

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 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.

The Planning Commission, at its March 14, 2013 meeting recommended by a 6-0 vote that the City Council adopt a Mitigated Negative Declaration 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 property owner 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 being 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.

PROJECT

Section 1: Residential 30 Rezoning

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.

Residential 30 (R30) Sites

Propose general plan amendment & change of zone locations are:

- Area #1 - Alessandro Boulevard and Day Street
- Area #2 - Alessandro Boulevard & Elsworth Street Area
- #3 - Alessandro Boulevard & Morrison Street Area
- #4 - Perris Boulevard & Iris Avenue

Total Acreage proposed for R30 is 146.19 acres. This acreage 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).

If the R30 rezoning is 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.

Section 2: Community Commercial Rezoning

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).

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.

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

Background

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 the current mixed use zones of 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:

Five nodes along the Alessandro Boulevard Corridor have been identified for inclusion within the “Multiple Use Districts Overlay”:

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

- A. Mixed-Use Institutional Anchor (MUI) Overlay District.*
- B. Mixed-Use Community (MUC) Overlay District.*
- C. Mixed-Use Neighborhood (MUN) Overlay District.*

Municipal Code Amendment related to Mixed Use includes removal of MUD1 & MUD2 Information and Addition of Mixed-Use Overlay Districts (Municipal Code), including all required design standards.

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 and the overlay district design standards. A public informational meeting was scheduled prior to the Planning Commission Hearing (March 7, 2013) with six members of the community attending.

ENVIRONMENTAL

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, as well as an amendment to the Moreno Valley Zoning Code and Zoning. The City of Moreno Valley has determined that it is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). An Initial Study was completed by RBF addressing the direct, indirect, and cumulative environmental effects of the project, as proposed.

Consultants are available tonight from RBF to answer any environmental questions.

NOTIFICATION

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

This concludes the staff report