionate to the needs created by the various land uses within the city.

- 9.11.030 – General Regulations
- 9.11.040 – Off-Street Parking Requirements
- 9.11.060 – Off-Street Bicycle Parking Requirements

Staff proposes to add to 9.11.030 – General Regulations the following:

H. Rear Parking. Parking in the rear of buildings and service area shall be limited to five percent of the total required off-street parking, except in the mixed-use overlay districts identified in Chapter 9.07.090 (Mixed-Use Overlay Districts).

Staff proposes to add parking standard information for “Live-Work Units (residential component)” and “Residential Component of Mixed-Use Projects” to Table 9.11.040A-12 in Section 9.11.040 – Off-Street Parking Requirements for Residential Uses. The additions to the table will appear as follows:

**Table 9.11.040A-12: Off-Street Parking Requirements**

Use	Requirement	Covered Parking	Notes
Residential Uses			

<b>Live-Work Units (residential component)</b>	2/unit	2 covered/unit	Guest parking is required for all units at 0.25 spaces/unit. Guest parking is NOT included in the minimum required parking standard and can be shared with the business aspect of the "Live-Work" parking standard.
<b>Residential Component of Mixed-Use Project</b>	See Multiple-Family requirements in Table 9.11.040A-12	See Multiple-Family requirements in Table 9.11.040A-12	Guest parking is required for all units at 0.25 spaces/unit. Guest parking is included in the minimum required parking standard and may be shared with the non-residential component. Alternate parking requirements may be permitted subject to approval of a parking study pursuant to Section 9.11.070(A) of this chapter.

Staff proposes to add parking standard information for “Eating and Drinking Establishments” to Table 9.11.040B-12 in Section 9.11.040 – Off-Street Parking Requirements for Commercial Uses. The addition to the table will appear as follows:

**Table 9.11.040B-12: Off-Street Parking Requirements**

<b>Commercial Uses</b>	<b>Minimum Requirement</b>	<b>Notes</b>
<b>Eating and Drinking Establishments</b>	1/100 sq. ft. of gross floor area up to 6,000 sq. ft. 1/75 sq. ft. of gross floor area over 6,000 sq. ft.	A minimum of 10 spaces required for stand-alone use.  No additional parking required if outdoor dining area comprises no more than 15 percent of the interior gross floor area of the primary food service use; If outdoor dining area is over 15%, 1 space for every 60 sq ft or 1 space for every 3 seats, whichever is greater.
<b>Eating and drinking establishments within shopping centers of 25,000 square feet of building area or greater.</b>	1/225 sq. ft. of gross floor area up to 15% of the shopping center gross building square footage.	Eating and drinking establishments within shopping centers of 25,000 square feet of building area or greater.

Staff proposes to revise Section 9.11.060-B of the Off-street bicycle parking requirements by deleting the current wording shown below:

~~—B.— Number of Parking Spaces Required. Bicycle parking spaces shall be provided in all commercial, office and industrial districts equal to five percent of the required automobile parking spaces, with a minimum of two bicycle parking stalls required for any one use. Single-family and multiple-family residences, senior housing complexes, mobile home parks and model home complexes are exempt from this section.~~

The revised Section 9.11.060-B of the Off-street bicycle parking requirements will now read as follows:

**B. Number of Parking Spaces Required.**

1. Bicycle parking spaces shall be provided in all commercial, office and industrial districts equal to five percent of the required automobile parking spaces, with a minimum of two bicycle parking stalls required for any one use.
2. Single and Multiple-family residences are exempt from this section.

Staff proposes to revise Section 9.11.060-D of the General Requirements of the Off-street bicycle parking requirements by adding the following:

6. Signage should be posted to direct bicyclists to the locations of bicycle racks that may not be readily apparent. Similarly, signs indicating the location of bicycle parking should be posted wherever a NO BICYCLE PARKING sign is posted.

**Issue 5 – Addition to Chapter 9.15.030 – Definitions (Municipal Code)**

The purpose of the definitions chapter is to ensure precision in interpretation of the City of Moreno Valley’s Municipal Code. The meaning and construction of words and phrases defined in this chapter applies throughout the Municipal Code. The addition of the Mixed-Use Overlay District has provided new development terms to the Municipal Code. The list below will be added into the current definitions section in alphabetic order:

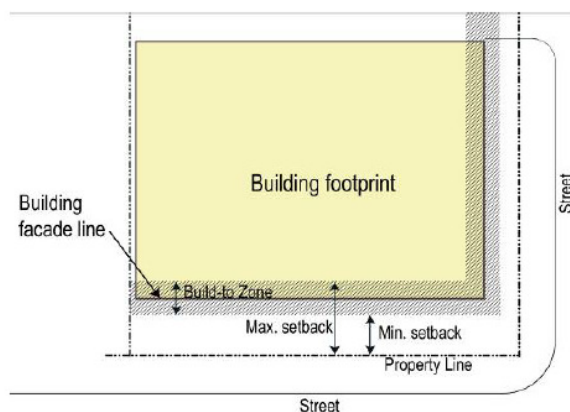
“**Block**” means the aggregate of lots, pedestrian passages, and rear alleys, circumscribed on all sides by streets.

