

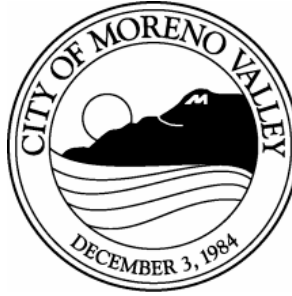
---

**GENERAL PLAN ADVISORY COMMITTEE**

ALVIN DEJOHNETTE  
Chairperson

RAY BAKER  
Vice Chairperson

JOANN STEPHAN  
Committee Member



IDDO BENZEEVI  
Committee Member

NELSON CHUNG  
Committee Member

DR. BOBBY SHEFFIELD  
Committee Member

CARLOS LOPEZ  
Committee Member

---

# **GENERAL PLAN ADVISORY COMMITTEE Regular Meeting**

## **Agenda**

**Thursday, May 21, 2020 at 5:30 PM  
City Hall Council Chamber – 14177 Frederick Street**

### **TELECONFERENCED MEETING**

[Pursuant to Governor Executive Order N-29-20]

**There Will Not Be a Physical Location for Attending the Meeting**

**The Public May Observe the Meeting and Offer Public Comment As  
Follows:**

#### **STEP 1**

Install the Free Zoom App or Visit the Free Zoom Website at  
<https://zoom.us>

#### **STEP 2**

Get Meeting ID Number and Password by emailing [zoom@moval.org](mailto:zoom@moval.org)  
or calling (951) 413-3206

#### **STEP 3**

Select Audio Source  
Computer Speakers/Microphone or Telephone

---

*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.*

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**REVIEW AND APPROVAL OF MINUTES FOR THE APRIL 30, 2020 MEETING**

**1. PRELIMINARY DRAFT GENERAL PLAN LAND USE MAP AND CITYWIDE PROJECTIONS FOR POPULATION, HOUSING UNITS AND EMPLOYMENT IN 2040**

Considering the key findings of the existing conditions report, input from the community received to date, and feedback from the GPAC, City staff and the consultant will present a preliminary general plan land use map that will guide development and conservation in Moreno Valley through 2040. Additionally, a preliminary set of citywide projections for population, housing, and job growth will be presented in view of regional growth projections and the proposed land use changes. The objective of the May 21 meeting is to review the proposed land use map, land use designations, and buildout projections with the GPAC and receive feedback before review by the Planning Commission on May 28.

Attachments

1. April 30 GPAC Meeting Summary
2. Preliminary Draft Land Use Designations
3. GPAC Meeting Schedule and Project Timeline

**PUBLIC COMMENTS ON AGENDA OR NON-AGENDA ITEMS WITHIN THE JURISDICTION OF THE GENERAL PLAN ADVISORY COMMITTEE**

*In speaking to the Committee, members of the public may be limited to three minutes per person. The Committee 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 Committee and not to other members of the Committee, the Staff, or the audience.*

**ADJOURNMENT**

## M E M O R A N D U M

---

To: Chris Ormsby, Senior Planner, City of Moreno Valley  
From: Calvin Chan, Associate  
Re: General Plan Advisory Committee (GPAC) Meeting #3 Summary  
Date: May 14, 2020

---

General Plan Advisory Committee (GPAC) Meeting #3 was conducted on Thursday, April 30, 2020, through the free, publicly accessible Zoom online video conferencing platform in view of statewide shelter in place provisions taken in response to the COVID-19 health crisis. This memo provides a recap of the meeting and a summary of the input received.

### **Meeting Recap**

---

Chairperson DeJohette called the meeting to order. Senior Planner Ormsby then introduced Andrew Hill from Dyett & Bhatia who updated the GPAC on the status of the project and provided a recap of Phase 1 outreach activities and community input received. This input, together with an analysis of existing conditions, has informed the development of preliminary draft concepts for land use, circulation, and design for the General Plan, Housing Element, and Climate Action Plan.

Next, Andrew provided an overview of six draft concepts, with subconsultants from Fehr & Peers and Urban Field Studio available for questions and comments as needed. The concepts represent different choices the City can make to achieve the vision established on the basis of input from community members and decision-makers in Phase 1. For each concept, a brief presentation highlighting key components as well as pros and cons was provided. The main purpose of the meeting was to review these draft concepts with the GPAC and to receive feedback prior to the launch of citywide Online Survey #2 in May. GPAC members were asked to confirm the concepts are appropriate to test with the community and suggestions for refinement were encouraged. A summary of discussion points from the GPAC is provided below.

Over the course of the meeting, approximately 40 people were logged onto the Zoom platform. Public comment was taken after the GPAC discussion and six individuals spoke. A summary of discussion points from members of the public is provided below.

The GPAC's fourth meeting is scheduled for Thursday, May 21, 2020, and the focus will be on selecting which of the draft concepts to combine for recommendation of a Preferred Plan Concept.