“**Block Length**” means the linear dimension of a block along one of its street frontages.

“**Block Perimeter**” means the aggregate dimension of a block along all of its street frontages.

“**Build-to-Zone**” means the area between the minimum and maximum setbacks within which the principal building’s front façade (building façade line) is to be located. See Figure 9.15.030-1 (Build-to-Zone).

**Figure 9.15.030-1  
Build-To-Zone**



*Illustration indicating the location of the build-to zone relative to the minimum and maximum setbacks and the building façade line*

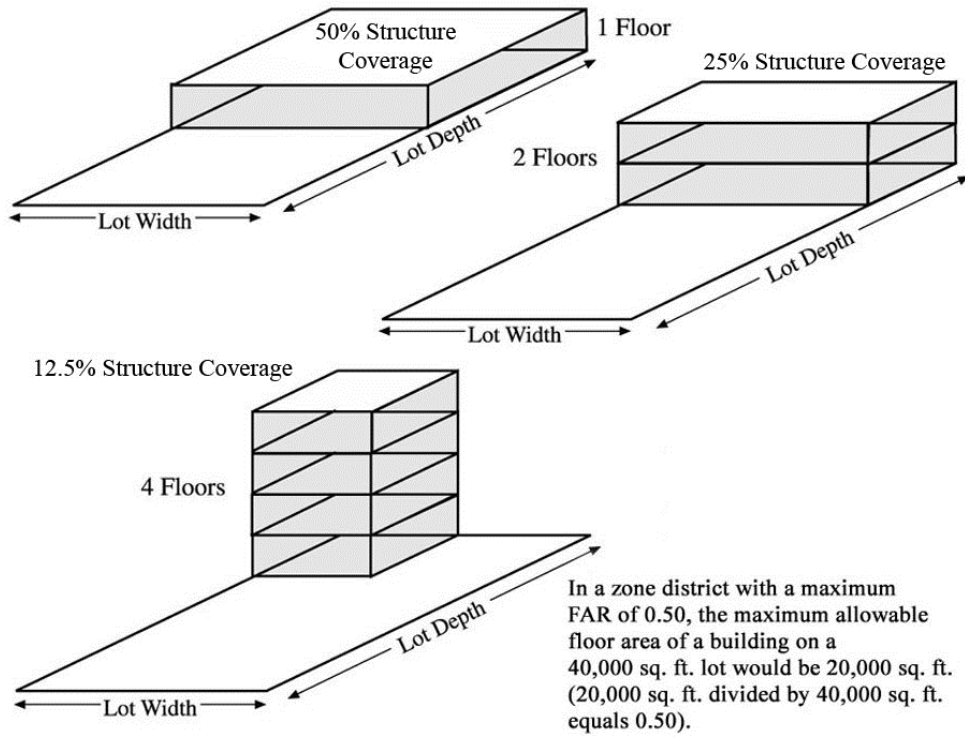
**“Building Façade Line”** means the vertical plane along a lot where the building’s front façade is actually located. See Figure 9.15.030-1 (Build-to-Zone).

**“Commercial-Ready Space”** means the ground floor interior space constructed with a minimum height as established in Section 9.075.060 (Building Frontage Type Standards) that may be used for either residential or nonresidential uses. The intent of Commercial-Ready space is to provide flexibility so that a space can be converted between residential and nonresidential uses in response to market demand.

**“Floor Area Ratio (FAR)”** means the mathematical relation between volume of building and unit of land expressed as the ratio of gross floor area of all structures on a lot to total lot area. See Table 9.075.050-10 (Mixed-Use Development Standards) for FAR figures applicable to the mixed-use overlay districts. See Figure 9.15.030-2 (Floor Area Ratio).

**Figure 9.15.030-2: Floor Area Ratio**

Possible Building Configurations for 0.50 FAR



NOTE: Variations may occur if upper floors are stepped back from ground level lot coverage.

<p>Floor Area Ratio (FAR) = <math>\frac{\text{Gross Building Area (All Floors)}}{\text{Lot Area}}</math></p>
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**“Integration of uses”** means potential ways to integrate uses allowed in mixed-use development including:

1. Vertical integration. A mix of nonresidential uses (i.e., commercial, retail, and/or office) located on the ground floor with residential dwelling units located above.
2. Horizontal integration. A mix of nonresidential uses located on the primary street frontage of a lot and residential uses located at the rear of a lot.

**“Live-Work”** means a structure or complex of structures that integrates space for both residential and nonresidential uses within individual units.

**“Live/Work Unit”** means a unit with both residential and nonresidential uses and where neither use is subordinate to the other.

**“Mezzanine”** means an intermediate floor between main floors of a building. The floor often projects from the walls and does not completely close the view of the ceiling from the floor immediately below. A mezzanine floor and the floor below it share the same ceiling.

**“Mixed-Use Vertical Development”** means development that combines two or more types of land uses (e.g., residential, commercial, office, industrial, institutional, or recreation) in a single building in a vertical configuration, typically with residential uses located above nonresidential uses.

**“Mixed-Use Horizontal Development”** means development that combines two or more types of land uses (e.g., residential, commercial, office, industrial, institutional, or recreation) on a single development site, but not necessarily in the same building, typically nonresidential uses are located adjacent to the street and residential uses are located away from major streets behind nonresidential uses.

**“Mixed-Use Overlay District”** means a land use designation (zoning district) that allows a combination of uses, which may include residential, commercial, office, industrial, institutional, or recreational uses.

**“Podium Parking”** means parking spaces that are covered by the ground floor of a building and are completely enclosed by walls. Podium parking may occur at or below the grade of the adjacent sidewalk.

**“Private Realm”** means any privately-owned property.

**“Public Realm”** means any publicly owned streets, roadways, sidewalks, parks, plazas, and other open spaces that comprise the shared space of a city for its visitors, employees and residents. It is the space between buildings where civic interaction occurs and is defined in contrast to private property.

**“Surface Parking”** means parking spaces that are not covered by a building and are not enclosed by walls. Surface parking is also known as a “parking lot”.

**“Tuck-Under Parking”** means parking spaces that are covered by the upper floor of a building, but are otherwise open.

**“Underground Level”** means that portion of a structure between the floor and ceiling which is wholly or partly below grade and having more than one half of its height below grade.

**Issue 6 - Modification of the Permitted Uses Table (Municipal Code)**

Chapter 9.02.020 - Permitted uses includes a table (Permitted Uses Table 9.02.020-1) which contains columns with headings identifying zoning districts, and list uses by indicating the zoning district or districts in which each use is permitted or allowed and whether the stated use is permitted subject to district requirements, or whether the stated use is allowed only after obtaining a conditional use permit.

The Permitted Uses Table will be modified to remove both the MUD1 & MUD2 columns.

MUD1	Mixed Use District 1 (Up to 15 Dwelling Units per net acre)
MUD2	Mixed Use District 2 (Up to 30 Dwelling Units per net acre)

Add a column for Residential 30 (R30), which was not done when the Residential 30 (R30) Zoning District was created. For the list of approved uses under the Residential 30 (R30) Zoning District please see Attachment # 10.

Add a column for Mixed Use (MU), which will replace the MUD1 and MUD2 designations. For the list of approved uses under the Mixed Use Overlay District please see Attachment # 10.

The following items will be added to the “Zoning District Key” below the Permitted Uses Table 9.02.020-1:

R30	Residential 30 District (Up to 30 Dwelling Units per net acre)
MU	Mixed Use Overlay

And remove the following from the “Zoning District Key” below the Permitted Uses Table 9.02.020-1:

MUD1	<del>Mixed Use District 1 (Up to 15 Dwelling Units per net acre)</del>
MUD2	<del>Mixed Use District 2 (Up to 30 Dwelling Units per net acre)</del>

With the addition of the new Mixed Use Overlay, the following will be added to the “Notes” section at the end of the Permitted Use Table:

(8) In the MUI district, mixed use (commercial uses on first floor with office uses or residential uses on upper floors) are (a) required to on lots at street intersections and within 300 feet in any direction from a street intersection, as measured from the corner formed by the lot’s property lines, and (b) are allowed, but not required on the other lots.
(9) In the MUC and MUN districts, mixed use (commercial uses on first floor with office uses or residential uses on upper floors) are (a) required to on lots at street intersections and within 150 feet in any direction from a street intersection, as measured from the corner formed by the lot’s property lines, and (b) are allowed, but not required on the other lots.
(10) See Section 9.07.040 (Medical Use Overlay District).
(11) See Section 9.09.260 (Mixed-Use Development).
(12) See Section 9.09.250 (Live-Work Development).
(13) See Section 9.09.270 (Outdoor Dining).