## **Summary of GPAC Discussion Points**

---

- GPAC members concurred that the six draft concepts overall are appropriate for testing with the community via Online Survey #2 and provided suggestions for refinement, emphasizing the need to convey to the public the feasibility, pros and cons, and potential for phasing of different concepts.
- One GPAC member requested clarification regarding the interplay between community outreach in Phase 1 and the six preliminary draft concepts. In response, it was noted that the key themes from the community input in Phase 1 were distilled into actionable items that could inform future plans for land use, circulation, and design. Together with guidance from City staff and decision-makers, the six concepts were drafted and presented first to the GPAC for feedback. Citywide Online Survey #2 will confirm with the community the preferences and priorities for the various concepts.
- A couple of GPAC members noted the importance of implementation strategies for the concepts and the need to be realistic and transparent when considering demand for retail or office uses. Other GPAC members echoed these comments. In response, it was noted that the survey will highlight the tradeoffs of the various concepts to make evident that any future planned supply of new retail or office uses must be thoughtfully balanced with market demand to ensure the best chance for success.
- One GPAC member stressed that the survey should explain more about affordability means when discussing future housing, particularly expanding on why a wider range of housing types could help address concerns for affordability and different lifestyle preferences. Other GPAC members echoed these comments. In response, it was noted that the survey will provide such explanation regarding planning for housing in the future.
- One GPAC member expressed the need for understanding the interaction of the concepts with one another and the potential for prioritization and phasing. While the General Plan Update plans for 2040, there are steps that can be taken now to set up the City for pursuit of future desired outcomes past 2040. Other GPAC members echoed these comments. In response, it was noted that the survey will present the possibility of phasing and request input on community priorities regarding which concepts should be pursued sooner and in what order.
- A couple GPAC members noted the importance of presenting to the community the challenges associated with realizing each concept from a high-level land use development perspective. Challenges associated with small-lot development (e.g. Sunnymead Village), hillside development, redevelopment in the Moreno Valley Mall area, and infrastructure limitations were highlighted. In response, it was noted that the survey will provide information regarding some high-level anticipated challenges associated with the various concepts.
- One GPAC member noted the importance of ensuring sufficient housing in the mid-range densities (2-5 du/ac and 5-10 du/ac). In response, it was noted that the update of the Housing Element will take care to ensure a sufficient amount of housing at all appropriate densities and income levels.
- GPAC members noted that the term “Flex Commercial,” although commonly known in the real estate industry, may cause confusion for community members. In response, it was noted that an alternate more readily understood term will be used.

## **Summary of Public Comments**

---

- One community member recommended that the General Plan Update process refer to the Irvine Spectrum Center as a successful model for mixed use development that combines residential uses with shopping, dining, offices, hotels, entertainment, and more.
- Another community member noted support for Concept 3, Community Corridors, highlighting the need to develop spaces with opportunities to engage middle/high school-aged youth to reduce potential for misconduct. Local mom-and-pop shops were noted as requiring support and assistance in the form of revitalizing existing commercial areas with a mix of uses, including higher density, smaller housing options to bring potential customers closer to desired goods and services. The community member also noted opposition to more warehousing activity within the city, citing concerns for poor air quality and traffic congestion, and also expressed that the Irvine Spectrum Center model of development may be too rigid for the diverse make-up of Moreno Valley.
- One community member who resides in the northeastern portion of the city emphasized that their home is peaceful in its rural setting and stressed that large, impersonal warehouse development in close proximity to this portion of the city is undesirable. The community member appreciated the variety of concepts to be tested with the community and noted support for Concept 1, Downtown Center. The design within Sunnymead Village, particularly the arch, was mentioned as an attractive design feature for creating inviting gateways into the city and should be explored further and applied elsewhere.
- Another community member who resides in the northeastern portion of the city recited information from a document prepared by the Environmental Protection Agency regarding smart growth. The community member stressed the need to provide a wide range of housing types that are affordable to different income levels and cater to different lifestyle preferences. The community member noted that they enjoy the rural, open atmosphere of the northeastern portion of the city and desire for the area to remain as is, with the exception of future improvements to the trails for walking and biking.
- One community member noted support for Concept 1, Downtown Center, and highlighted the reimagining of the Aquabella Specific Plan area as a critical component. The community member emphasized the need to focus future commercial development in clusters and was in general support of more dense development. The community member also stressed desire for more local-oriented businesses as opposed to chain/formula retail. Warehousing activity near the northeastern portion of the city was noted by the community member as undesirable and instead, encouraged support for other industries that may offer more job opportunities in the future.
- Another community member expressed that there should be no more warehousing in the city, particularly citing concerns for poor air quality. The community member emphasized the need to plan for identified Disadvantaged Communities within the General Plan Update process. The community member encouraged affordable housing development near transit, jobs, and shopping. New housing in the hillsides was noted as undesirable out of concern that the buildings would detract from the scenic beauty of the city. The community member requested clarification regarding select identified areas of Concept 6. In response, it was noted that the consultant team and staff would explore further, as

# **DYETT & BHATIA**

Urban and Regional Planners

appropriate. Heacock Street was noted as an existing truck route and the community member expressed desire for the route to be eliminated due to its proximity to schools.

**Moreno Valley Comprehensive General Plan Update  
Preliminary Draft Land Use Designations for Discussion  
May 18, 2020**

**Downtown Center**

Plan policy provides for development of a vibrant new hub, the Downtown Center at the heart of the city, to serve as a focal point of the community and destination for people from around the region. It allows for a vibrant mix of business, entertainment, residential, cultural, and civic uses to activate the Downtown Center throughout the day and into the evening. It integrates existing uses and combines compatible new land uses and public amenities together at various scales and intensities to foster a mix of uses that encourages people to live, work, play, and shop within the Downtown Center. To implement the vision for the Downtown Center, General Plan policy would:

- Articulate the desired range of uses for the Downtown Center, such as a central park facility, corporate campus, college campus, performing arts venue, sports complex, minor league soccer venue, hotel, research and development facilities, medical office spaces, supportive medical facilities, technology research and office space, and attached/detached housing types;
- Include a concept diagram that depicts arrangement of uses in the wider area and circulation that connects them;
- Provide an illustrative development program and phasing to guide environmental review, including projections for population, housing and employment by subarea;
- Call for creation of an area plan to guide subsequent development;
- Allow reconfiguration or redesign of the area plan to accommodate subsequent development so long as development program not exceeded.

**Center Mixed Use (CEMU)**

This designation provides for the redevelopment of existing commercial centers and adjacent properties with a range of commercial and residential uses to complement existing development at prominent entry points into the community and where freeway visibility is high. The Centers are envisioned as integrated, pedestrian-oriented places with a mix of uses including retail, dining, entertainment, offices, lodging, recreational and cultural facilities that cater to both motorists passing through and residents of surrounding neighborhoods. The Centers may also incorporate higher-density housing on-site to support the vitality of commercial uses and activate the area. The residential density range of 20 to 30 dwelling units per acre.

**Corridor Mixed Use (COMU)**

This designation provides for a mix of housing with supporting retail and services that cater to the daily needs of local residents and are located along major transit corridors. Permitted uses include housing, retail, restaurants, personal services, public uses, and professional business offices. Commercial uses should be concentrated at intersections and are limited to no more than 15 percent of the acreage of the block on which they are located. A mix of uses is not required on every site but is desired on sites at intersections in order to foster nodes of commercial mixed use development along the corridor. Mixed use may be in either a vertical format (multiple uses in the same building) or horizontal format

(multiple single-use buildings on the same parcel). The allowable residential density is 15-25 dwelling units per acre, with densities on the lower end of that range where proposed development abuts existing low density residential development.

**Business Flex (B-F)**

This designation provides for a range of business activities involving production, distribution, or repair with supporting office and commercial space for the areas impacted by the Airport Land Use Compatibility plan. Permitted uses include light manufacturing, research and development, warehousing and distribution, automobile services and repair, and other uses consistent with applicable airport land use compatibility regulations. Corresponding zoning will be performance-based in order to promote flexibility and minimize compatibility issues with existing uses.

**Freeway Commercial/Office (FC/O)**

This designation provides for retail shopping and employment centers to capitalize on adjacencies to freeway interchanges easily accessible and visible to freeway travelers. Development should be organized in clusters and provide amenities such as walkways, outdoor seating, and landscaping for shoppers and employees. The architectural style of development should reinforce the rural character intended for the surrounding area.





# MOVAL 2040

## GENERAL PLAN UPDATE

### Moreno Valley General Plan Update | GPAC Meeting Schedule

Draft: April 21, 2020

The following is a working schedule which indicates the timing and objectives of GPAC meetings. The timing of GPAC meetings is keyed to the major milestones of the project. GPAC meetings will generally be held on the third Thursday of the month from 4:00 p.m. to 6:00 p.m.

**Meeting #1 - January 24, 2020**

**Phase:** [Visioning \(Phase 1\)](#)

**Objectives:** Orient GPAC to project and receive input on key issues and opportunities  
Receive feedback on community-wide Online Survey #1

**Meeting #2 - April 16, 2020**

**Phase:** [Visioning \(Phase 1\)](#)

**Objectives:** Recap Phase 1 community outreach and input  
Review Draft Existing Conditions Report

**Meeting #3 - April 30, 2020**

**Phase:** [Alternatives Exploration \(Phase 2\)](#)

**Objectives:** Review Preliminary Land Use, Circulation, and Design Concepts for Phase 2

**Meeting #4 - May 21, 2020**

**Phase:** [Alternatives Exploration \(Phase 2\)](#)

**Objectives:** Provide guidance for Preferred Plan Concept

**Meeting #5 - August 2020**

**Phase:** [Draft Plan Development \(Phase 3\)](#)

**Objectives:** Review Preferred Plan Concept

**Meeting #6 - October 2020**

**Phase:** [Draft Plan Development \(Phase 3\)](#)

**Objectives:** Review Draft Policies and Actions

**Meeting #7 - November 2020**

**Phase:** [Draft Plan Development \(Phase 3\)](#)

**Objectives:** Review Draft Policies and Actions

**Meeting #8 - December 2020**

**Phase:** [Draft Plan Development \(Phase 3\)](#)

**Objectives:** Review Draft Policies and Actions