All the above Mixed Use District Overlay Guidelines are included in one document as Attachment #11. These will be merged into Chapter 9 of the Municipal Code after approval by the City Council.

## **REVIEW PROCESS**

With the development of the Alessandro Boulevard Corridor Focus Study - Phase I, stakeholder meetings were held in 2010 with groups ranging from the Mayor and City staff to local property owners and developers. Two Community Workshops were also held on April 22, 2010 and May 6, 2010 to allow the public to provide input and comment on the selecting Mixed Use District sites and parcels to be rezoned as Residential 30 (R30). The five nodes selected along the Alessandro Boulevard Corridor for inclusion within the “Multiple Use Districts Overlay” are based on these meetings.

Planning staff has been working with RBF Consulting through the second SCAG Compass Blueprint grant (Phase II) to complete the required CEQA documentation (Mitigation Negative Declaration) and the overlay district design standards. A public informational meeting was held on March 7, 2013, one week prior to the Planning Commission Hearing (March 14, 2013).

## **ENVIRONMENTAL**

The proposed Alessandro Boulevard Corridor Project – Phase II Implementation, is a City initiated project to: 1) create the Mixed Use Overlay Districts to implement the Vision Plan for Alessandro Boulevard Corridor, 2) increase the maximum permitted density to 30 dwelling units per acre in specified areas of the City, and 3) amend the general plan and zoning for approximately 21.74 acres of R-5 to Community Commercial. The proposed changes affect approximately 315 acres along, adjacent to, or in close proximity to Alessandro Boulevard. The project involves an amendment to the General Plan Land Use Map, as well as an amendment to the Moreno Valley Zoning Code and Zoning Map. Following a preliminary review of the proposed project, the City of Moreno Valley has determined that it is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). This Initial Study addresses the direct, indirect, and cumulative environmental effects of the project, as proposed.

In accordance with the *California Code of Regulations (CCR)* Sections 15051 and 15367, the City of Moreno Valley is identified as the Lead Agency for the proposed project. Under the *California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21177)* and pursuant to *CCR* Section 15063, the City is required to undertake the preparation of an Initial Study to determine if the proposed project would have a significant environmental impact. If, as a result of the Initial Study, the Lead Agency finds that there is evidence that any aspect of the project may cause a significant environmental effect, the Lead Agency shall further find that an Environmental Impact Report (EIR) is warranted to analyze project-related and cumulative environmental impacts. Alternatively, if the Lead Agency finds that there is no evidence that the project, either as proposed or as modified to include the mitigation measures identified in the Initial Study, may cause a significant effect on the environment, the Lead Agency shall find that the proposed project would not have a significant effect on the environment and shall prepare a Negative Declaration. Such determination can be made only if “there is no substantial evidence in light of the whole record before the Lead Agency” that such impacts may occur (*Public Resources Code* Section 21080(c)).

The environmental documentation, which is ultimately selected by the City in accordance with *CEQA*, is intended as an informational document undertaken to provide an environmental basis for subsequent discretionary actions upon the project. The resulting documentation is not, however, a policy document and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and other discretionary approvals would be required.

The environmental documentation and supporting analysis is subject to a public review period. During this review, public agency comments on the document relative to environmental issues should be addressed to the City of Moreno Valley. Following review of any comments received, the City will consider these comments as a part of the project’s environmental review and include them with the Initial Study documentation for consideration by the City.

**ALTERNATIVES**

If not approved, the City would be out of conformance with its certified housing element, which could result in sanctions relative to the review and certification of the next cycle housing element update, which is due to the State in October 2013.

**NOTIFICATION**

Public notice was sent to all property owners of record within 300' of each of the parcels within the project. The public hearing notice for this project was also published in the local newspaper.

**ATTACHMENTS**

1. Public Hearing Notice
2. Resolution No. 2013-
3. Ordinance No.
4. Ordinance No.
5. Mitigated Negative Declaration
6. Initial Study
7. Map of the Alessandro Boulevard Corridor Project Study Area
8. Residential 30 (R30) Rezoning Maps
9. Commercial Rezoning - Area 5
10. Mixed Use Overlay District Maps
11. Mixed Use Districts Overlay Guidelines
12. Permitted Use Table
13. Planning Commission Staff Report (excluding exhibits)
14. Place Holder for Draft Planning Commission minutes, dated March 14, 2013.

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Council Action	
Approved as requested:	Referred to:
Approved as amended:	For:
Denied:	Continued until:
Other:	Hearing set for: