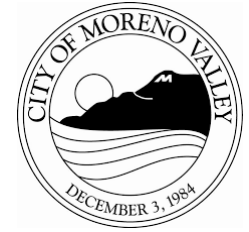


MORENO VALLEY MALL



SPECIFIC PLAN AMENDMENT

March 2023



Draft

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MORENO VALLEY MALL - SPECIFIC PLAN AMENDMENT

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1 INTRODUCTION



1.1 Context and Setting

Moreno Valley Mall (MVM) has evolved over several decades, from the original shopping center to the present mall of approximately 92 acres with approximately 1.03-million square feet of existing commercial uses. MVM makes up Planning Area 2 (PA2) within the Towngate 200 Specific Plan (SP-200), which was originally approved by the City Council on October 27, 1987, and subsequently amended. Amendment 3, approved in 1991, re-targeted PA2 land use to more commercial retail uses.

This Specific Plan Amendment (SPA) is a modification to SP-200, creating two subareas: PA 2A and PA 2B (See Figure 1-2). PA 2A will comprise of approximately 59 acres having 2.8 million square feet, with private internal driveways, parking facilities, private and public infrastructure. The balance of the mall site will become PA 2B and makes up approximately 33.9 acres and has 377,594 square feet including private drives and parking facilities. The SPA will establish the standards and guidelines for further development and redevelopment of PA 2A, while PA 2B will continue to defer to SP-200.

This plan will modify the current zoning to allow more flexibility in the further development of the site, adding residential, retail, office and hospitality uses. This diverse mixture of uses implements the vision of the General Plan’s Center Mixed Use land use designation for this site.

1.1.1 Area and Ownership

The MVM is bounded by a loop road (Town Circle), located just south of the SR-60 and east of the I-215. Regional access is from Frederick Street from the east, Day Street from the west. The SPA excludes those properties owned by Macey’s, JCPenney and SR-60 frontage. Exhibit 1-1, *Location Map*, and Exhibit 1-2, *Specific Plan Amendment Area (PA 2A)*, shows MVM location and defined area of the SPA.

Table 1-1, *Moreno Valley Mall Acreage*, breaks down the acreage by PA-2A and PA-2B.

Table 1-1: Moreno Valley Mall Acreage		
Tentative Parcel Map No. 38420 (APN Reference)	Acreage	
	PA-2A	PA-2B
Existing Mall: 1, 5, 20	24.0	
Future Re-Development: 2, 3, 7, 9, 11, 12, 15, 17, 18	16.7	
Plaza/Park: 14	1.5	
Parking, Private Streets/Drives 4, 6, 8, 10, 13, 16, 19, 21, 22	16.4	
SR-60 Frontage (291-110-051)		2.8
Town Circle (291-110-052)		9.6
JCPenney (291-110-036)		10.1
Macy’s (291-110-037)		11.4
Sub-Total	58.6	33.9
TOTAL	92.5	

Sources: Assessor’s Map BK291, Page 11. Acreages are approximate and rounded. Note: Acreages are rounded.

1.1.2 Existing Setting and Surrounding Uses

MVM is approximately 92.5 total acres, which includes the existing mall, surrounding parking, Town Circle private street and the frontage parcel adjacent to SR-60. MVM is broken into multiple parcels based on Tentative Parcel Map (TPM) No. 38420 for PA-2A, and Assessor’s Parcel Map, Book 291, Page 11 for PA-2B.

Land uses surrounding the Specific Plan Area are predominantly large roadways and freeways and commercial uses, including residential and hospitality uses to the south. The approximately 59-acre PA 2A is surrounded by the following uses:

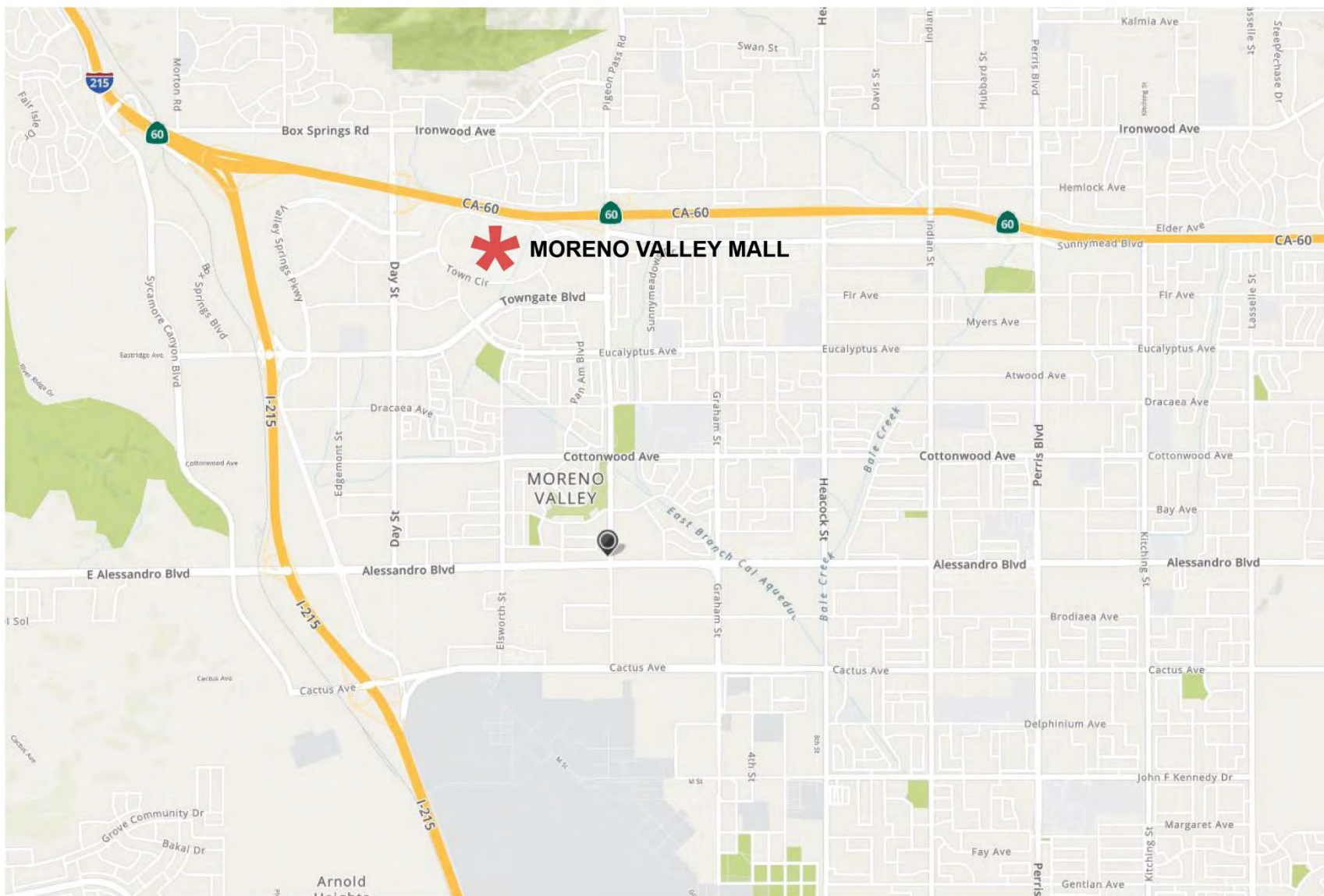
North: SR-60 (Moreno Valley Freeway).

South: Town Circle, residential apartment homes, Hampton Inn & Suites, and 24-Hour Fitness.

East: Town Circle, and commercial uses such as Burlington and Ross Dress for Less.

West: Town Circle, and commercial uses such as Jerome's Furniture and Lowe's Home Improvement.

Primary access to the Specific Plan Area is from Town Circle, which provides access to Frederick Street to the east by way of Centerpoint Drive and Day Street to the west by way of Campus Parkway. Topographically, MVM has a split elevation with about 20-feet of grade difference from upper level toward the north side. There are large parking fields to access the two-level Mall. Three parking fields access the upper level of the Mall and three parking fields access the lower level of the Mall. See Figures 1-3b – 1.3c, *Existing Site Photos*.



⊕
Figure 1-1: Location Map



Figure 1-2: Specific Plan Amendment Area (PA 2A)



Figure 1-3a: Existing Mall



Figure 1-3b: Existing Site Photos



Figure 1-3c: Existing Site Photos

1.1.3 Existing General Plan and Zoning

A. General Plan

Moreno Valley General Plan 2006 Land Use Element identifies the site as Commercial, with focus of regional commercial uses. The Zoning prior to 2021 amended Zoning identified MVM as SP 200 Mixed Use Community (MUC) Overlay District. The intent is to provide opportunities for the development of pedestrian-oriented blocks with residents, visitors, and employees from the surrounding community. Horizontally or vertically integrated mixed-use development, with no requirement for ground-floor retail, is allowed in other locations. For MUC, there is a maximum of 1.0 Floor Area Ratio and maximum of 30 units per acre.”

MoVal 2040 General Plan Land Use Element identifies the site as Center Mixed Use (CEMU) and is envisioned to be integrated, pedestrian-oriented places with a mix of uses including retail, dining, entertainment, offices, lodging, high density residential, recreational, and cultural facilities that cater to both motorists passing through and residents of surrounding neighborhoods. For CEMU, there is a maximum of 1.25 FAR and residential density range of 20-35 dwelling units per acre.

MVM SPA FAR and Density shall be based on maximum established with the approved GPA and Zoning. Table 1-2 shows that MVM SPA is within the Maximum FAR and density permitted under both the 2006 GPA and MoVal 2040 with the zoning of SP-200 MUC and confirms compliance (see Table 1-3, *MVM SPA PA-2 Density Calculations*).

The site is also identified as being within a redevelopment area, which is no longer active after the elimination of Redevelopment Agencies in California. MVM is also identified as a Qualified Opportunity Zones (QOZs). QOZs were created by the Tax Cuts and Jobs Act (TCJA) signed into law in December 2017. The initiative is

specifically intended to grow investments. To facilitate economic growth, municipalities may encourage development with higher densities to facilitate housing and accommodate new development.

Table 1-2: Land Use and Quantity Summary			
	MVM SPA PA-2		
	PA 2A	PA 2B	PA2 Total
Existing			
Retail - Existing	819,308	309,394	1,128,702
Retail - Reduction	(16,344)	---	(16,344)
Sub-total	802,964	309,394	1,112,358
Proposed			
Retail	40,000	---	40,000
Office	60,000	---	60,000
Hotel	182,000	---	182,000
Residential SF	1,867,700	---	1,867,700
Sub-total	2,149,700	---	2,149,700
TOTAL SF	2,952,664	309,394	3,262,058
Residential Units	1,627		1,627
Hotel Rooms	270		270
Plaza/OS Acres	1.9 ac		1.9 ac

Table 1-3: MVM SPA PA-2 Density Calculation			
Land Use Designation Zoning Designation	2006 GPA	MoVal 2040	MVM SPA
	Commercial SP 200 MUC	CEMU SP-200 MUC	
MAX FAR	1.0	1.25	0.81
Max Square Feet	4 MSF	5 MSF	3.3 MSF
MAX Density	30 du/ac	35 du/ac	18 du/ac
Max DU	2,787	3,252	1,627

General Notes

Density Calculation based on MVM total area.
Million Square Feet (MSF); Dwelling Unit (DU)

B. Zoning

The SP designation further defines the General Plan land use, described as providing the commercial needs of the region, as well as providing residential, hospitality, office, and general services to the community. The SPA, upon adoption by the City Council, would become the zoning for the property and would define the allowable uses within its boundaries.

1.1.4 Relationship to CEQA and Past CEQA Documentation

The City of Moreno Valley is the lead agency for purposes of environmental review under the California Environmental Quality Act (CEQA). MVM, Planning Area 2 within Towngate 200 Specific Plan, has been the subject of prior environmental review.

The Towngate 200 Final Environmental Impact Report (Final EIR) was certified by the City of Moreno Valley in 1986. The Final EIR was prepared to evaluate the potential impacts associated with buildout of the project site with 238 acres of commercial uses and 2,423 residential units, which was subsequently amended and reduced the units to 1,979 (May 1993).

The project site was within a Redevelopment area as set forth in the Redevelopment Plan of Moreno Valley and a Participation Agreement between City's Redevelopment Agency and Towngate Regional Mall (August 1990).

In 1993, the City prepared an Addendum to the Final EIR to evaluate a then-proposed amendment to Towngate 200 (Amendment 1). The Addendum concluded that reliance on the prior Final EIR was appropriate because "the proposed amendment does not raise new issues about the significant effects on the environment."

1.2 Authority and Requirements

A "Specific Plan" is a planning and regulatory tool made available to local governments by the State of California. Specific plans

implement an agency's General Plan through the development of policies, programs, and regulations that provide an intermediate level of detail between General Plans and individual development projects. State law stipulates that specific plans can only be adopted or amended if they are consistent with an adopted General Plan.

This SPA implements the goals and policies of the General Plan, serves as an extension of the General Plan, and can be used as both a policy and a regulatory document. The purpose of this Specific Plan Amendment is to implement the vision laid out in the executive summary by providing goals, policies, programs, development standards, and design guidelines to direct further development within PA 2A. The SPA supersedes any other SP-200 and related amendments where PA 2A is referenced.

The local authority to prepare and adopt a Specific Plan and the requirements for its contents are set forth in the City of Moreno Valley Municipal Code (MVMC), Chapter 9.13.050. Specific Plans may be adopted by ordinance as stated in MVMC Chapter 9.13.080.

The authority to prepare and adopt a Specific Plan and the requirements for its contents are set forth in California Government Code Sections 65450 through 65457. Section 65451 states:

A Specific Plan shall include a text and a diagram or diagrams which specify all of the following in detail:

- *The distribution, location, and intent of the uses, including open space, within the area covered by the plan.*
- *The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described by the plan.*

- *Standards and criteria by which the development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.*
- *A program of implementation measures including programs, public works projects, and financing measures.*
- *The Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan.*

1.3 Goals and Objectives

The goals for the PA 2A redevelopment as described in this Specific Plan Amendment is to provide:

- a plan that allows for the revitalization of PA 2A, adapting to changing market conditions and providing economic benefits to the City;
- a long-term development plan that encourages and facilitates new uses of high quality and design;
- a mixed-use village that serves as a regional anchor to the area and draws upon the vibrancy of established neighborhoods, businesses, and community amenities nearby;
- integration of the project into an established urban fabric with established neighborhoods in the immediate vicinity;
- a mixture of uses that reduces vehicle miles traveled through internal capture of trips and carries out the intent of the City's Climate Action Plan;
- a plan that facilitates private investment in the development;
- flexibility in development while achieving community goals;
- creation of new and future employment opportunities.
- a mixture of high-quality housing and ground level commercial uses;
- a circulation system responsive to the needs of vehicular, bicycle, and pedestrian travel;
- landscaping appropriate to the level of development and sensitive to surrounding uses;
- architecture which responds to and enhances the property with timeless architectural style;
- a visually harmonious development as viewed both internally and externally;
- a project that has an architectural language promoting the varied uses while working with the contextual and regional vernacular of Southern California;
- provision of adequate parking including a shared parking program.

1.4 Guiding Principles



GUIDING PRINCIPLE 1

Enhance the Mall as an Iconic Local Shopping Destination.

The Moreno Valley site has served as a local shopping destination within the Moreno Valley community since early 1990. In 1986, the majority of the MVM was envisioned into its current condition. Over the years, the property has changed ownership and various major and minor tenants have come and gone, but the concept of Moreno Valley as a shopping destination has remained constant.

New development within the Specific Plan area should respect the history of the site and work to preserve and improve the concept of the area as a forward-thinking shopping and entertainment hub within the Inland Empire. This should not deter new and creative design and uses, but instead ensure that future design and mixtures of uses are in keeping with the overall function of the area as a premier commercial shopping destination.

As new uses develop within the Specific Plan area, they will likely bring additional investment by way of potential physical improvements, increased tenant diversity, and more rooftops, daytime employment, and tourism within close range of Moreno Valley to utilize the goods and services provided.



GUIDING PRINCIPLE 2

Offer a Unique Lifestyle and Entertainment Experience.

MVM is first and foremost a retail and entertainment destination serving the diverse and growing population of Moreno Valley. The SPA envisions PA 2A area as a collection of interactive spaces that fosters a true cultural and community center. Future development of the site will be a mixture of retail, office, multifamily, and hospitality uses in a more densely developed setting.

The combination of added uses and new overall identity and brand vision for MVM is intended to provide a new destination for the region that is recognized as the next generation in shopping, living, and playing lifestyles. The property will provide visitors with a range of experiences and social opportunities. The interrelation of these uses into one cohesive experience will be the defining element of the area and create an economic and social hub for the Inland Empire. The incorporation of job-creating uses, and housing will also drive a walkable environment that is focused on the user.

PA 2A also incorporates strategically placed programmable open space. These areas can transition easily from a passive use to a temporary active or experiential use, such as a small concert, farmers market, or pocket park. These types of spaces allow for PA 2A to be fluid and responsive to engage the community's needs aspirations.



GUIDING PRINCIPLE 3

Promote a Diverse Mixture of Uses

New development should incorporate a mixture of residential, commercial, hospitality, and other uses to create a vibrant tapestry of users throughout all times of the day and night.

The dynamic of technology, services, and convenience are evolving at an ever-greater pace. Traditional retailers are adapting to new demands of today’s consumers, which leads to new concepts and business models. The guideline of this SPA shall enable local entrepreneurs, businesses, and creatives to take advantage of a diverse environment where there is potential to live, work and play together. PA 2A will bring economic development into the Moreno Valley Mall area and will diversify new tax revenues.

PA 2A will benefit from an infusion of an eclectic mixture of experiences and uses. The design of new development and commons spaces that connect parcels shall be flexible to support a creative overlap. This will ensure that the Specific Plan area is able to adapt over time and allow the uniqueness of the Moreno Valley people and culture to shine.



GUIDING PRINCIPLE 4

Promote Moreno Valley Cultural Experience

The City of Moreno Valley is experiencing growth and change in many areas. This is especially prevalent along west edge of the city. As a part of this growth, future development within the MVM area will serve to complement the nearby growth of University of California Riverside and outdoor venues such as UC Riverside botanic Gardens and Sycamore Canyon Wilderness Park.

This collection of outdoor and educational icons will allow for opportunities to promote the history of Moreno Valley. This may happen within PA 2A through an emphasis on learning exhibitions, public art, community events, and culturally relevant programming.

It is important that the PA 2A celebrates the region’s rich history, from the original rock art, pictographs and petroglyphs found in this flourishing valley from 2,300 years ago to the dynamic Riverside Race history, to the current history and people who make Moreno Valley the community it is today.

1.5 Background and History

In the early 1990s, MVM was developed as an enclosed mall, with initial anchor stores being Sears, JCPenney, May Company and Harris Department Stores and had about 140 other specialty stores. At that time, an Environmental Impact Report was prepared and certified for the full build-out of that entitlement (see Table 1-1).

PA 2 was demised into 8 parcels based on Parcel Map 27143. The proposed project would modify these past approvals, adding residential uses and subdividing the property as appropriate.

The present mall includes 1,167,702 square feet of retail uses within an enclosed mall building, a two-level parking structure, and surface parking. PA 2A looks to diversify the commercial types of uses on-site by adding a gym, furniture home store, restaurants, and additional retail in the mall. In addition, PA 2A will incorporate residential (multifamily), hospitality and office use to further expand MVM as a mixed-use development. See Table 1-4, *Use and Quantity Summary*.

Table 1-4: Use and Quantity Summary				
	SP-200 PA 2	MVM SPA PA 2		
		PA 2A	PA 2B ¹	Total
Retail	1,250,000	842,964	309,394	1,152,358
Office	---	60,000	---	60,000
Hotel	---	182,000	---	182,000
Residential SF	---	1,867,700	---	1,867,700
Total SF	1,250,000 SF	2,952,664 SF	309,394 SF	3,262,058 SF
Residential Units	---	1,627 units	---	1,627 units
Hotel Rooms	---	270 rooms	---	270 rooms
Open space/Plaza	---	1.9 Acres	---	1.9 Acres

¹ Square footages indicated in Table 1-4 for PA 2B are existing square footages.

1.6 Organization

Section 1 – Introduction

This section explains the purpose of the Specific Plan Amendment; local and regional context and setting; background; planning process and entitlements; guiding principles; authority to prepare; relationship to existing plans and policies; and organization of the Specific Plan Amendment.

Section 2 – Development Plan

This section explains the conceptual land use plan for the Specific Plan Area (PA 2A); identifies land use policies and defines the land use designations unique to the Specific Plan Amendment. The circulation, drainage, water and sewer, grading, and public services plans are also described.

Section 3 – Development Regulations

This section explains the development standards for the land uses established in the Development Plan, including the standards for allowable uses, setbacks, parking, and signage.

Section 4 – Design Guidelines

This section explains design concepts and establishes design guidelines for development in the PA 2A and illustrates the landscape elements of the project.

Section 5 – Administration and Implementation

This section discusses the development review procedures by the City of Moreno Valley and other relevant permitting agencies, applicable to the Specific Plan Area. Implementation of the proposed land uses, including Specific Plan adoption, subsequent approvals and plans, substantial conformance findings, and phasing are outlined in this chapter. Additionally, financing sources and maintenance responsibilities are identified.



The illustrative examples included in this Specific Plan Amendment, including graphic illustrations, renderings, and photos, are illustrative, including with respect to number of buildings, building location and orientation, alignment of streets, placement, and size of private recreation areas.

Unless otherwise specified, all graphic illustrations and photos shall be interpreted as one possible design and shall not be considered definitive.

2 DEVELOPMENT PLAN



2.1 Land Use Context and Vision

The Specific Plan Area is an entertainment and shopping destination serving the population of the City of Moreno Valley as well as Riverside County. PA 2A contains approximately 59 acres and comprised of twenty-two proposed parcels as part of TPM No. 38420. The total acreage does not include the narrow 2.8-acre portion of land between Town Circle and fronting SR-60. PA 2A includes a portion of the existing mall structure which presently contains approximately 377,594 square feet of commercial uses. Future improvements will modify a portion of Lot 5, reducing the retail square feet by 15,344 square feet for a total of 774,764 square feet retained retail within the existing mall (See Figure 2-6 *Land Use Plan*).

The Moreno Valley Mall Redevelopment envisions the creation of a new mixed-use district that supports the existing retail uses and provides opportunities to live, work, play, and grow with the community. The new diverse mixture of uses seeks to fulfill an evolutionary concept that defines the parameters of site planning and design to adapt to ever-changing market trends.

The Moreno Valley Mall Redevelopment looks to create a project that provides the next vision of community, focused on culture and quality of life. Moving beyond the traditional anchor store formula, PA 2A is now free to add an interdependent collection of uses that will support generations to come. To attract the current customer, visitor, guest, and contemporary resident, the land use program looks at adding a mixture of uses in addition to retail, including office, multifamily, and hospitality in a more densely developed setting.

The amplification of these uses in new and exciting ways will create a destination that is not solely focused on shopping but integrates an economic and social hub that compliments and celebrates the existing culture of Moreno Valley.

The development vision:

- A vibrant mixed-use district.
- A live-work-play environment.
- A unique destination with a “Sense of Place.”
- A revitalized retail heart containing complementary uses.
- A re-imagined entertainment district – hotels, cinema, food hall, restaurants, experiential learning, commercial recreation, shops & event spaces.
- An emphasis of Moreno Valley’s cultural identity.
- A multi-family residential component to support new uses; and
- New business uses.

2.2 Placemaking and Community Design Strategy

Placemaking through densification is a critical component to the success of attracting residents, consumers, businesses, tourism, and other economic drivers to the area. The Placemaking and Community Design Strategy for the development of PA 2A anticipates and enriches the experience of future visitors to the site, from eye-catching and easy to understand entry monuments to existing pedestrian corridors and fully programmed and amenity-filled open spaces. The Placemaking and Community Design Strategy includes the following five components that, when considered holistically, create a unique live, work, and play experience for visitors:

- Arrival Experience
- The Urban Street
- Entry Plaza
- Central Plaza

- The Spaces in Between

The figures and images on the following pages (Figures 2-1 thru 2-5) illustrate where these conditions may occur within PA 2A. The images associated with each figure intended to convey the feeling of the area. They include examples of potential physical improvements, such as public art, overhead structures, seating, and signage, as well as potential programming that could occur in the common spaces, including community events, relaxation nodes, and areas to come together and connect with others.

Placemaking is based on a simple principle: if you plan spaces for people, then people will naturally gravitate to those places. Placemaking character is experienced at the pedestrian level and is the result of the interaction between building form and the pedestrian zone. Successful pedestrian-oriented places that are attractive, enjoyable, and memorable.

Figures 2-1 through 2-5 further describe the following Placemaking and Urban Design Strategy concepts.



Bold and definitive signage and overhead structures can create a sense of place as the first impression of the plan area.

2.2.1 Arrival Experience

The entry monumentation, signage, and landscaping are key components of the arrival experience for visitors, both on foot, bike, and by car. Large monuments or architectural features as canopies or archways will help to create a strong sense of destination and clearly define the entrances to the Specific Plan area. The design will reflect the personality of the project and a consistent but not uniform aesthetic. Actual monumentation design will be completed as part of a branding effort to upgrade the Specific Plan area, with updated logos, artwork, and monumentation. There are two Major Arrival Entries and various Minor Arrival Entries. Refer to Figure 2-1.

2.2.2 The Urban Street

The private urban streets within the plan area are designed for comfortable, safe, and convenient pedestrian movement rather than being vehicular-focused. Small urban plazas, sidewalk seating, and rest zones create refuge nodes for visitors. These spaces are defined by their relationship to the adjacent buildings and their variety of activities that occur there, beyond circulation. Pedestrian zones of varying width are planned adjacent to the interior private drives of the project as discussed in the Circulation Plan, Development Regulations, and Design Guidelines.

2.2.3 Entry Plaza

Multiple Entry Plazas are located across the property at primary and secondary entry points of the existing mall. Entry point plazas include the Food Hall, Theater, and Hotel districts. The size, configuration, and programming of these spaces are unique and relate to the tenancy and adjacencies of other uses. Parking and direct access to these entry plazas is critical in making them convenient, comfortable, and safe.

Much like the Arrival experience at site entries, the Plaza's design shall reinforce the overall vision of the development and support community engagement in simple ways.

2.2.4 Central Plaza

The Central Plaza, located to the east of the existing mall, will be the most prominently featured community-oriented open space within PA 2A. The plaza is planned as a space for entertainment, gathering, and recreation for all ages. Placemaking elements within the Central Plaza may include artwork, versatile softscape and hardscape areas, play structures, seating, and pop-up commercial buildings. These elements will connect the indoor mall uses and the outdoor open space. The plaza is sized (scaled) to feel both spacious and intimate, allowing interaction across its width and around its perimeter.

2.2.5 The Spaces in Between

Independently, each component of the Placemaking and Urban Design Strategy create engaging, lively spaces that allow for a variety of uses. Equally important to the design of those spaces are the connectors the “negative space” between each of them, the spaces in between.

All of the districts and primary uses of the site are connected to the mall with distinct pathways, stairs and connecting spaces. The mall itself forms a central interior circulation spine across the entire site from east to west. In this way the mall acquires a new and important function connecting the new land uses across a large site—a role that both strengthens the overall site planning and potentially improves the mall's foot traffic and retail sales performance.



The Placemaking and Urban Design Strategy components create vibrant, usable spaces that weave together the commercial core with the surrounding uses

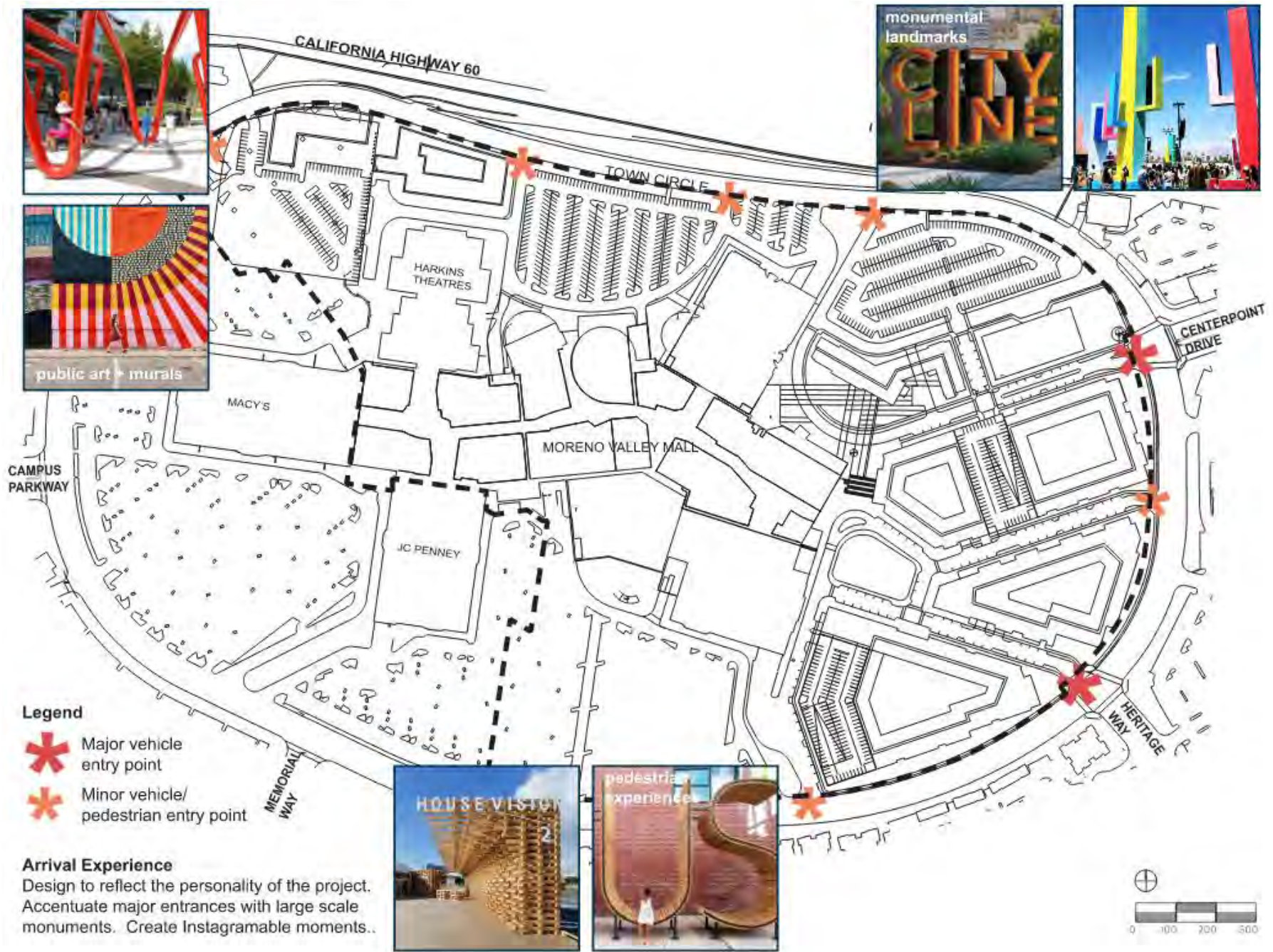
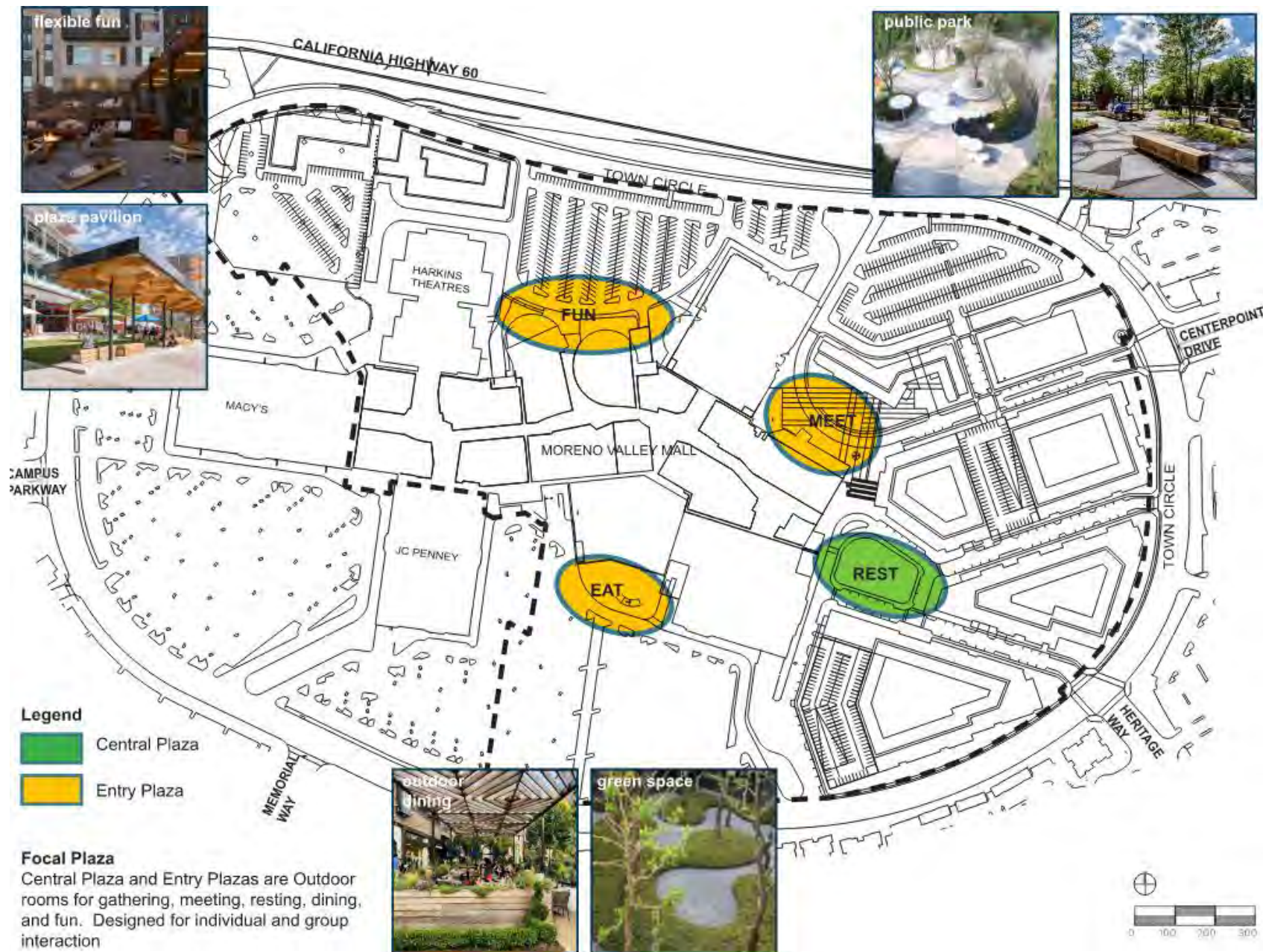


Figure 2-1: Arrival Experience



Legend

- Central Plaza
- Entry Plaza

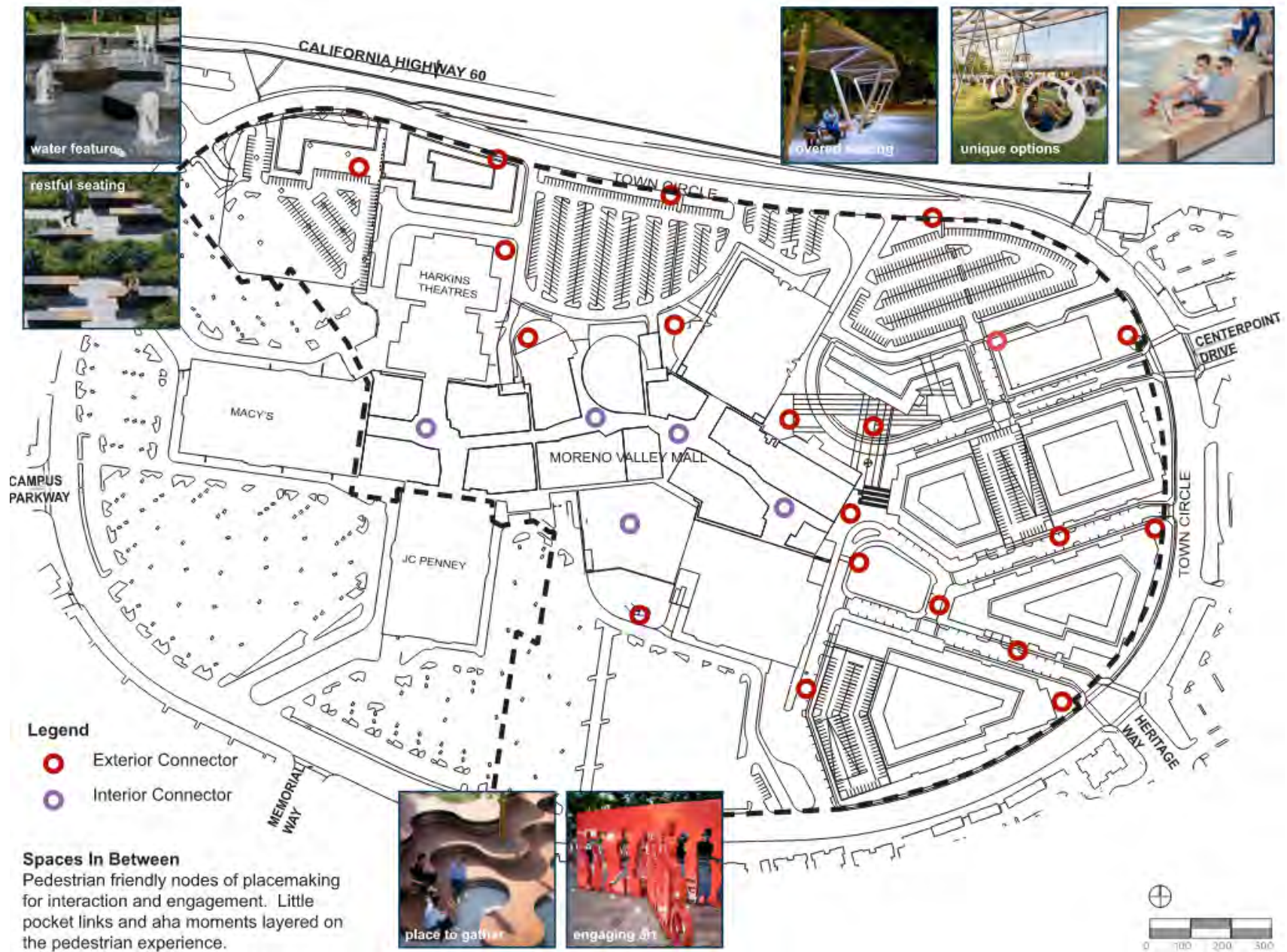
Focal Plaza

Central Plaza and Entry Plazas are Outdoor rooms for gathering, meeting, resting, dining, and fun. Designed for individual and group interaction

Figure 2-2: The Urban Street



Figure 2-3: Central Plaza



water feature

restful seating

covered seating

unique options

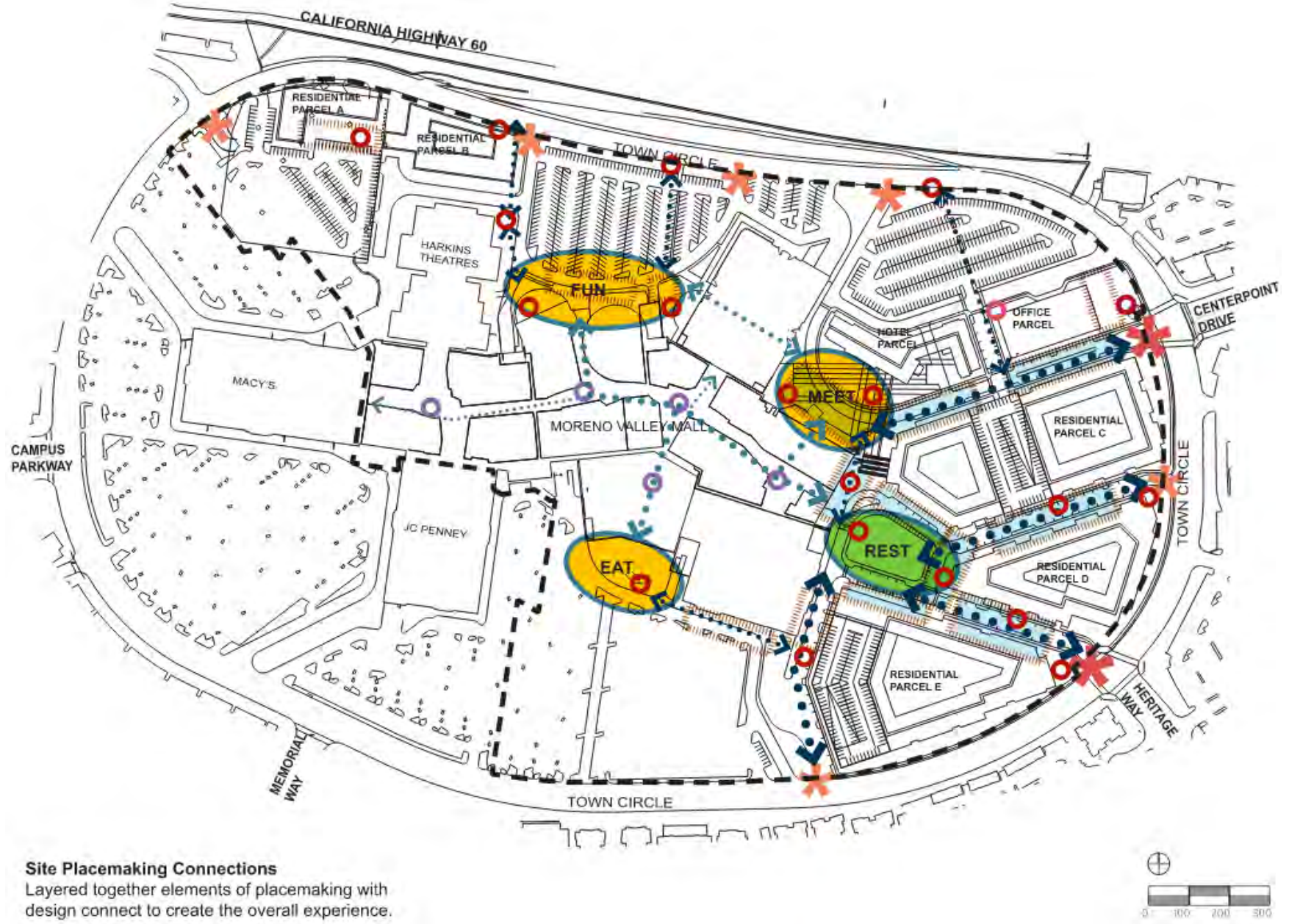
place to gather

engaging art

- Legend**
- Exterior Connector
 - Interior Connector

Spaces In Between
 Pedestrian friendly nodes of placemaking for interaction and engagement. Little pocket links and aha moments layered on the pedestrian experience.

Figure 2-4: The Spaces in Between



Site Placemaking Connections
Layered together elements of placemaking with design connect to create the overall experience.

Figure 2-5: Placemaking Connections

2.3 Land Use Plan

As shown in Figure 2-6, *Land Use Plan*, the Specific Plan Area envisions turning a traditional enclosed shopping mall surrounded by surface parking into a redeveloped mixed use commercial center. In support of the mixed-use overlay (SP 200 MUC), MVM SPA will help create the policy framework for a high-quality development through careful design of the public areas and encouraging vibrant entertainment, office, professional services, and community uses. It will also include the provision for special amenities and entertainment venues. It will include a mix of:

- Retail, Dining, Entertainment, Hospitality
- Office, Professional Services
- Residential, Community Uses
- Open Space, Plazas

Table 2-1, *Land Use Summary* provides the primary land use program envisioned for the Specific Plan. In keeping with the need for flexibility during the long-term implementation of the development, minor modifications to land uses are permitted as described in Chapter 5, *Administration, and Implementation*.

Land Use	Parcel Reference	Quantity
Commercial/Retail	1, 5, 20	842,964 SF
Office	9	60,000 SF
Hotel	7	270 rooms
Residential	2, 3, 11, 12,15, 17, 18	1,627 units
Open Space¹	1, 14	1.5 acres
Drives/Parking	4, 6, 8, 10, 13, 16, 19, 21, 22	16.4 acres

1. Open Space does not include the enhanced plaza areas within Parcel 1 and 7, estimated at 22,500 square feet (0.5 acres).

Table 2-2, *Anticipated Land Uses by Parcel*, lists the different land uses anticipated in each of the Plan Area’s twenty-two parcels (see Figure 2.6), plus Macy and JCPenney parcels. Each parcel may develop as a singular use or as a combination of uses as generally defined below in a horizontal or vertical mixed-use development. Further definition of each parcel will occur as individual developments are implemented based on market demand.

Parcel	Retail	Multi-family	Hotel	Office	Park Plaza	Parking
1	X				X	X
2	X	X		X		X
3	X	X		X		X
4						X
5	X				X	X
6						X
7			X			X
8						X
9			X	X		X
11	X	X				X
12	X	X				X
14					X	X
15	X	X				X
17	X	X				X
18	X	X				X
20	X					X
21						X
22						X

Note: "X" indicates anticipated use.

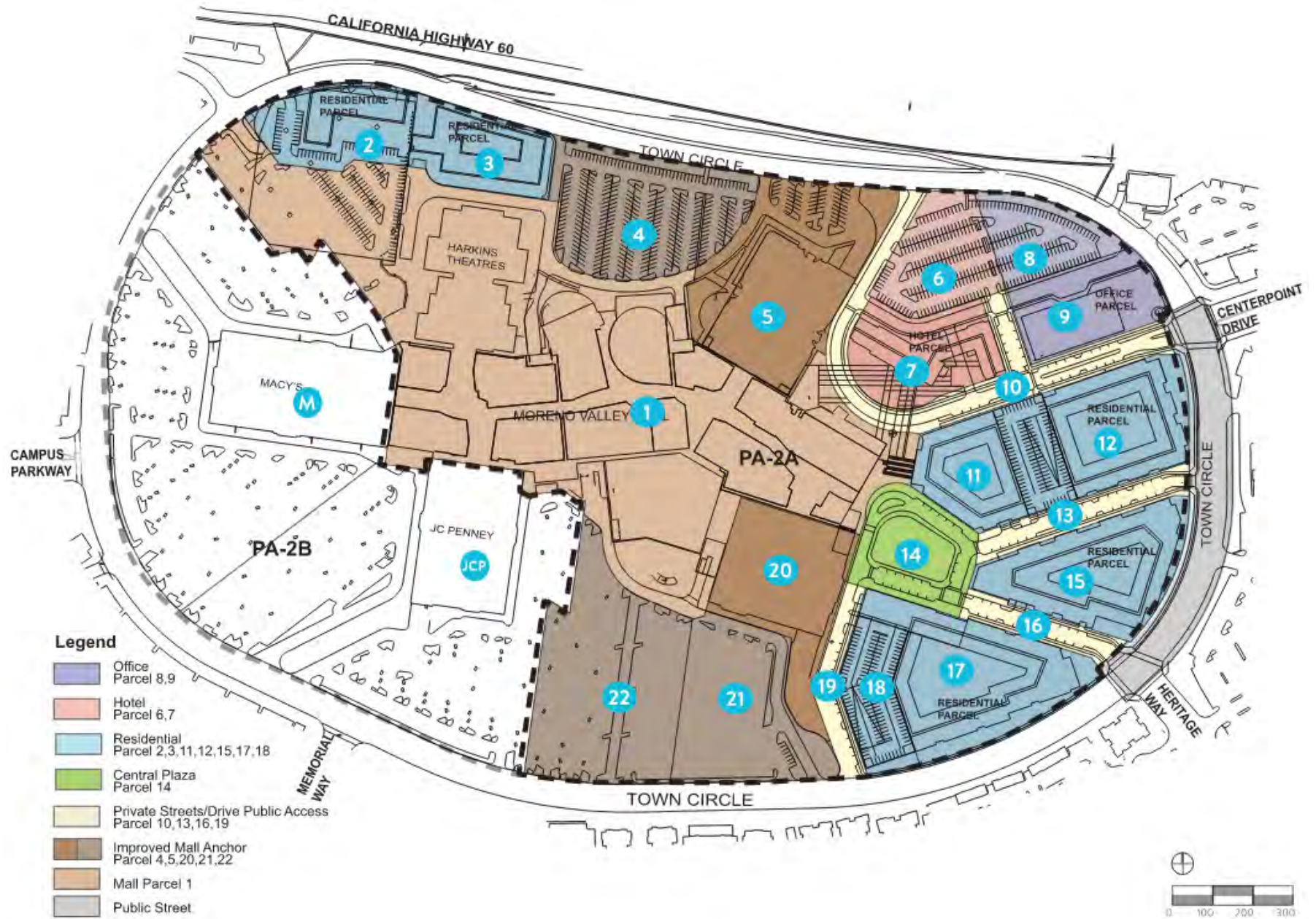


Figure 2-6: Land Use Plan

2.4 Open Space

The primary purposes of the open space and plaza areas are to provide for low intensity, outdoor-oriented recreational activities and facilities, and protect and preserve the public health, safety, and welfare. Open space and plaza areas comprise of open and amenity space types consistent with an urban setting. Residential or hotel projects will include private common open space amenities for their tenants and guests, such as pools/spas, courtyards, roof decks or gardens, fitness centers, and business centers. Residential uses will include a combination of private open space (patios or balconies) and common open space (fitness centers, courtyards, lounges, pool and spa areas). Landscaped pedestrian zones are provided on all internal streets. Publicly accessible open space will consist of landscaped building entries, pedestrian connections between the mix of uses on the site, and a planned major urban gathering space/plaza. This open central space may incorporate elements such as seating, a stage area for performance, kiosks, water features, shade structures, and shade plantings. Figure 2-7, *Conceptual Open Space*, illustrates the open space areas of the plan.



Examples of publicly accessible open gathering spaces with a variety of functions, increasing its usability and effectiveness.





Figure 2-7: Conceptual Open Space

Note: The open space areas shown are conceptual and subject to change as future development occurs.

2.5 Landscape Concept

A landscape concept has been developed for PA 2A that will reinforce patterns established by the land use plan to create an identity for the entire project. Various landscape design elements selected for the streetscapes, entries and buffers will be integrated to create a cohesive theme throughout the development. The primary objectives of the landscape concept plan are as follows:

- Reinforce circulation patterns, entryways, landmarks, and focal points.
- Enhance views and provide meaningful view corridors within the site.
- Foster a buffer between existing residential neighborhoods and other proposed uses.
- Create unity throughout the project by coordinating and limiting the variety of plant and hardscape materials.
- Promote a pleasant, distinctive neighborhood environment and unify general appearance.
- Implement water conservation through the use of drought-tolerant, low water use plant materials and water efficient irrigation systems.
- Minimize long term maintenance.

2.6 Circulation and Mobility

2.6.1 Vehicular Circulation

Vehicular circulation is comprised of two components: peripheral publicly accessible roadway and internal private drives. Transit service and stops will be incorporated, along with on-street type-three bicycle routes and pedestrian pathways.

The circulation components of the plan include the following (see Figure 2-9a thru 2-9e, *Circulation Plan* and *Cross Sections*).

A. Town Circle

Town Circle provides one of the primary access points to the MVM. Town Circle does not have a street classification within the City's General Plan. Town Circle is a public street from Centerpoint Drive to Heritage Way, with the balance of Town Circle remaining as a private street. Town Circle operates as a collector street. Collector streets are intended to carry traffic between the arterial street network and local streets or directly from the access drives of higher intensity uses. Collector streets serve commercial, residential, or public uses. Town Circle provides access to the mall site, providing connections with Centerpoint Drive, Campus Parkway, Memorial Way, and Heritage Way. The signalized intersection of Town Circle at Centerpoint Drive shall function as a gateway into MVM. Town Circle accommodates two lanes of travel in each direction, pedestrian sidewalks on both sides of the street from Centerpoint Drive to Heritage Way, and a sidewalk on the south side of Town Circle from Heritage Way to Campus Parkway. Currently, there are no bicycle routes on Town Circle. See Figure 2-8, *Circulation Plan*.

B. Street 1

Street 1 is PA 2A's northeastern entry connected to Town Circle at Centerpoint Drive, having a 4-way signalized intersection. Street 1 shall provide one of the primary access points to the commercial, hotel, office and residential uses.

Street 1 will be designed as a private street with connections to private drives and will provide pedestrian zones that have sidewalks and landscape areas of varying widths up to the building frontages. Street 1 provides access to parking structures and surface parking lots.

C. Street 2

Street 2 is PA 2A's eastern entry connected to Town Circle, and south of the Centerpoint Drive intersections. Street 2 provides secondary and central access points to commercial, residential, and open space/plaza uses. Street 2 will be designed as a private street with connections to private drives and will provide pedestrian zones that have sidewalks and landscape areas of varying widths up to the building frontages. Street 2 provides access to parking structures and surface parking lots.

D. Street 3

Street 3 is PA 2A's eastern entry connected to Town Circle at Heritage Way, having a signalized intersection. Street 3 provides one of the primary access points to commercial, residential, and open space/plaza uses. Street 3 will be designed as a private drive and will provide pedestrian zones that have sidewalks and landscape areas of varying widths up to the building frontages. Street 3 provides access to parking structures and surface parking lots.

E. Internal Loop Road/Private Drives

In its developed configuration, private drives will largely be retained, with modifications. Realignment or elimination of entryways to Town Circle and reconfiguration of portions of drives or existing trash and loading facilities may occur as part of the development. The internal loop road will range in width based on adjacent building height and building code requirements. As part of future development projects, perpendicular, parallel, or angled parking may be provided. In all cases, the required drive aisle width needed to meet building requirements shall be maintained.

All private streets shall intersect with Town Circle at 90-degree unless an alternative design is approved by the Director of Public Works.

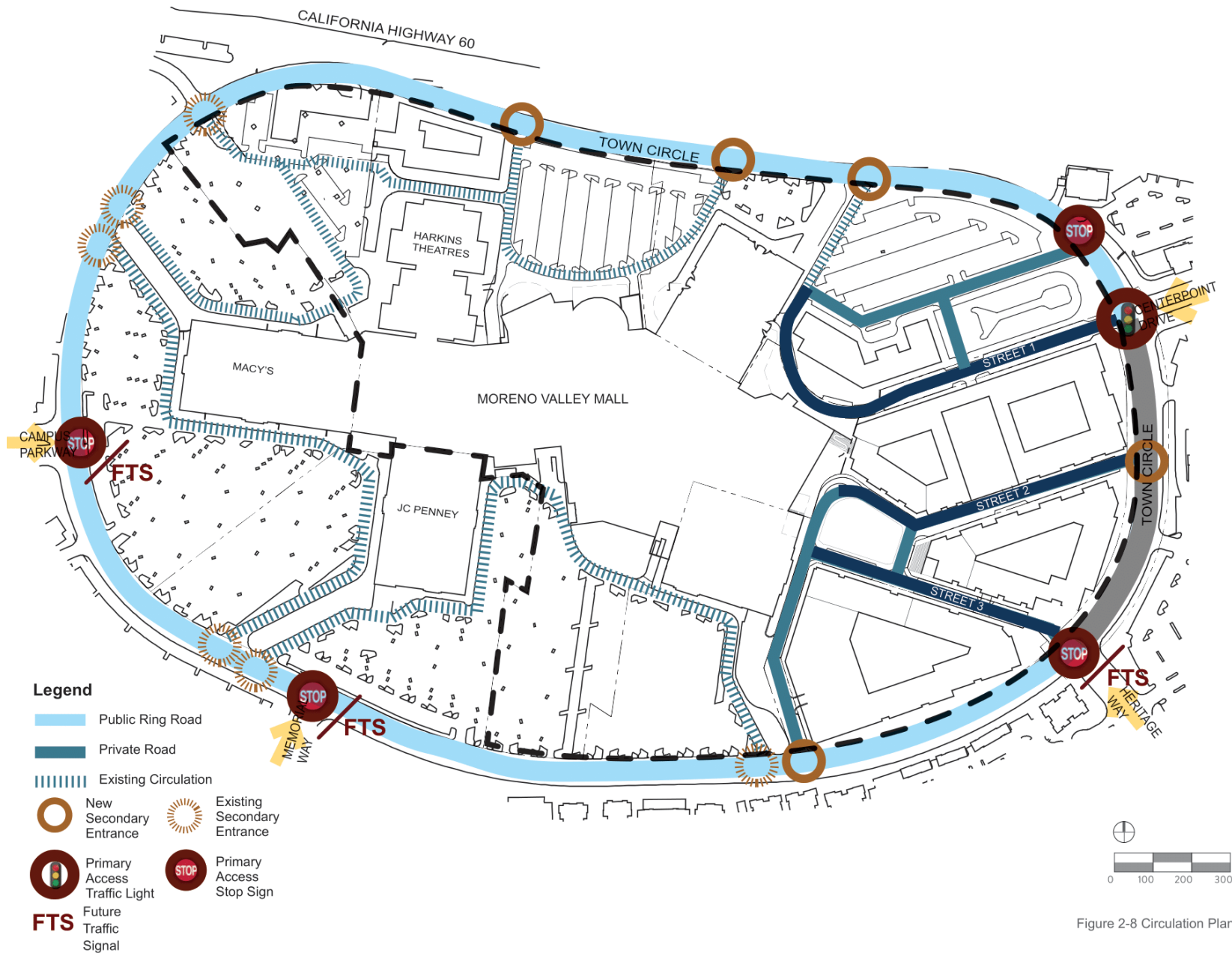


Figure 2-8 Circulation Plan

Figure 2-8: Circulation Plan

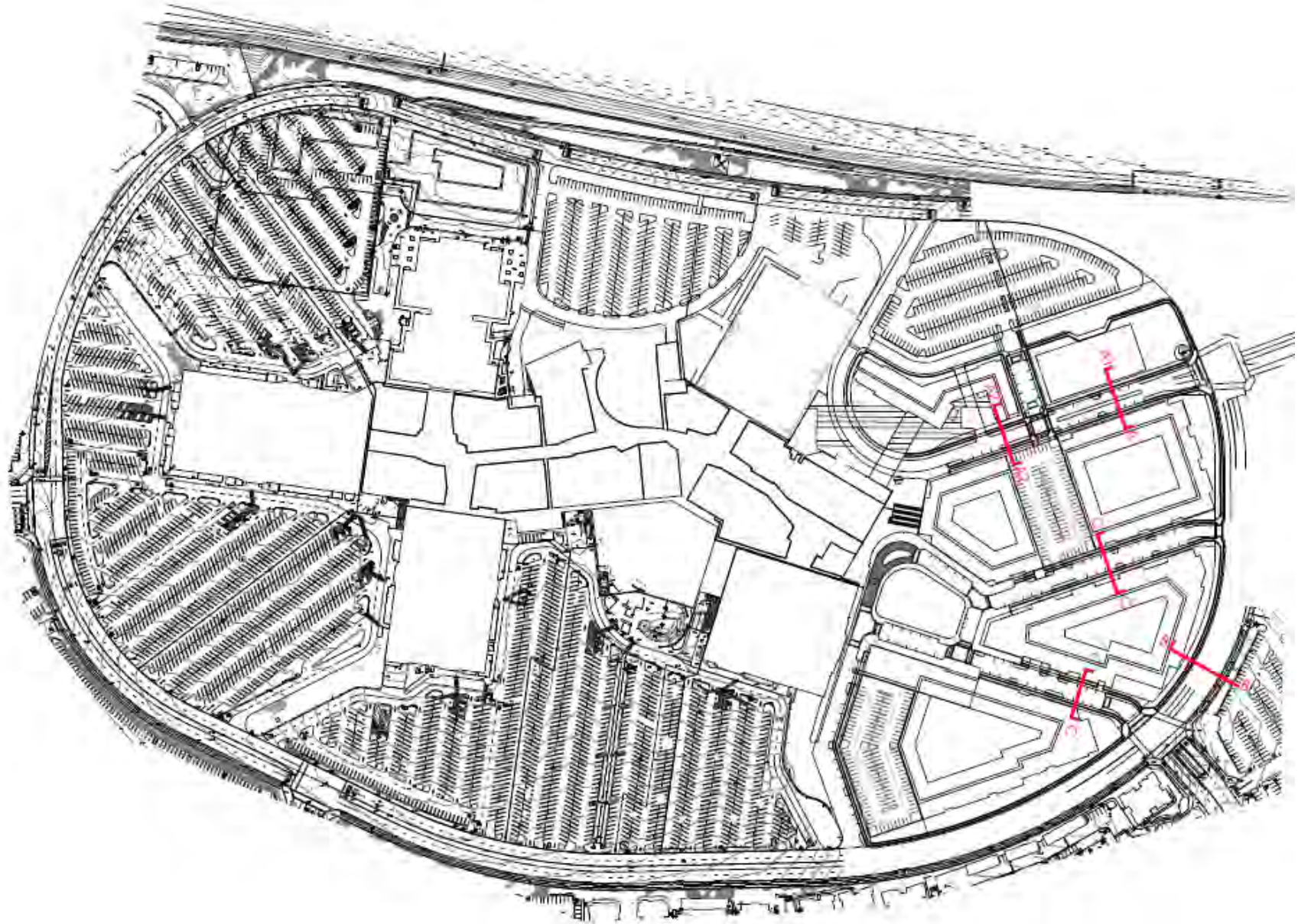


Figure 2-9a: Street Cross-Sections

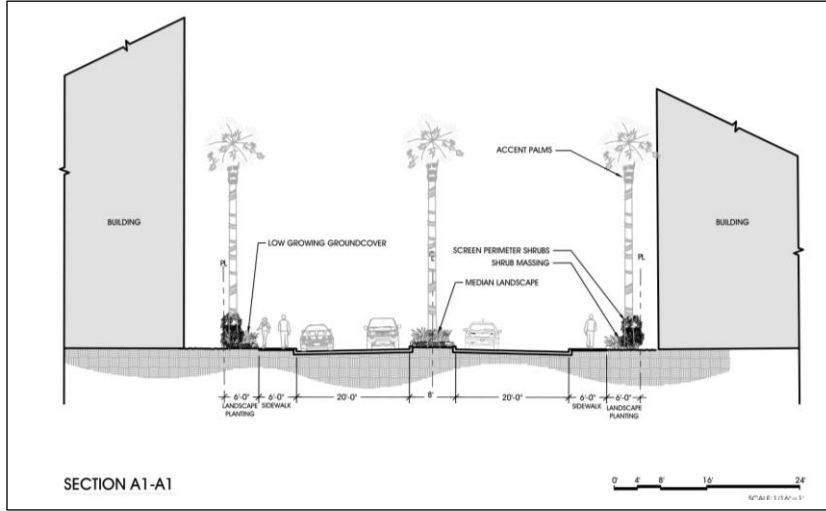


Figure 2-9b: Section A1 – Private Drive

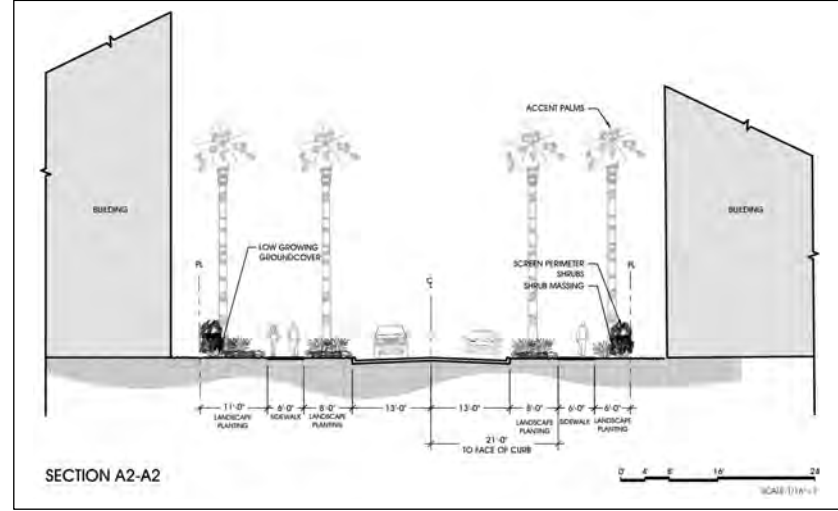


Figure 2-9c: Section A2 – Private Drive

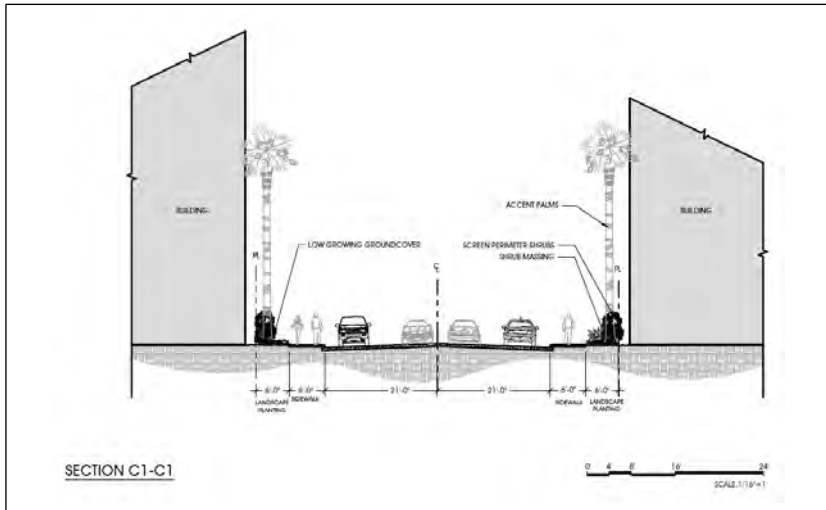


Figure 2-9d: Section C – Private Drive

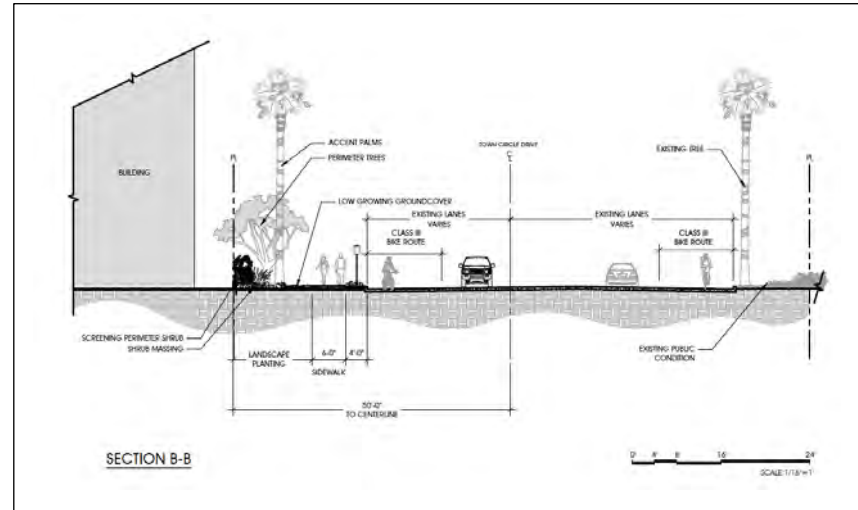


Figure 2-9e: Section B – Town Circle, Public

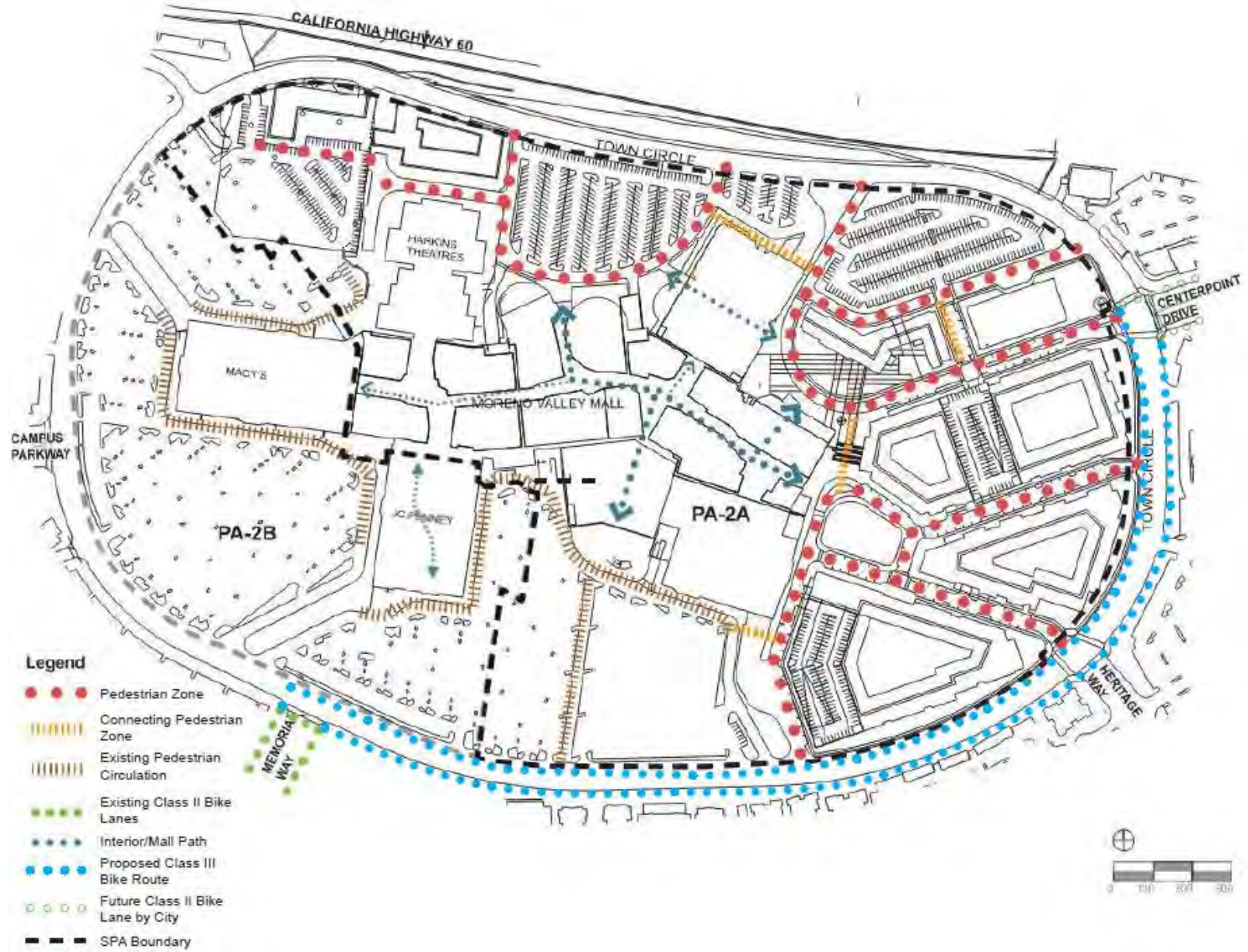


Figure 2-10: Non-Vehicular Circulation Plan

2.6.2 Pedestrian and Bicycle Mobility

The existing mall is oriented internally, with typical pedestrian access points into the mall building in several locations. Continuous and connected pedestrian pathways, sidewalks, and open areas shall create a network of circulation between the Mall and new use parcels.

Development of the project site would provide a pedestrian-friendly environment, with strong connectivity to adjacent commercial and office areas (see Figure 2-10, *Non-Vehicular Circulation Plan*). The project would offer a strong sense of community, connectivity, and livability. The project’s pedestrian circulation components would be designed and installed with all safety and accessibility requirements in mind. This would be designed in a manner that would avoid conflicts with vehicles. The pedestrian connections to the surrounding area and the public street system would shorten the walking distance to nearby destinations, including bus stops. The pedestrian connections would enhance the opportunity to walk or to take transit rather than to drive.

The focus of the pedestrian and bicycle mobility is to draw patrons and visitors into MVM, creating a pedestrian-oriented environment by breaking up large blocks and providing convenient connectivity throughout the project site. Walkways are presently provided at the mall entries and connections with existing parking structures. Figure 2-10, *Non-Vehicular Circulation*, illustrates the anticipated pedestrian zones and connections, including a new interior sidewalk on the inner edge of Town Circle. This figure also establishes a hierarchy of pedestrian-oriented streetscape conditions that reference the Pedestrian Zone exhibits in Section 3. These pedestrian zone exhibits show a defined relationship between the pedestrian zone adjacent to each street and the adjacent building type. Pedestrian crosswalks will safely and conveniently connect throughout the development. The pedestrian zone will consist of a

varied width, from 10- to 12-foot zone comprised of a walkway and planting zone and will be provided along the frontage (see Figure 2-10, *Non-Vehicular Circulation Plan*). The design of sidewalks will be reviewed and approved through the site plan application.



Currently, Memorial Way accommodates Class II bicycle lanes that terminate at Town Circle. The city has plans to restripe Centerpoint Drive with Class II Bicycle lanes, also terminating at Town Circle with MVM as a destination. The Non-Vehicular Circulation Plan enhances the pedestrian zone to connect to these facilities. Future development of MVM will continue to explore connections to facilitate non-vehicular circulation. Bicycle facilities (short term and long term storage) will be provided in conjunction with commercial, office, and residential implementing projects.

2.6.3 Parking

Existing Specific Plan Area includes both surface and structured parking. As development projects are submitted to the City, a parking plan will be included to show provided parking, and replacement parking when required to maintain minimum parking ratios. Parking

ratios for the project are outlined in Section 3, *Development Regulations*.

On-street parking may be provided, serving both as a traffic calming feature and providing more parking alternatives. Location of parking will be determined with every planning application and be based on parking and sight distance requirements. In areas where on-street parking is not permitted, sidewalk and landscaped areas may be enhanced.

Individual residential projects will include parking exclusively for tenants, with residential tenant parking spaces separated from commercial, hotel, or office parking. Residential visitor parking may be shared with parking provided for other uses, or on lots other than the residential development.

As part of project design, parking for office uses may be made available for commercial or special event parking after normal business hours, subject to a shared parking study.

2.6.4 Public Transit

Riverside Transit Agency has one bus line along Towngate Boulevard and Day Street, including local routes along Eucalyptus Avenue. Existing public transit stops are present on Day Street to Towngate Boulevard on the project frontage that will continue to serve the Specific Plan area.

It is understood that there will be on-going discussion with Riverside Transit Authority (RTA) as the project develops and matures into a vibrant mixed-use development. The location of the transit center will be a collaborative effort with RTA to determine location, service and connectivity with the development non-vehicular circulation plan. The facility will likely be phased with the development so as to align with the projected demand. The facility design and integration

into the MVM will be reviewed and approved through site plan application.

2.6.5 Pick-up/Drop-off Areas

With the rise in use of rideshare services such as Uber and Lyft, it is increasingly important to designate areas for quick and efficient pick-up and drop-off of passengers. Such areas will be integrated into convenient major entries to the mall and adjacent to primary points of circulation.

2.7 Infrastructure and Public Facilities

This Specific Plan describes a variety of public facilities and services intended to support and serve the needs of the Plan Area residents, visitors, and workforce. Facilities and services include: water, sewer, storm drainage and water quality, solid waste disposal, fire and police protection, schools, and utilities. Existing infrastructure is provided to the Specific Plan area, as shown in Table 2-3, *Service Providers*.

The existing water, sewer, electrical, gas, communications, and storm drainage utilities are located in public utility easements throughout PA 2A and in adjacent public streets. Demolition and re-routing of some existing utilities will be required as part of Plan implementation.

The Infrastructure and Utility Plan serves as a guide for the development of detailed plans for roadways, domestic water, wastewater, storm water and utilities that will serve the Specific Plan area. The conceptual infrastructure plans generally identify the location of infrastructure facilities within the project. Subsequent development will establish the exact size and location of all such facilities with final engineering.

Table 2-3: Service Providers	
Service	Provider
Water	Eastern Municipal Water District/Box Springs Mutual Water Company (BSMWC)
Wastewater	Eastern Municipal Water District/Edgemont Community Services District (ECSD)
Storm Drainage	City of Moreno Valley Public Works Department
Electric Service	Moreno Valley Electric Utility/Southern California Edison
Gas Service	Southern California Gas Company
Fire Protection	Moreno Valley Fire Department/Riverside County Fire Department
Police Protection	Riverside County Sheriff's Department
Schools	Moreno Valley Unified School District
Solid Waste Disposal	Waste Management of Inland Valley

2.7.1 Water

A. Existing Facilities

Water for the Specific Plan area is provided by the Mills Service Area of the Eastern Municipal Water District (EMWD), with water sourced from northern California through the State Water Project. Water is treated by the Mills Filtration Plant before being routed to the Specific Plan Area.

Within PA 2A, the water mainline predominately runs within Town Circle with mainline connections extending into the property from Centerpoint Drive and Campus Parkway. The proposed project will relocate two water laterals and a portion of the water mainline to accommodate future development of which location shall be determined as part of the plot plan development.

Currently, the Eastern Municipal Water District (EMWD) own and operate main water lines around and throughout PA 2A. Water lines are encompassed by easements of various widths which are dedicated to EMWD for sewer and water utility purposes. The existing mall is served by laterals that tie into the EMWD water main within the dedicated easements. Fire service connections stub directly off the water mainline that is routed throughout the site.

B. Water Supply

The City's main source of water supply is provided by Mills Service Area of the Eastern Municipal Water District (EMWD). Water served to the city of Moreno Valley is imported from northern California through the State Water Project and treated at the Henry J. Mills Filtration Plant. Excess water treated at the Henry J. Mills Filtration Plant is and blended with other EMWD water sources, including Perris Valley Wells, Perris Filtration Plant, and Menifee/Perris Desalters, which then serve the larger Mills Service Area.

Recycled water is primarily utilized for landscape, agriculture, parks, and industrial uses, but is not available in PA 2A.

A Water Supply Assessment (WSA) was prepared for the Specific Plan land use program in January 2019. The WSA summarized the anticipated water demands and identified supplies set forth in the City's 2015 Urban Water Management Plan (UWMP) for the 25-year period starting in 2015 and ending in 2040. Based on the analysis in the WSA, the City's UWMP slightly underestimates the overall water demand in 2020, once the Project is accounted for, but the Project

water demand in 2025, 2030, 2035, and 2040 does not push the city's overall anticipated water demand past the City's demand estimate outlined in the UWMP. The WSA concluded that the Project can be reliably supplied by the City water system.

C. Proposed Water System

The majority of the existing water system will remain in place; however, some water infrastructure will be relocated to accommodate the proposed development program.

- The existing water main and easements dedicated to EMWD along the northeast of the property will be relocated to Town Circle.
- The existing water main and easements dedicated to EMWD along the southeast of the property will be relocated to avoid conflict with proposed developments.

Figure 2-11, *Water Plan*, shows the existing and proposed water system. The proposed water system is schematic and may change based on final engineering and building placement.

2.7.2 Wastewater

A. Existing Facilities

The Eastern Municipal Water District (EMWD) has five Regional Water Reclamation Facilities (RWRFs) which treat approximately 43 million gallons per day of wastewater, served through 1,813 miles of sewer pipelines. The five RWRFs treat wastewater and produce tertiary effluent where the treated water is delivered to recycled water customers or discharged to either Temescal Creek or into percolation/evaporation storage ponds.

PA 2A is located within Moreno Valley which belongs to EMWD's Sewer Subservice Area 2. Wastewater from this Subservice Area is treated at the Moreno Valley Regional Water Reclamation Facility.

Within the Specific Plan Area, EMWD has sewer mainlines throughout the project site and along the southerly mall boundary. The sewer lines convey sewage from north to south and connects to the sewer mainlines, where it is then routed to the Moreno Valley Regional Water Reclamation Facility.

The Specific Plan Area is served by a network of 8-inch EMWD gravity sewer mains which are encompassed by easements for sewer and water purposes of various width, generally ranging in width between 40-feet and 60-feet depending on the depth of the sewer main. Onsite sewer lines are routed to Town Circle, where two 8-inch sewer mains confluence into one 10-inch sewer main at the intersection of Town Circle and Memorial Way (per EMWD Record Drawings D-13067 and D-13074).

B. Proposed Sewer System

The proposed development program will utilize existing sewer infrastructure where feasible. However, due to increased anticipated flows and conflicts with the proposed developments, a number of sewer mains will be upsized and rerouted to follow Town Circle. Existing public easements dedicated to EMWD will need to be vacated where sewer mains are being abandoned and new easements established where sewer mains are proposed.

Figure 2-12, *Sewer Plan*, shows the existing and proposed sewer system. The proposed sewer system is schematic and may change based on final engineering and building placement. The current assumption is that a sewer lift station would be needed.

2.7.3 Grading

The site has various highpoints throughout Town Circle that surround the Specific Plan area. There are three general drainage areas for the site that slope at slight gradients from elevations approximately 1637 feet above mean sea level (msl) to 1608 feet above msl. There are landscaped slopes and retaining walls up to approximately

15 feet to contain grade changes between different parking lots and structures.

The estimated soil to be exported will be used for landscape features where feasible. During the development of the project, an export of soil is expected due to the projected construction of parking structures, stepped buildings, and minor grade adjustments across the site. Where possible, soil excavated as part of an individual project will be used for on-site landscape features such as berms or landscaped common space areas.

Grading activities will be required to comply with all Moreno Valley City standards.

2.7.4 Drainage and Water Quality

A. Drainage

The City of Moreno Valley and Riverside County Flood Control and Water Conservation District owns and maintains an extensive network of storm drain infrastructure, primarily storm drain mains and catch basins, throughout the City. The Moreno, Sunnymead, and West End, and Perris Valley Master Drainage Plans cover the vast majority of land within the city limit and are adopted by the City. Several storm drains, open channels, and retention basins have already been built and are located throughout the City, including near PA 2A. Storm drains within PA 2A eventually flow into the Santa Ana Watershed.

Flood Plain. PA 2A lies within Zone X, which is outside the 100-year floodplain. Zone X is achieved in this area through the presence of levee, channels, and retention basins.

Existing Facilities. The Riverside County Flood Control and Water Conservation District (RCFC&WCD) and the City jointly maintain the storm drain system. The City adopted Master Drainage Plans that

provide the long-range plan to install storm drain conveyance systems on the west side of the City.

The City has an existing reinforced concrete pipe (RCP) storm drain that surrounds the site along Town Circle. The eastern portion of the storm drain is 60" and connects to an existing 72" RCP storm drain south of the site in Memorial Way. The western portion of the site has an existing 66" and 54" RCP storm drain that also discharges to the existing 72" RCP storm drain in Memorial Way before it discharges to the Santa Ana Watershed.

Approximately 29 acres of the western portion of the site, including surface parking, a portion of the existing Macy's building and JC Penny, and the existing northwestern parking structure, drains to a series of on-site inlets and drainage pipes. These series of onsite pipes ultimately connect to the existing storm drain in Town Circle.

Approximately 22 acres of the site, including a portion of the mall building and the existing surface parking in the southeast third of the site, drains into the existing on-site loop road storm drain and into existing City reinforced concrete pipes that run southwest under Town Circle.

The remainder of the site, approximately 29 acres, of the northern portion of the site including the Harkins Theater and a portion of the existing mall drains to existing inlets located throughout the surface parking lot. These onsite inlets drain to the existing City RCP located in Town Circle.

The City has confirmed that any connections to the City system will require City review only. Caltrans and County review of site drainage will not be required as long as site drainage connects directly to City infrastructure.

Proposed Drainage System. The City's Master Plan of Drainage includes the drainage facilities within the Specific Plan area and no

deficiencies are present in the system. As the Specific Plan land use program does not increase the amount of impervious area, the drainage characteristics are anticipated to remain the same as in the existing condition. Thus, no retention is required for stormwater runoff from the Specific Plan area. The proposed improvements to the storm drain system are limited to the following:

- Re-routing of several existing storm drain lines into the private drives within the Specific Plan area from their present locations within future development sites.

Figure 2-13, *Drainage Plan*, shows the existing and proposed drainage system, as well as the drainage areas of the site and the water quality features to which they drain. The proposed drainage system is schematic and may change based on final engineering and building placement.

B. Storm Water Quality

Improvement of water quality is a critical issue for all development. Local, State and Federal laws include requirements for the treatment of storm water runoff to reduce pollutants entering the environment.

As an urbanized area, opportunities for large-scale water quality improvements (such as storm water basins) within the Specific Plan area are limited. Best Management Practices (BMPs) are structural or engineered devices and systems used to treat storm water runoff before it is discharged into a drainage system (storm drain or channel).

BMPs appropriate for an urbanized setting may include the following menu of items as defined in the City of Moreno Valley General Plan 2040:

- Underground storm drains, including both reinforced concrete pipes (RCP) and reinforced concrete boxes (RCB), placed within existing or future right-of-way.

- Open channel facilities, including concrete lined channels and earthen bottom channels with rock lined slopes. They serve as flow conveyors and outlets for underground facilities, and are typically placed along existing drainage ditches, washes, and where proposed construction of the channel has minimal impact on surrounding properties.
- Detention basins sized for a 100-year storm event that serve to reduce peak flow rates and to match the capacity of existing downstream facilities. Reducing peak flows results in smaller capacity drainage facilities required to convey flows downstream; thus, saving costs and limiting the scope of downstream impacts. Detention basins will be equipped with an emergency spillway for flows exceeding the design capacity of the basin.

A preliminary Water Quality Management Plan (WQMP) has been prepared for the project. Due to the urbanized setting, BMPs consisting primarily of modular wetland systems will be located to serve each of the Specific Plan’s drainage areas. Figure 2-14, *Drainage Plan*, shows the drainage areas and associated water quality features.

A final WQMP will be submitted as part of the final construction documents and will describe the final selection of BMPs for the proposed development.

2.7.5 Dry Utilities

Public gas and electric facilities are owned and operated by Southern California Gas and Southern California Edison, respectively. Gas utilities in private drives will be relocated in the new private roadway with appropriate easements. Service lines for new buildings will be extended from the existing and new public lines. Moreno Valley Electric Utility will be providing service to new buildings. A line extension from approximately 350-feet south of the intersection of Gateway Drive and Eucalyptus Avenue to the project will be required.

Ultimate alignment will be established with final engineering, and subject to agency and Public Works Director approval.

2.7.6 Fiber Optics

Connections to fiber optic networks do not currently exist within the Specific Plan area. As the infrastructure needed to deliver these services is made accessible in the future, individual projects will have

the opportunity to connect and make these services available. Additional conduits and infrastructure will be included with future development for future connections.

Additionally, new developments will connect to the existing fiber optic cable network to ensure the Specific Plan Area develops as a full “Smart Village.”

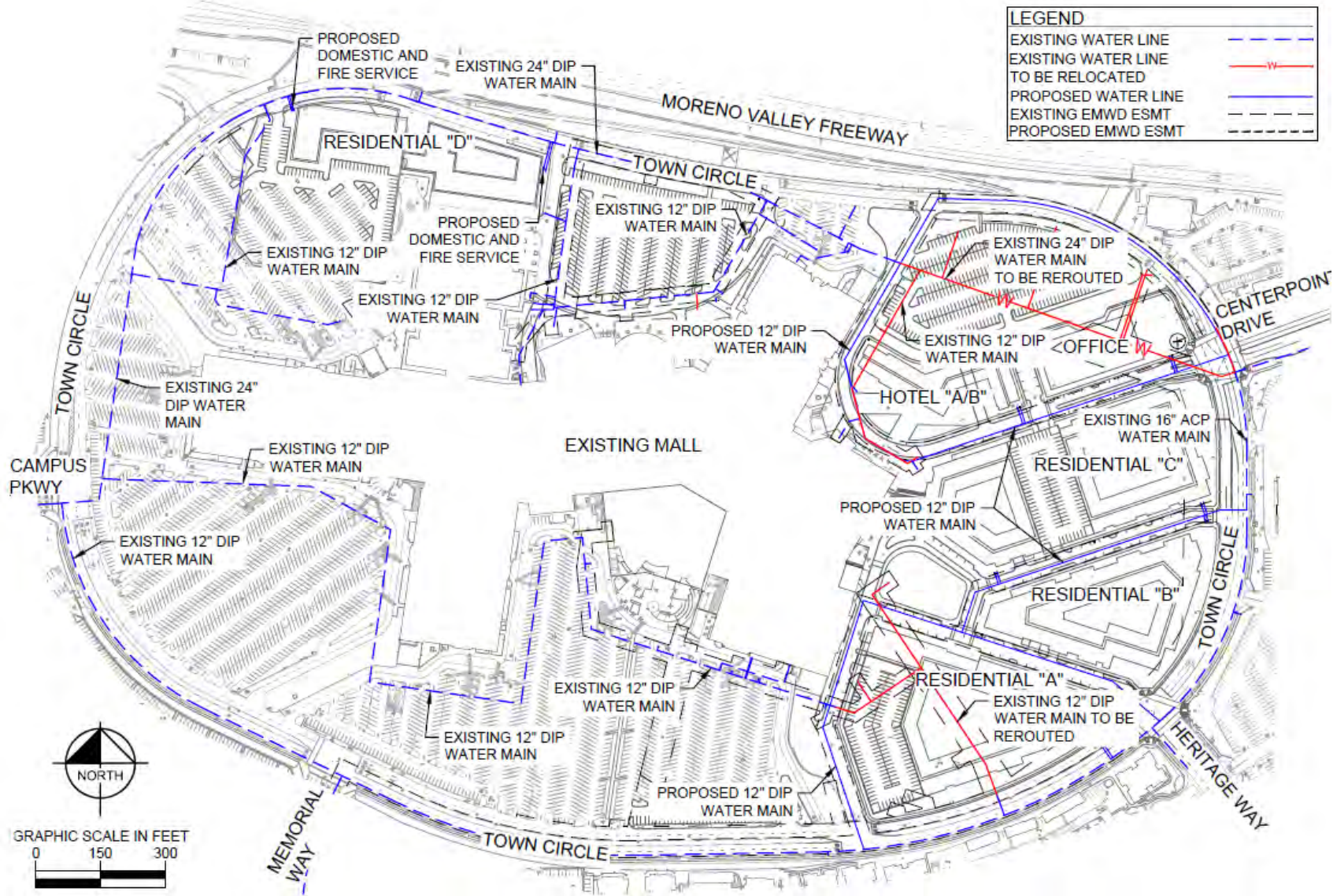


Figure 2-11: Water Plan

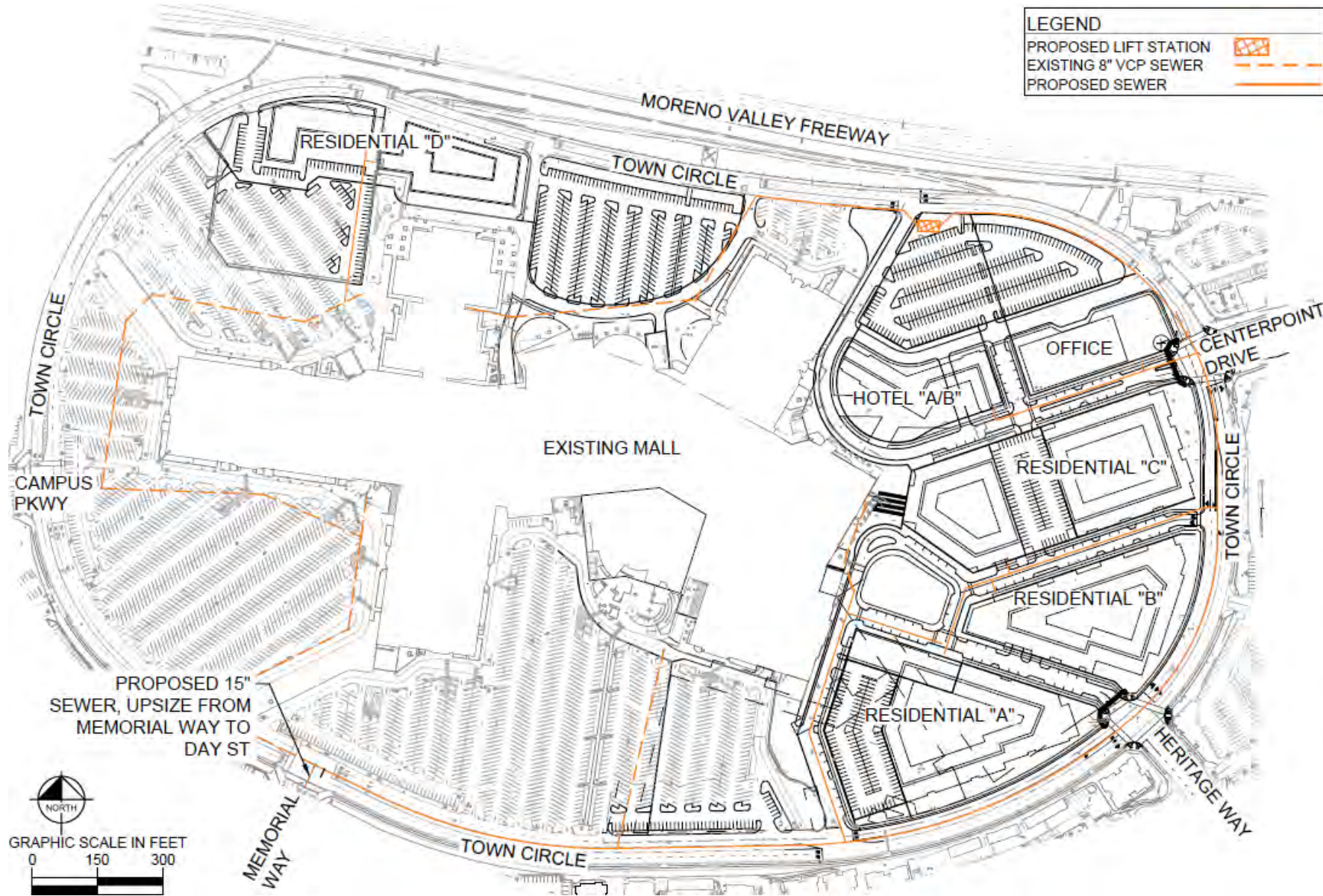


Figure 2-12: Sewer Plan

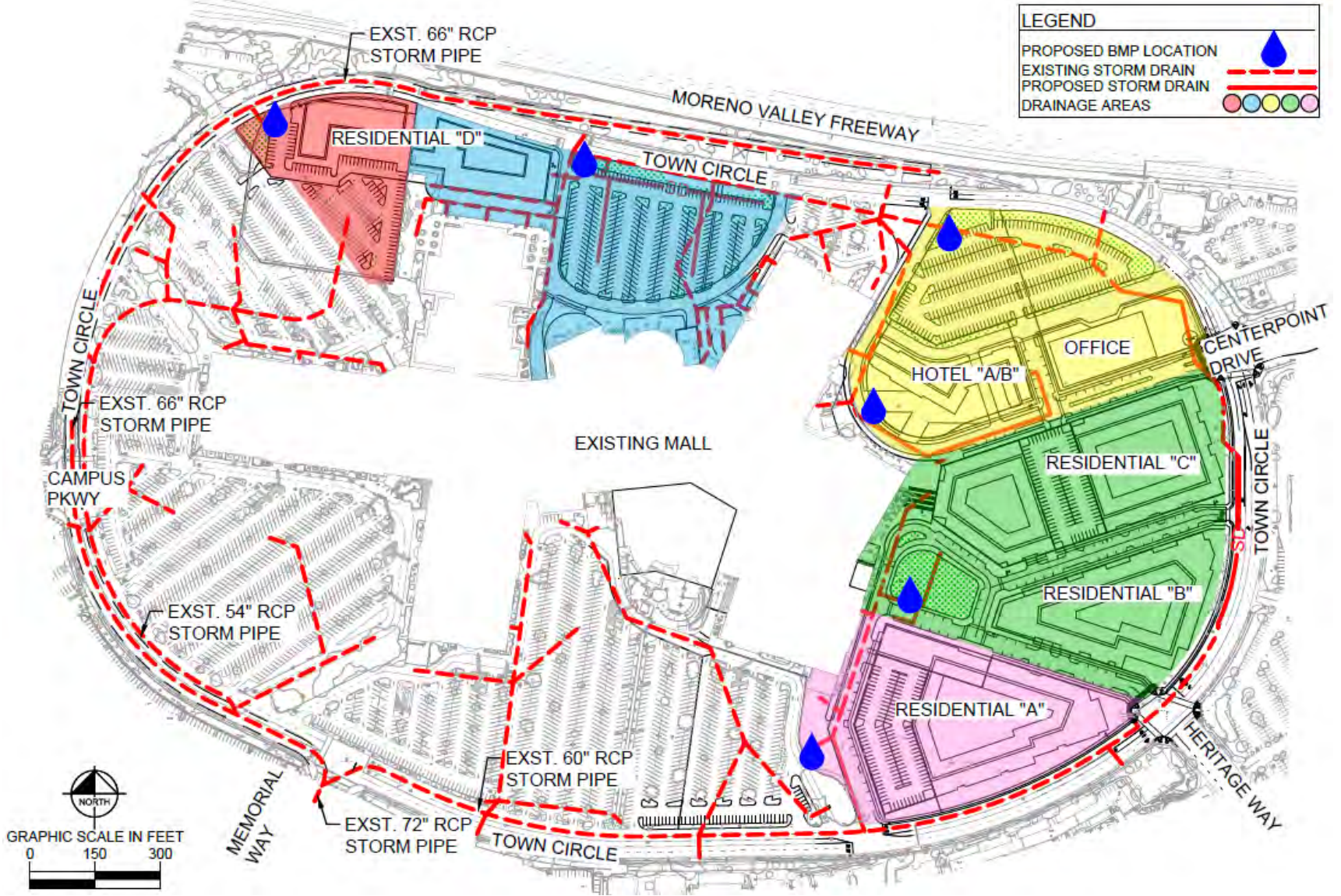


Figure 2-13: Drainage Plan

2.7.7 Solid Waste

Waste Management of Inland Valley (WM) is the franchise company that currently provides curbside recycling, garbage, and yard waste services to the City of Moreno Valley. The majority of solid waste generated within the city is disposed of at El Sobrante Landfill, which has sufficient capacity to accommodate waste generated by development within PA 2A. It would continue to provide solid waste and recycling service to PA 2A subject to change by the city per state and local requirements and/or agreements. The city currently sponsors recycling events and giveaways, special collection events, and several city beautification programs. The city provides trash, recycling, and special waste handling services through a contract only with Waste Management. No other haulers are authorized to operate within the City. Development within PA 2A shall pilot a composting project with select restaurants and eateries to help eliminate harmful gases emitted when these products are otherwise dumped into landfills.

2.7.8 Police and Fire Services

A. Police Services

Police services in Moreno Valley are provided by the Riverside County Sheriff's Department, headquartered at 4095 Lemon Street, Riverside, CA 92501. The Police Department Office in Moreno Valley is located at 22850 Calle San Juan De Los Lagos. Emergency response times for the Department are dependent on where patrol vehicles are in relation to a call, as well as the nature of the call.

PA 2A includes an opportunity for a security office within the mall building and provides private security for the mall itself, with supplemental service by MVPD during peak seasons.

B. Fire Services

Fire protection and emergency medical services are provided by Riverside County Fire Department. The closest fire station is Fire Station #6 located at 22250 Eucalyptus Avenue, approximately 0.47-miles from the Specific Plan area. Fire service calls will incrementally increase as a result of the development of the Specific Plan area.

As part of project design, all road/driveway widths, as well as the placement of fire hydrants and installation of automatic sprinkler systems, shall be designed with the guidance of the RCFA. A circulation system that allows unhindered RCFA access and maneuvering during emergencies shall be provided.

2.7.9 Schools

PA 2A is located within the boundaries of two school districts:

The Moreno Valley Unified School District boundary encompasses the Specific Plan Amendment area.

The MVUSD provides K-12 schools for areas within its boundaries. The schools which would serve residential units within the Specific Plan Amendment area include:

- Seneca Elementary School
- Sunnymead Middle School
- Moreno Valley High School
- There are several Charter schools located near the Specific Plan area.

Developers of residential, commercial and/or hotel development will pay statutory school fees.

3 DEVELOPMENT REGULATIONS



The regulations and standards contained in this section shall apply to all properties located within PA 2A. They are intended to serve as a tool to establish a mix of uses permitted by the General Plan by providing development regulations specific to the development.

The MVM SPA is consistent with the provisions of Commercial/MUC and Center Mixed Use (CEMU) designation of the General Plan. In cases where MVM SPA contains differing standards from SP-200, the MVM SPA standards shall prevail. In cases where standards are not addressed by MVM SPA, the Moreno Valley Municipal Code (MVMC) shall apply as determined applicable by the Community Development Director.

3.1 General Provisions

3.1.1 Determination of Unlisted Uses/Interpretation

Any land use proposal not specifically covered by the provisions contained herein shall be subject to determination by the Community Development Director.

When used in this document, the words “shall,” “will,” “is to,” and “are to” are always mandatory. “Should” is not mandatory but is strongly recommended; and “may” is permissive. The present tense includes the past and future tenses, and the future tense includes the present. The singular number includes the plural number, and the plural the singular, unless the natural construction of the word indicates otherwise. The words “include,” “includes,” and “including” mean “including but not limited to.”

3.1.2 Definitions

The following definitions shall apply to uses within the MVM Specific Plan Amendment Area (PA 2A). Where definitions between the MVM SPA and MVMC conflict, the following definitions shall apply:

- A. **BMPs (or Best Management Practices):** shall mean structural or engineered devices and systems used to treat stormwater runoff before it is discharged into a drainage system.
- B. **CEQA/California Environmental Quality Act:** shall mean the California statute passed in 1970 to institute a statewide policy of environmental protection.
- C. **Class III Bike Lane:** shall mean an on-street bike lane that are within the right-of-way but not striped but are signed for the bicyclists and motorists.
- D. **Commercial Recreation:** uses of a commercial nature combined with a recreational use, including but not limited to, bowling alleys, rock climbing gyms, indoor skydiving, experiential learning and activity centers, discovery centers, laser tag facilities, roller skating, sports-related activities (golf, skiing, baseball, etc.), aquariums, electronic gaming (“e-sports”), gymnastics facilities (including trampolines), amusement parks/rides and similar uses. This use does not include adult businesses.
- E. **Floor Area:** the total floor area included within the outer walls of a building. Parking structures, patios, terraces, decks, outdoor dining areas, balconies, exterior amenity spaces, and other exterior areas shall not be included in floor area to be used in the calculation of Floor Area Ratio (FAR).
- F. **Mixed-Use:** shall mean a complementary mixture of land uses including, commercial, retail, office, hospitality, and residential uses that are part of an integrated single development of PA 2. Land uses may be arranged vertically in one or multiple story buildings or horizontally within separate buildings on a lot, site or parcel. A mixed-use building is a structure containing residential

and non-residential uses, or which contains two types of non-residential uses.

- G. **Outdoor Dining:** shall mean the extension of services of a restaurant or eating/drinking establishment to be provided on the public sidewalk or private common area adjacent to or within the confines of any frontage of that portion of the building that the restaurant use is situated.
- H. **Pedestrian Zone:** shall mean an area composed of a pedestrian path of travel and planting area with continuous or intermittent trees, shrubs, or planters adjacent to a development parcel.

3.1.3 Nonconforming Buildings, Lots, and Uses

A nonconforming building, structure or use shall comply with all of Section 9.02.180, *Legal Nonconforming uses, improvements, and parcels*, of the Moreno Valley Municipal Code (MVMC), except as modified below.

- A. A building or structure that does not conform to the architectural style or story height requirements at the time of the adoption of this MVM SPA shall not cause the structure to be non-conforming.
- B. Existing surface parking lots shall not require modification to meet new landscape requirements.
- C. Existing buildings and/or parking structures may encroach into the setbacks established in the MVM SPA. If the non-conforming uses are demolished and re-built the new building or structure shall comply with the setbacks provided herein.

3.1.4 Performance Standards

A. Security

Residential units shall be designed to ensure the security of residents through the provision of secured entrances and exits that are separate from the non-residential uses and are directly accessible to parking areas. Non-residential and residential uses shall not have common entrance hallways or common balconies. These separations shall be shown on the development plan and the separations shall be permanently maintained.

B. Noise and Ventilation

Residential portions of the project shall comply with the City's Noise Ordinance, which may include design to limit the interior noise caused by the commercial and parking portions of the project or freeway adjacency, to a maximum of forty-five (45) db in any habitable room with windows closed, to meet City noise standards. Proper design may include, but shall not be limited to, building orientation, sound-rated windows, wall and ceiling insulation, and orientation and insulation of vents. Where it is necessary that windows be closed in order to achieve the required level, means shall be provided for ventilation/cooling to provide a habitable environment.

C. Maintenance

All properties within the Specific Plan area shall be kept and maintained in a clean, neat, orderly, operable, and usable condition. This requirement applies to buildings, paving, fences, walls, landscaping, water, earth and any other structure or feature on the site.

D. Refuse Collection

- Bins for recycling and any other refuse mandated by the State of California shall be provided for all uses in trash enclosures.
- Outdoor refuse collection areas shall be visually screened from adjacent streets, plazas, freeways, and adjacent property through use of an opaque screen (wall or fence).
- Where feasible, areas to handle refuse shall be integrated into parking structures. Such areas shall be enclosed with a durable material, with doors.
- New development shall accommodate recycled organics in accordance with State law and City Ordinance.

E. Utilities

- All utility lines shall be placed underground except where required to be above-ground by utility providers. Where equipment is located above-ground, they shall be screened from view from adjacent streets through the use of an opaque screen or landscaping.
- All mechanical equipment must be screened in an architecturally integrated manner.

3.1.5 Height

Building height shall be measured from the finished grade (measured at the highest point of finished grade no more than five feet (5-ft) from building footprint) to the top of average roof sheathing height or bottom of parapet depending on the roof type. Rooflines must be appropriate to the architectural style.

Essential architectural features such as, but not limited to, weathervanes, stair towers, elevator towers, mechanical equipment screening/parapets, clock towers, and other non-habitable architectural features etc. appropriate to the architectural style of

the structure may extend in height above the stated Building Height of the Primary Structure, subject to development plan review.

3.2 Permitted Uses

This section identifies the permitted, conditional, and accessory or temporary uses within the Specific Plan area. Uses in the table are permitted subject to the permit criteria referenced. The concept plan identified in Exhibit 2-6, *Land Use Plan*, provides a visual representation of the desired location of various potential uses for evaluation by the City during review of development proposals.

Table 3-1, *Permitted Uses*, identifies uses by a “P” are permitted by right and those identified by “TUP” are subject to a temporary use permit. Any use not included shall be considered prohibited unless deemed to be similar to an allowable use as interpreted by the Planning Official or his/her designee.

Temporary Use Permits are processed by the City under Minor Temporary Use Permit and a Major Temporary Use Permit. A Minor TUP is required when planning a special event, such as parking lot sales, grand openings, and ribbon cuttings. A Minor TUP requires an application, property owner written consent, emergency contact information, business license application, detailed site plan, and letter of intent. A Major Temporary Use Permit is also required when planning larger special events, such as temporary construction trailers, carnivals, Christmas tree lots, and pumpkin patches. A Major TUP requires an application, letter of intent, written consent form, detailed site plan, and additional requirements by the building, fire, land development, transportation, and community enhancement and neighborhood services departments based on the scope of work. All new construction projects require the approval of a Plot Plan, except for interior tenant improvements associated with the mall building and tenant improvements in new mixed-use development.

Table 3-1: PA-2A Permitted Uses	
Use	
Commercial/retail and service uses, including but not limited to indoor and outdoor sales, department stores, service commercial such as appliance stores, bakeries, bookstores, food/grocery stores (retail market), pet stores, freestanding kiosks and similar uses.	P
Office uses. Professional, administrative, and business offices providing personal and professional services, including medical office (including surgical centers), urgent care, architects/engineers, and similar uses.	P
Service oriented office uses including insurance, real estate, travel, finance (including ATMs), creative office co-working (WeWork, Common Desk, etc), and similar uses.	P
Commercial Recreation, including Gymnasiums and fitness clubs	P
Hotels, including, executive suites, guest suites, extended stay, select serve, with commercial and food service incidental to the hotel use	P
Restaurants, cafes, quick serve and eating establishments	P
Theaters and Cinemas (excludes open air theaters), including ancillary food and alcohol sales	P
Showrooms, Museums, Cultural and Science Centers	P
Freestanding parking structures	P

Table 3-1: PA 2A Permitted Uses (Continued)	
Use	
Public utility and Municipal uses, including electric distribution substations, community center, government offices, police substations, etc.;	P
Multifamily apartments and/or condominiums and associated leasing offices and recreational/fitness facilities, and including senior living (inclusive of independent living, assisted living) and student housing.	P
Incidental support commercial uses within an office or hotel uses	P
Other uses determined by the Planning Official to be similar in character to the Permitted uses listed above.	P
Alcohol sales for on-site or off-site consumption	P
Manufacturing of soft goods	P
Limited Artisan/Craft Sales	P
Childcare Centers, or educational centers.	P
Drive through lanes associated with Convenience Stores, restaurants, and quick serve restaurants.	P
Club/Live entertainment venues (music venue, comedy club, nightclub, etc)	P
Major wireless communication facilities per MVMC	P
Outdoor Pushcarts	Per Specific Areas/ Approval Process
Temporary Outdoor Activities (ex: temporary outdoor merchandise sales)	TUP
P: Permitted Use TP: Temporary Use Permit	

3.3 Site Development Standards

The development standards in Table 3-2, *Development Standards*, apply to all uses, including parking structures (as applicable), within PA 2A. Landscaped areas will be addressed on a project-by-project basis and conform to the standards outlined in the table. Where development standards are not described, the standards in the MVMC shall apply. Standards are minimums unless otherwise indicated.

Table 3-2: PA-2A Development Standards	
Development Features	Standard
Floor Area Ratio (maximum)	1.0 to 1.25 FAR ¹
Density (maximum) – Residential	30 du/ac1
Lot Width/Depth (minimum)	none
Setback (minimum)	
Front/Collector Street Setback	10 ft.
Front/Local Street Setback	5 ft.
Interior and Rear	5 ft
Distance Between Buildings	Per Building Code
Height Limits	
Building	None
Parking Structure	None
Number of Stories	None

Table 3-2: PA 2A Development Standards (Continued)	
Development Features	Standard
Block Length (maximum)	None
Building Frontage Length	90%
Building Frontage Types	Commercial, Residential or Storefronts
Parking	
Surface	5 ft setback from lot line
Garage/Tuck-under	Allowed
Underground/Podium	Allowed
Above-Ground	Allowed
Open Space Standards	
Publicly Accessible Open Space (Non-Residential) -includes plazas	2.5% of PA 2A
Private Open Space (MFR) includes balconies	100 ft/unit
Common Open Space (MFR) includes common indoor and outdoor areas	150 ft/unit

- A. Modifications. Development standards may be modified by up to 20% in connection with Plot Plan review in order to promote increased pedestrian activity, provide for unified street frontage, ensure privacy and light for residential uses, provide for public

¹ Density and Floor Area Ratio are averaged across MVM PA2. Nonresidential uses have a maximum of 1.0 FAR under MUC Overlay District Development Standards, Table 9.07.095-10, and up to 1.25 with Center Mixed Use (CEMU).

spaces, or promote compatibility with existing development and the goals of the MVM SPA.

- B. Existing buildings and/or parking structures may encroach into MVM SPA required setbacks. If the non-conforming uses are demolished and re-built the new building or structure shall comply with the setbacks provided herein.
- C. Interior Setbacks. Building placement shall be governed by the following:
 - a) Building code; or
 - b) A variable width building zone set behind a Pedestrian Zone of 10-12 feet minimum. The Pedestrian Zone consists of a pedestrian walkway and a curb-adjacent planting zone for trees, shrubs, or planters.

3.4 Architectural Standards

An architectural concept has been developed for the MVM SPA that will reinforce patterns established by the concept land use plan to create an identity and placemaking. Various architectural elements are selected for buildings, entries, and design will be integrated to complement the sense of cohesiveness throughout PA 2A.

As development projects are implemented, architectural plans shall be approved consistent with the requirements below. The site shall comply with the following minimum requirements listed below and in the MVMC where not specified.

In order to maintain the creative goals of MVM SPA vision, structures shall follow guidelines set forth in Section 4 of this document.

3.5 Parking Standards

Parking standards for uses within the Specific Plan area are shown in Table 3-3, *Parking Standards*. These standards reflect the unique characteristics of the proposed mixed-use environment in the MVM SPA, which result in opportunities for shared parking.

Table 3-3: PA-2A Parking Standards	
Use	Ratio (min)
Mixed Use, Non-Residential	4 spaces/1,000 SF
Hotel	0.80 space/key
Residential, including Guest	1.00 space/unit

For purpose of calculation, Square Feet shall be based on gross square feet.

- a. Off-street parking shall be provided to accommodate all vehicles required for the permitted use of each site. On-street parking within private drives is permitted and encouraged, provided that on-street parking does not obstruct line of sight.
- b. Shared parking agreements supported with shared parking study are encouraged for parking lots and garages to make more efficient use of the available parking between uses. The shared parking study shall be prepared in accordance with industry standards, such as ULI Shared Parking methodology, and approved by the Planning Director or his/her designee.
- c. Residential guest parking can be shared with mixed-use, non-residential uses.
- d. All surface spaces will be single striped on center and shall be minimum nine (9-ft) feet wide and eighteen (18-ft) feet long.

- e. Parking spaces within structured parking shall be nine (9-ft) feet wide and eighteen (18-ft) feet long.
- f. Car overhang onto sidewalk permitted only when a minimum required sidewalk width is maintained. The two feet of additional landscape may not be included in the required landscape setback.

3.6 Parking Landscape Standards

Landscape development in parking areas shall be designed to provide safety and comfort to the drivers and pedestrians and enhance the visual quality of the City. The design shall reduce auto noise, lights and glare, and ambient temperature. The design shall also minimize visual disruption from the surrounding streets and adjacent developments, per MVMC.

- a. Landscape finger planters shall have a minimum interior dimension of five (5) feet by sixteen (16) feet, exclusive of curbs, step-outs, and other hard surfaces. A finger planter with parking on one side has a minimum curb-face-to-curb-face dimension of seven (7) feet. An island with parking on both sides has a minimum curb-face-to-curb-face dimension of eight (8) feet.
- b. Diamond planters have a minimum of twenty-five (25) square foot interior area (exclusive of perimeter curbing) with minimum interior dimensions of five (5) feet by five (5) feet. The minimum exterior area (including perimeter curbing) is thirty-six (36) square feet.
- c. A finger planter is provided at an interval of every twelve (12) parking stalls along any row of parking. Minor adjustments are allowed in cases where this exact interval would be infeasible.

- d. Planter Curbs and Step-Outs. Planters shall be separated from parking spaces by a six-inch wide concrete curb. Where a planter (finger or island) is located on the side of a parking space, a twelve (12) inch wide concrete step-out is required along the long dimension of the parking space. A step-out is required, in addition to a six-inch curb, resulting in a combined concrete surface measuring eighteen (18) inches in width.
- e. Trees shall be planted at the equivalent of one tree per thirty (30) linear feet of horizontal building dimension facing the parking lot or public right-of-way. Trees may be massed for pleasing aesthetic effects.
- f. Parking lot trees shall be a minimum of fifteen (15) gallon size, twenty-five (25%) percent of the required trees shall be twenty-four (24") inch box or larger. One-half (1/2) of the twenty-four (24") inch box trees shall be placed in the street frontage or side yard setback.
- g. The selection of parking lot trees should emphasize the provision of summer shading of pavement and vehicles. A maximum of fifty (50) percent of the parking lot trees may be deciduous. Avoid trees with excessive leaf litter, sap or fruit that could damage vehicles.
- h. Dead-end parking aisles which exceed 300-feet in length for dual lanes, shall provide turnaround facilities (i.e., hammerhead).

3.7 Landscape Standards

A landscape concept has been developed for PA 2A that will reinforce patterns established by the concept land use plan to create an identity and placemaking. Various landscape design elements are selected for the streetscapes, entries, and buffers will be integrated

to complement the sense of cohesiveness throughout the development.

As development projects are implemented, landscape plans shall be approved consistent with the requirements below. The site shall comply with the following minimum requirements:

- a. A twenty (20) foot landscape edge treatment on private property side of freeway property line shall be provided on commercial properties.
- b. Building walls above fifty (50) feet in height shall be setback five feet for every ten (10) feet of additional structure height above thirty (30) feet unless otherwise approved by planning commission.
- c. The landscaped buffer shall have an average of one 24-inch box (min) canopy tree per 25 lineal feet. The minimum caliper size for all trees shall be 2 inches, measured approximately 12 inches above the ground.
- d. The trees can be placed in groups in order to achieve a particular design. Six (6) five-gallon size shrubs per 25 lineal feet shall be provided, either clustered or linear. As an alternative, the use of three (3) five-gallon size shrubs and ten (10) one-gallon size shrubs is acceptable provided the plant material adds color and variety to the design.
- e. Trees generally regarded as having invasive or surface roots shall be installed in root control planters as specified in the City of Moreno Valley. Trees located within 5 feet of walks and walls must have root barriers.
- f. The minimum palm tree size shall be 10-foot brown trunk height in all areas.
- g. All trees shall be planted and staked according to the Best Management Practices for that particular type of tree. This may include single-stake and tie, double-staking, cross bar, and multiple stake methods.
- h. Any new surface parking lots shall be planted in accordance with the MVMC.
- i. All landscaping shall comply with the City's water efficient landscape requirements in accordance with the MVMC.
- j. Landscape maintenance equipment shall utilize best management practices to provide dust free and weed free conditions.
- k. See Title 9 of MVMC requirements. Each individual project site within PA 2A has been divided into two distinct landscape zones:
 - a. The Transition Zone while includes the property between the landscape setback and buildings or parking lots within individual developments.
 - b. The Interior Zone which includes all other landscape areas located on individual parcels.
- l. Landscape requirements for the Transition Zone have been established to insure a sense of continuity between individual parcels and the general development areas. All areas within this zone must "incorporate a minimum of sixty percent (60%) of the same trees in the general development area adjacent to the parcel.
- m. Guidelines for the Interior Zone allow for the individual project's identity to be reinforced through the use of a wider variety of plant materials. However, in order to strengthen the Moreno

Valley Mall landscape theme, plant materials within this zone shall be selected from the "Project Plant List" in Section 4.6.4 simplified palette of plant materials, including evergreen and deciduous trees, should be used in order to maintain the desired landscape theme for each individual lot.

3.8 Signage

Exterior signs shall comply with the MVMC, Towngate Specific Plan, and any approved amendments. An updated sign program will be prepared as part of the first implementing project within the PA 2A.

Ongoing amendments to the sign program shall comply with the general provisions for amending the Sign Program included in Section 3 of this document.

- a. The height of a monument sign is the vertical dimension measured from the average finished grade level to the highest point of the sign. The height of a monument sign can be determined and approved in the sign program.

3.9 Lighting

All lighting within the boundaries of PA 2A shall conform within the provisions of the Moreno Valley Municipal Code. A consistency in design elements should be reflected in all project components, including lighting. Individual project developers may select their own light fixtures but are encouraged to use those recommended in the following guidelines:

- a. Walkway lighting must have cut-off fixtures mounted at a uniform height no more than eight (8) feet above the walkway.
- b. Site lighting should not exceed more than 5 foot-candles of illumination within 50 feet of a property used as residential.

- c. All outdoor lighting associated with nonresidential uses shall be fully shielded and directed away from surrounding residential uses. Such lighting shall not exceed one-quarter foot-candle minimum maintained lighting measured from within five feet of any property line, and shall not blink, flash, oscillate or be of unusually high intensity or brightness.
- d. All parking lots or structures providing more than five spaces for use by the general public and their pedestrian links shall be provided with a minimum coverage of one foot-candle of light with a maximum of eight foot-candles on the parking or walkway surface, unless otherwise approved, for visibility and security. Such lighting shall not exceed one-quarter foot-candle minimum maintained lighting measured from within five feet of any property line, and shall not blink, flash, oscillate or be of unusually high intensity or brightness. All wiring shall be underground.
- e. For driveways, lighting poles remain at a twenty-five (25) feet maximum. For parking areas, lighting poles remain at twenty (20) feet maximum.
- f. Nonresidential Areas. Outdoor on-site lighting on commercial properties, except for street lighting, shall be mounted on a post and fully shielded not to exceed a maximum height of thirty (30) feet, except as otherwise approved by the Director of Planning.
- g. Parking lot light fixtures and screening shall comply with Moreno Valley Municipal Code Title 9 Planning & Zoning, Chapter 9.08 General Development Standards.
- h. Lighting must meet all requirements of the City of Moreno Valley.
- i. All luminaires shall be metal halide or L.E.D.

- j. Lighting should be designed to avoid light spillover into adjacent properties. The use of shielded light fixtures will be necessary on parcels that adjoin residential neighborhoods.
- k. Pole bases may be round or square. Pole bases in planting areas may be no higher than 6 inches above grade.

3.10 Utilities

As development projects are implemented, utility plans shall be approved consistent with the requirements below. The site shall comply with the following guidelines provided in Section 4, *Design Guidelines*, and in the MVMC where not specified.

- a. All utilities are to be installed underground unless otherwise specified in Section 4, *Design Guidelines*, or approved by the Planning official or his/her designee.

4 DESIGN GUIDELINES



4.1 Design Guidelines Introduction

4.1.1 Purpose

MVM SPA Design Guidelines are intended to guide development that is high quality, cohesive, and supportive of the overall vision for PA 2A. The guidelines provide direction for proceeding with design projects and illustrate options and techniques that assist property owners, developers, architects, and others when determining the appearance, functionality, and design of new development.

The guidelines include the following sections:

- Introduction
- Site Planning and Building Placement Guidelines
- Architecture
- Parking Lot/Structure Design
- Streetscape and Open Space
- Landscape Standards
- Signage and Wayfinding (primarily covered in the Master Sign Program)
- Lighting
- Sustainable

As retail trends continue to shift towards experiences, it is important that traditional malls such as Moreno Valley Mall adapt to meet the changing demands of the marketplace. These Design Guidelines lay out how future development can combine experiential uses with the successful elements of traditional malls to create a vibrant community asset that strengthens not only the Freeway 60 corridor, but the City and region as a whole.

4.1.2 How to Use the Design Guidelines

The Design Guidelines provide recommendations when completing a development project. Prior to submitting a project, applicants should review the Design Guidelines to ensure that their proposed development is keeping within the character of the community and guiding principles envisioned for the Specific Plan area.

The Design Guidelines are not development standards or zoning regulations. Where there is conflict between the Design Guidelines and the MVMC, the MVM SPA will supersede those guidelines.

Projects must be consistent with the general intent of the guidelines. However, alternative design approaches that meet the intent of the Design Guidelines but are not expressly discussed within this Section may be considered by the Community Development Director.

This document includes guidelines for the development of residential, commercial, and office projects within the Specific Plan area. Graphics and diagrams are included to illustrate guideline intent and are not intended to show the only possible design treatment.

4.1.3 Modification of the Existing Mall

The following design guidelines are tailored primarily to address new development within PA 2A.

4.1.4 Related Standards and Guidelines

The City of Moreno Valley has additional design guidelines, standards, and regulations that should be reviewed during the design process for any new development or renovation. The MVM SPA Design Guidelines take precedence over other City design guidelines.

4.1.5 Guiding Principles

The design guidelines are intended to establish a higher standard for design within PA 2A. The Guiding Principles are described within Section 1, *Introduction*.

The overall goal is to create an experiential community with a mix of uses that cater to the needs and desires of all community members, from families to young working professionals, to seniors looking to live in close proximity of restaurants, retail, and services.

Successful design depends largely on having the correct composition of uses, the appropriate size and form of buildings, a relationship of those buildings to open space, the ability for people to get to the area easily through multiple modes of transit, and the ability to easily explore the space once inside. The ultimate goal of these design guidelines is to ensure that future development incorporates these elements to create an exciting, unique, and enjoyable experience for shoppers, residents, visitors, and working professionals alike.

The following Guiding Principles were created in order to ensure that the design guidelines are supportive of the overall vision of the MVM SPA.

- Principle 1:** Enhance the Mall as an Iconic Local Destination.
- Principle 2:** Offer a Unique Lifestyle and Entertainment Experience.
- Principle 3:** Promote a Diverse Mixture of Uses.
- Principle 4:** Promote Moreno Valley Cultural Experience.

4.2 Site Planning and Building Placement Guidelines

The first consideration for any development project is the site plan. The site plan considers the layout of buildings, open space, parking, and other uses within the site as well as the relationship of the site to the surrounding context. The arrangement and character of the

buildings and their relationship to open space is what creates a sense of place and determines the quality of the urban form.

4.2.1 Building Placement and Orientation

Effective building placement on a site is critical to shaping the overall character of an area and how users experience that site. Building placement determines the movement of people and vehicles into and through the space, informs the defining characteristics of open space, and establishes a relationship between uses of those buildings throughout the site.

Building orientation refers to the direction in which a building is facing on a site. The positioning of windows, rooflines, and other architectural features can be designed to take advantage of passive and active solar opportunities. Additionally, the orientation of commercial storefronts and entrances on major pedestrian activity routes is an important factor in determining the long-term success of commercial retail uses.

A. Building Siting

- DG-1** Buildings should be located to define, connect, and activate engagement between public and private open spaces as usable plazas, parks, and gathering spaces.
- DG-2** Buildings should be located directly adjacent to the pedestrian walkway to promote ease of access and an urban environment. Landscaped setbacks are only recommended where commercial, residential, office, and hotel uses abut public streets.
- DG-3** Buildings should be generally oriented parallel to streets with varying setbacks to provide visual interest and create a hierarchy of pedestrian scaled architectural features and character.

- DG-4** When possible, free-standing buildings should be sited along street frontages. The intent of this is to help screen parking areas and establish a more urban street concept.
- DG-5** Buildings should be oriented to promote privacy for individual residential units to the greatest extent possible.
- DG-6** Buildings should be arranged to facilitate convenient access to transit stops.
- DG-7** Buildings and on-site circulation should be organized to minimize areas of conflict between pedestrians and vehicles.
- DG-8** Link buildings to pedestrian areas such as sidewalks, parking structures, and parking lots and provide physical separation of pedestrians and vehicles wherever possible.
- DG-9** Buildings with first floor storefronts should be oriented toward public use sidewalks that is easily accessible to visitors and guests.
- DG-10** Building design and orientation should take advantage of sun angles and exposure in order to minimize mechanically heated or cooled environments at different times throughout the year.
- DG-11** The finished floor of ground-level uses should not be significantly above or below the adjacent sidewalk and promote ease of access.
- DG-12** On-site grading should not significantly impact adjacent parcels.

B. Compatibility

- DG-13** Commercial, residential, and hospitality uses should be planned in consideration of each other with the Master Plan and overall site connectivity a priority. Uses shall not be completely isolated.
- DG-14** Commercial, residential, and hospitality structures may be placed adjacent to one another, provided they meet the required minimum setback, in a horizontal mixed-use setting or stacked with residential on top of commercial or office uses to promote an urban environment.
- DG-15** When residential and commercial uses are located in the same structure in a mixed-use setting, development should provide separate entrances for each use.
- DG-16** Residential uses should not front onto commercial or office loading areas or back-of-house facilities.
- DG-17** Large multi-family residential projects should be defined and delineated in groups of Units. Clusters of multi-family structures should work together as one development.

C. Public Safety Through Design

- DG-18** Use the concept of natural surveillance, or “eyes on the street,” by promoting features that maximize the visibility of people, parking, and building entrances.
- DG-19** Delineate the separation between public and private spaces with paving, building materials, grade separations or with physical barriers such as landscaping.
- DG-20** Use the concept of territorial reinforcement by promoting features such as landscape planting, paving designs, and

gateway treatments that define property lines and distinguish private space from public space.

- DG-21** Use the concept of natural access control by designing streets, walkways, building entrances, and development entries to clearly indicate public routes and to discourage access to private areas.

4.2.2 Site Access, Service Areas, and Utilities Guidelines

Access into the site takes place primarily from Town Circle, either directly or via Centerpoint Drive or Heritage Way. As the area intensifies with surface parking replaced by additional residential, office, and commercial uses, locating primary and secondary access points at key locations throughout the site will be important to facilitate the movement of residents, employees, visitors, and retail goods.

A. Pedestrian and Bicycle Access and Circulation

- DG-22** Primary access points to buildings and pedestrian spaces should be clearly defined using accent paving, signage, or other architectural features.
- DG-23** Pedestrian and bicycle facilities should be designed to conveniently and safely provide connection to the public street and bike network.



Entrance points should have a clear organization with engaging placemaking to define the area as an entry to the site.

B. Vehicular Access and Circulation

- DG-24** Ingress and egress points to the site should align with access points on adjacent properties to create opportunities for four-way stops and intersections. Driveway access locations should also consider adjacent driveways.
- DG-25** The site entry driveway location should be coordinated with existing or planned median openings. Driveways

should also line up with driveways on the opposite side of the public roadway.

- DG-26** Internal streets should efficiently facilitate movement of vehicles from external streets to parking lots and structures.
- DG-27** Elements such as speed bumps, mid-block crossings, and other traffic calming measures should be implemented where feasible.
- DG-28** Site circulation should allow for and facilitate emergency access to the site and all buildings.

A. Service Areas, Trash Enclosures

- DG-29** Service areas, such as loading docks, utility areas, and back of house entrances should be planned to minimize visibility from primary public view corridors. This may include screening with landscaping or vertical hardscape elements or being incorporated within the shell of the building. Some short-term retail loading may be located in more directly viewed areas.
- DG-30** Loading and unloading zones should provide adequate space for maneuvering into and out of a loading position. These areas should be designed to integrate with the entire development.
- DG-31** Planning and Design of Loading Areas shall consider cross pedestrian traffic and minimize safety concerns and conflicts with typical operations.
- DG-32** Refuse, storage, and equipment areas should be screened from public streets and/or neighboring residential

properties. Screening should be compatible with the design of adjacent architecture.

- DG-33** Refuse storage areas that are visible from upper stories of adjacent structures should provide an opaque or semi-opaque horizontal cover/screen to reduce unsightly views. The screening should be compatible with the design of adjacent development.
- DG-34** Accommodate requirements for stormwater storage and discharge and underground utility locations when locating buildings and landscaping.

B. Utilities

- DG-35** Easements for underground utilities that preclude the planting of trees may not be located where the design guidelines require the planting of trees.
- DG-36** Any necessary above ground equipment such as detector check assemblies, backflow preventers, transformers, Moreno Valley electric utilities, etc., shall be screened from view from public areas by landscaping subject to approval of the Fire Department.
- DG-37** *Ground Mounted Equipment:* All exterior ground-mounted equipment-including, but not limited to, mechanical equipment, electrical equipment, emergency generators, boilers, storage tanks, risers, electrical conduit, gas lines, cellular telephone facilities, and satellite dishes shall be screened appropriately with solid walls and/or landscaping and shall be away from the front of the building, per MVMC, Chapter 9.08 - General Development Standards.

DG-38 *Roof Mounted Equipment.* All roof-mounted equipment including, but not limited to, mechanical equipment, electrical equipment, storage tanks, cellular telephone facilities, satellite dishes, skylights, vents, exhaust fans, smoke hatches, and ducts must be below the top of the parapet or equipment screen. Roof access shall be through roof hatches or stairs, not exterior ladders. Roof hatches shall be located so that guardrails at parapets are not required.

Appropriate Treatment:

- a) Rooftop screens should be provided to screen the equipment and align with the Architectural theme.
- b) All roof mounted mechanical equipment shall be screened from the ground elevation view to a reasonable sight distance. Above ground utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments.

Inappropriate Treatment

- a) Rooftop equipment extending above parapet or screen
- b) One-sided rooftop screens that do not hide the equipment from view from secondary streets or from adjacent sites
- c) Rooftop screens too close to parapet
- d) Rooftop screens not related to building geometry
- e) Wood rooftop screens

DG-39 *Ancillary Structures.* On a case-by-case basis, additional buildings may be required to house functions for the proper operation of the facility. The design guidelines found herein apply to all structures regardless of the time of construction, location on site, or use they contain.

4.2.3 Design Objectives

The objective of these guidelines is to promote the planned environment of a quality Mixed Use development serving Moreno Valley residents, users, guests, and visitors to the area. PA 2A should be developed in a manner that promotes a modern, forward thinking, and pleasant atmosphere. And as such intended to produce a holistic but diverse, and creative community experience.

The follow guidelines pertain to site design and are organized according to the permitted land use within the SPA area.

A. Commercial/Retail

- DG-40** Building volumes and massing with horizontal and vertical offsets shall vary in rhythm and pattern to prevent monotony.
- DG-41** A design hierarchy shall be established to promote clear relationships between entrances, adjacent sites, buildings, topography, and views.
- DG-42** Building planning and landscape shall be designed to allow for clear awareness of signage and wayfinding elements in an accessible manner.
- DG-43** Parking areas shall be readily accessible to primary paths of travel.

DG-44 Inclusion of enhanced pedestrian experiences where appropriate, shall be provided with seating, social features, shade, paving design, lighting, etc.

DG-45 Site design shall accommodate various modes of transportation in arrival and departure processes.

DG-46 It is encouraged to consider commercial employee experiences and ancillary spaces for the health and welfare of all users.

B. Office/Professional Services

DG-47 Building volumes and massing must be designed to provide a unique and recognizable character in the context of the SPA area and broader view corridors.

DG-48 A design hierarchy shall be established to promote clear relationships between entrances, adjacent sites, buildings, topography, and views.

DG-49 Building orientation and technologies should advance site sustainability and respond with adjacent development in a cohesive manner.

DG-50 Scale of buildings should be compatible with nearby uses.

DG-51 Visitor and employee parking, drop-off and pick-up, shall be planned for ease of access, operations, and integrated to the overall circulation network.

C. Residential

DG-52 Building volumes and massing must be designed to provide a unique and recognizable character in the context of the SPA area and broader view corridors.

DG-53 Entrances shall be defined clearly by separate public and private access.

DG-54 Residential Parking shall be separate and secured from public parking

DG-55 Resident Amenity spaces shall be separate and secured from public access

DG-56 Trash / Loading areas shall be organized in a way to allow for easy operations. These areas shall not be highly visible from primary frontages.

D. Hospitality

DG-57 Building volumes and massing must be designed to provide a unique and recognizable character in the context of PA 2A and broader view corridors.

DG-58 Drop off and Pick up areas shall be easily accessible and integrated into the broader circulation network.

DG-59 Exterior gathering or event spaces shall be defined by elevated design attributes. This may include landscape, paving, site features and lighting, etc.

4.3 Architectural Design

4.3.1 Architectural Character

New development within the planning area will be defined by innovative, creative, high-quality architecture, no matter the architectural style. Architectural components and details are the most visible component of project and are often what creates a lasting first impression for visitors. New development should first and foremost improve the aesthetic quality of the area by enhancing existing features found both on-site and off-site. New development should complement surrounding architectural styles and quality but

should not be constrained to duplicating existing on-site architectural styles as aesthetic qualities, trends, and materials are constantly updating and changing. Development within PA 2A, both existing and future, should continue to periodically renovate to ensure that the appearance of on-site structures do not become dated, and the mall area remains an example of high-quality architecture within Moreno Valley.

- DG-60** New development should respect the nature of the surrounding historic architectural styles within Moreno Valley while pursuing contemporary and modernized creative identities in line with current or aspirational trends. Historic architectural styles and features have been inspired by the hot, arid climate and strong sun, the rugged mountain and chaparral landscape, Native American and Spanish Colonial cultural influences, and the automobile.
- DG-61** Buildings should emphasize a clear architectural identity, appropriately articulated, and detailed for that style. Mixtures of styles and details are considered acceptable but should convey a clear idea of purpose.
- DG-62** Additions or modifications to existing structures should complement and enhance the architectural style of the existing building. This may be a reinforcing or even contradictory approach.
- DG-63** Architectural elements should serve to blend buildings into on-site open space components to create a cohesive space in consideration of a guest's journey through the site.

DG-64 The use and size of specific architectural details, such as cornices, columns, banding, or other elements of building design should be fitting of the architectural style.

DG-65 All support structures within multi-family residential developments (i.e., laundry facilities, recreation buildings and sales/lease offices) should be compatible in architectural design with the rest of the complex or integrated within the structure.

4.3.2 Form and Massing

Form and massing are the overall shapes and sizes of buildings in comparison to their surroundings. Large buildings can make the adjacent plaza feel uncomfortable if the ratio of height to open space is not appropriate. Similarly, too much open space surrounded by one-story structures can lose a sense of scale and definition. Adequate form and massing, which includes architectural techniques such as controlling sun exposure, glare, and acoustics, can subconsciously create enjoyable spaces that visitors will want to spend time in.



Buildings should help to define common open spaces.



Example of potential building form.



Strong lines and banding help to break up large building faces.

A. General Guidelines

- DG-66** Each building should have a clearly identifiable base floor, body, roof lines and entry points.
- DG-67** Upper floors should include variations in the façade plane to increase building aesthetic interest and allow for balcony or other outdoor amenities.
- DG-68** Multi-story buildings that do not include façade step backs should include horizontal architectural elements such as banding, windows, trim, awnings, eaves or other detailing to promote architectural character.
- DG-69** Architectural elements such as recessed or projecting balconies, verandas, canopies, operable windows and other elements that add visual interest, scale, and character to the development are encouraged.
- DG-70** Tall, dominating structures should incorporate first-floor elements, such as arches, trellises, or massing, at a human

scale to ensure that large structures are consistent to the character of the streetscape.

- DG-71** “360 degree” architecture should be implemented for uses such as hotels and offices. All faces of a building, no matter if visible from a current public space or not, should receive consideration in regard to the design hierarchy of features and architectural interest.
- DG-72** Boxy and monotonous facades and large expanses of flat wall planes are strongly discouraged.
- DG-73** Varied building heights are encouraged to provide visual interest.

B. Roof Articulation

- DG-74** Roofs should display an equal level of design attention on all elevations and provide design details that exhibit appropriate horizontal and vertical mass and scale relationships.
- DG-75** Roof elements and design features (e.g., pitch, materials, eaves, dormers, etc.) should exhibit a consistent hierarchy on all elevations, including those that are not visible from the public right-of-way.
- DG-76** It is encouraged to plan roofs of elevated views with amenity spaces or leasable opportunities.



Minor roof articulation helps to break up solid building skylines.

C. Wall Articulation

- DG-77** Long building facades should be broken up through the use of vertical and horizontal design elements, including windows, banding, glass tinting or colored glass elements, or material changes through unique patterns or designs.
- DG-78** Buildings should incorporate appropriately scaled design elements at lower levels where they are easily visible to pedestrians. This can include façade articulation to create “forecourt” type courtyard spaces.
- DG-79** Pedestrian level exterior walls should have elements of building depth and character. Emphasize windows, trellises, roof overhangs, recessed or projected stories, columns, balconies, awnings, or other features.



D. Building Access

- DG-80** The main entry to each building should be clearly visible from the nearest public circulation walkway.
- DG-81** Vertical Transportation should be strategically located to primary access points and/or directly adjacent to the lobby served and should be visible as broadly as possible.
- DG-82** Access to dwellings should provide a unique identity for the individual unit, allow opportunities for social interaction, and increase natural surveillance.
- DG-83** Walkways and access to dwelling units should be designed in compliance with Building Code and facilitate the moving of furniture by considering minimum widths, heights, and turning angles.



Wall articulation helps to break up large building forms and create architectural interest.

4.3.3 Materials and Colors

Materials and colors for the Planning Area are subject to the individual styles of each building. Development should be of high-quality materials that can withstand weathering and daily use without the need for constant replacement.

- DG-84** Exterior materials, textures, and colors should be appropriate for the architectural style or theme of the building and contribute to the visual quality of the area.
- DG-85** The predominant colors for dwelling units and accessory structures should reflect the overall design intent of the development. Appropriate use of more than one predominant color is encouraged. Compatible accent colors are encouraged to enhance important building elements.
- DG-86** Colors and materials should be durable and not readily deteriorate or fade if exposed to the elements.
- DG-87** Materials such as brick, stone, copper, etc. should be left in their natural appearance. Such materials should not appear thin or artificial. Veneer should turn corners and avoid exposed edges.
- DG-88** All materials for exterior applications should be finished. Inappropriate materials for exterior applications include:
- (a) Plastics/Plastic Laminates
 - (b) Asphalt shingles
 - (c) Corrugated fiberglass, or plastic
 - (d) Plywood or similar
 - (e) Highly reflective materials
- DG-89** Exterior materials and architectural details should complement each other. Avoid introducing elements, features additions that are not complementary.

- DG-90** Colors should be non-reflective. Colors and materials should be subdued or flat-toned so as not to produce excessive reflected glare from the sun.
- DG-91** Color should be used to accent architectural details.
- DG-92** Roof protrusions such as roof flashing, rain gutters, downspouts, and vents should be finished to match the architectural style of the building.





The design of window storefronts is critical to the success of retail stores, often emphasizing large amounts of glass that allow consumers to see clearly into the store.

4.3.4 Windows, Doors, and Storefronts

The amount of transparency within building facades is important in defining the appearance of a building. Commercial development is focused on bringing people in through showcasing goods and services and therefore is generally characterized by a level of transparency through the primary facades. Adversely, residential buildings often prioritize the privacy of residents and focus on strategically placed windows that allow natural light in, while blocking views from the public realm or neighboring properties.

Door and window treatment also contribute to the appearance of a building and emphasis on certain areas can help to define them as a particular use, such as a primary entrance. This makes the building easier to navigate and are more functional as a whole.

DG-93 Building recesses are encouraged to define primary entryways and major windows along a building's exterior

and to provide weather protection and a transition zone from sidewalk activity into a store.

DG-94 Primary building entries should be easily identified and provide a prominent sense of entry. The use of projections, columns, entry lobbies, or other design elements are strongly encouraged.

DG-95 Doors, windows, or other openings should be uniform in design and type to present a consistent appearance in the elevation except where the variations are an integral and necessary part of the exterior design.

DG-96 Commercial storefronts adjacent to the public walkway should use unique and varied glass windows to provide views into stores or show off display opportunities.

DG-97 Minimal or light window tinting is encouraged on lower floors that are accessible to the public, especially on commercial storefronts. Darker window tinting and other window treatments are appropriate on higher floors to manage building heating and cooling needs.

DG-98 Providing additional pedestrian entrances to large buildings is encouraged. Improvements to these entrances should be subtle and may include signage, landscaping, and material changes.

DG-99 Operable storefront systems are encouraged to take advantage of climate conditions and promote activity and engagement between public and retail/commercial business.



Outdoor patios and glass panes transition the inside of this storefront into the public realm, visually creating one unified place.

4.3.5 Sustainable Design

Green building decreases the negative impact to the environment through sustainable techniques: creative design, construction, and operational applications. Organizations such as the World Green Building Council provide information and certifications for buildings that meet certain design-build criteria. Buildings that receive these certifications often use renewable energy, reduce pollution and waste, promote the re-use of recycled materials, and make efficient use of energy, water, and other resources.

- DG-100** Materials and technologies that minimize environmental impacts, reduce energy and resource consumption, and promote long-lasting development are encouraged.
- DG-101** Incorporate life cycle planning and decision making.
- DG-102** Window technologies such as tinting or insulated daylighting panels, should be utilized to decrease the energy costs associated with cooling buildings during most of the year where maximum transparency is not required.



Green roofs and solar panels are two methods to reduce energy costs through building design.



4.4 Parking Lot/Structure Design Guidelines

4.4.1 Parking Facilities and Vehicular Access

Creative parking solutions will be critical in accommodating the increase of visitors, workers, and residents anticipated with the buildout of PA 2A. New development must accommodate for the necessary amount of parking, as defined in Section 3, *Development Standards*. As the area intensifies, potential increased use of public transit and alternative means of transportation may alter the amount of on-site parking needed.



Parking lot design should facilitate easy movement in and out of the plan area.

A. General Guidelines

- DG-103** Parking areas should be located with the development's interior and not along street frontages.
- DG-104** Surface parking lots are encouraged to be shared amongst surrounding uses.
- DG-105** For security reasons, provide sight lines out to the parking areas where appropriate.
- DG-106** Parking spaces should be sited to produce direct pedestrian route of travel from a building entrance.
- DG-107** Unobstructed visibility and clear delineations between pedestrian paths and vehicular travel aisles should be provided.

B. Parking Lot Design

- DG-108** Parking lots should be designed with a clear hierarchy of circulation, including major access drives with no direct access to parking spaces; major circulation drives with little or no parking; and parking aisles for direct access to parking spaces.
- DG-109** Travel aisles should be aligned to avoid vehicles competing for the same travel aisle space while making left-hand turns.
- DG-110** Surface parking lots must provide shade trees. The City of Moreno Valley's Commercial Area Landscape Standards requires one landscaped area per 10 spaces in commercial parking lots. Landscaped areas must be a minimum of 8.5'x18' and contain at least one 15-gallon tree.
- DG-111** Parking areas for motorcycles and bicycles are to be designed for orderly, uncluttered parking. Bicycle parking areas are to be provided with racks and locking capabilities per MVMC.
- DG-112** Drive aisles should make a loop around the structures and avoid dead end parking when feasible.
- DG-113** Dead-end parking aisles should not be used. The use of "hammer head" or vehicle turnaround areas may be acceptable in limited cases.
- DG-114** Where double rows of parking are provided, diamond or island planters are provided. Minor adjustments are allowed in cases where this exact interval would be infeasible.

DG-115 Parking lot trees shall be planted at a cleared distance from light standards so the trees will not interfere with the lighting pattern of the light fixture. Light standards shall be shown on conceptual plans and subsequent planting plans.

- (a) Parking lot trees shall be provided by means of tree wells and/or stall length landscape islands at an average rate of one (1) tree per twelve (12) parking spaces in a row.
- (b) Diamond tree planters shall have a minimum interior width of 5', minimum 25 SF.
- (c) Shade trees shall provide 50% shade within 10 years when calculated during summer months when calculated between the hours of 1pm and 4pm.
- (d) Full parking stall length landscape islands shall be provided at the ends of all parking rows. End islands shall contain two (2) parking lot trees minimum.
- (e) Parking lots shall be screened from the public right-of-way with either a 36" high wall, berm or landscape screen hedge.

DG-116 Parking lot design shall include openings in curbs to convey water runoff into landscape areas for water quality, retention, and absorption.

C. Vehicular Access

DG-117 The number of vehicular access points to parking facilities should be minimized to decrease interruptions to surrounding roads and drives.

DG-118 Parking lot access points should not interfere with the function of adjacent drives.

DG-119 To ensure visibility for vehicles entering and exiting the site, unobstructed site lines at corners and mid-block should be provided. Visual obstructions at entrances and exits are prohibited within a 15 ft. diagonal cut-off (triangular area). The location of utilities within these areas should be avoided.

DG-120 The design of the driveway throat from the intersection to the first internal drive aisle or parking garage entrance should prevent stopped vehicles from blocking internal circulation.

DG-121 Access to commercial loading docks should be provided off of private drives to minimize disruption of commercial activities.

D. Pedestrian Circulation in Parking Lots

DG-122 Pedestrian circulation should be clearly delineated and separate from automobile circulation. The use of landscaping, walkways, and decorative hardscape to delineate pedestrian circulation should be used to the greatest extent feasible.

DG-123 Pedestrian crossings at driveways and major circulation aisles should be accentuated by extending pedestrian sidewalks into the parking aisle/lane.

DG-124 Design parking areas so pedestrians walk parallel to moving cars. Parking lot design should minimize the need for pedestrians crossing parking aisles and/or landscaping islands to reach building entries.

DG-125 Pedestrian access between parking facilities and adjacent uses should be well-defined through signage, floor material changes, and safety elements such as bollards, painted walkways, separated walkways, and landscaping.

DG-126 Drop-off areas should be designed as not to conflict with the regular flow of traffic.

DG-127 Curb ramps should be placed along drop-off areas in areas that do not require pedestrians to enter the flow of traffic.

4.4.2 Parking Structures

Parking structures are key tools when planning for infill development. The style, size, and shape of parking structures vary depending on the associated uses, but all parking structure design should be fitting of an urban environment and apply creative strategies to ensure that other elements of the Specific Plan area, including architecture, open space, and landscaping, appear as the dominant aesthetic elements.

A. Parking Structure Location

DG-128 “Wrap” style development, with commercial or residential uses wrapping around an internal parking structure, is encouraged.

DG-129 Parking structures may directly abut pedestrian walkways.

B. Parking Structure Design – Exterior

DG-130 Parking structure design should be efficient and use construction methods appropriate to the site-specific conditions within the SPA PA2.

DG-131 Exterior elevations of the parking structure shall include horizontal design elements. Ramps shall be situated on the interior of the structure, concealed from view.

DG-132 Exterior elevations may be finished with materials other than that of the principal building.

DG-133



Commercial uses fronting a parking structure to hide the visual impact of the structure.

DG-134 Design of exterior elevations may be unique in style, character, and architectural elements. Proposed architectural elements should not be in stark contrast to those of adjacent structures.

DG-135 Creative first- and second-floor exterior design solutions are encouraged to address visibility of cars from the public realm. This may include open-air or screening approaches, such as exterior-colored panels attached to the surface of the structure.

DG-136 A trellis, green screen, or other buffering element may be incorporated into the building design where blank walls occur on the structure at the pedestrian level.

DG-137 Accent materials, such as colored panels or art installations, are encouraged on parking structures.

C. Parking Structure Design – Interior

DG-138 Parking structure design should be in keeping with current best practices. Low ceiling heights and steep ramp grades should be avoided.

DG-139 Stairwells should be designed to match the architectural style of the overall structure. Creative methods of blending stairwells, whether internal or external to the building, are encouraged.

DG-140 Internal gates or garage doors should incorporate architectural detailing that is consistent with the overall development’s architectural design.

DG-141 Internal pedestrian circulation should be designed to minimize conflict areas between pedestrians and

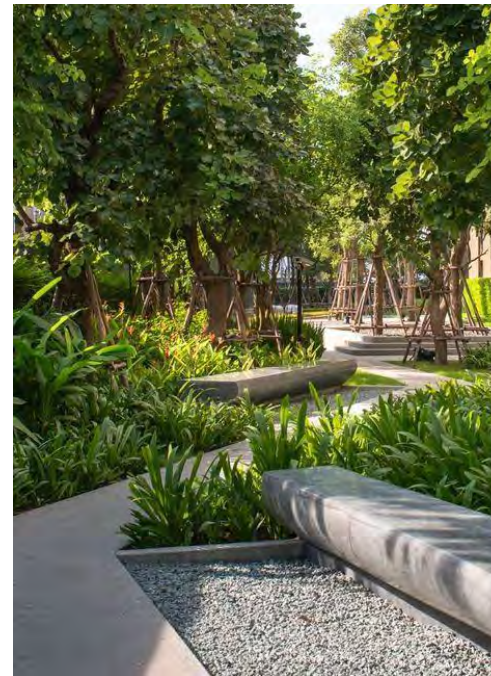
automobiles and provide open view corridors for pedestrians.

DG-142 Parking structures should utilize modern technology to increase ease of use and wayfinding, including methods such as colored stall markers and signs displaying the number of spaces available per floor.

D. Landscaping and Amenities

DG-143 Landscaping, including large dense trees when feasible, should be used to visually screen parking structures when adjacent to roadways and pedestrian walkways.

DG-144 Layered landscaping shall be used to soften the foundation of parking structures and reinforce the pedestrian scale.



4.5 Streetscapes/Open Space Guidelines

4.5.1 General Design Criteria

The streetscape within MVM SPA is one of the primary community spaces for visitors, residents, and workers within PA 2A. Streetscape elements facilitate the movement of people and guide the interaction between commercial spaces and the public realm. Well-designed and programmed streetscape areas are critical to creating successful linkages between the commercial, residential, and office uses within the Specific Plan area.

Streetscape effectively encompasses everything between the building edge and the street curb. This space often includes pedestrian walkways, seating, outdoor dining and shopping opportunities, signage, and landscaping. Walkways that are primarily corridors to get visitors from point A to point B may focus on providing a heavily landscaped and safe walking experience, while streetscapes fronted by commercial storefronts should provide usable outdoor space that interacts with indoor elements of the adjacent commercial use. Streetscapes must create a pedestrian experience tailored with the surroundings.

A. Sidewalks and Other Right-of-Way Improvements

DG-145 Streetscape areas shall respond to the adjacent use, including any architectural details or articulation that may provide additional usable space for outdoor seating, dining, or events.

DG-146 Coverings, such as awnings, canopies, or architectural elements over doorways, windows, and pedestrian walkways may project into the pedestrian walkway provided they do not impede the required clear space.

DG-147 Bike racks, transit shelters, and other transit supportive uses should be easily accessible and deter riders from using pedestrian walkways as riding lanes.

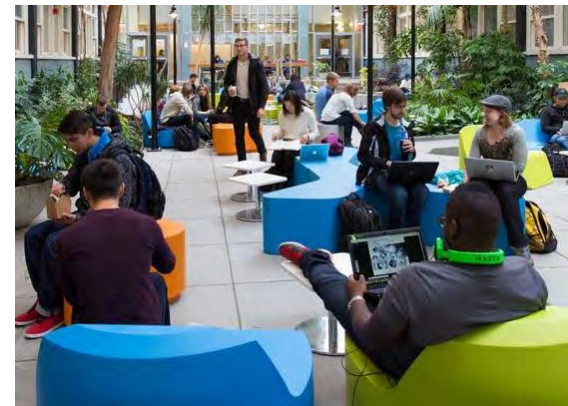
DG-148 Primary pedestrian walkways should be clearly delineated and remain clear of furnishings, signage, landscaping, and other impediments. This may be done with ground material changes.

DG-149 Walkways shall be located accordingly to minimize the impact of pedestrians along the privacy of nearby residences or private open space.

DG-150 Avoid siting a walkway directly against a building. A landscaped planting area between walkways and building facades is strongly encouraged.

DG-151 Design should incorporate stormwater remediation and other Low Impact Development (LID) techniques into the streetscape where feasible.

DG-152 Seating opportunities for visitors shall be provided within the streetscape area.



Creating seating opportunities is an important placemaking concept.

B. Streetscape Paving

- DG-153** Decorative paving shall be utilized at all primary entrances to public and private spaces and in high-traffic pedestrian areas to denote a node or gathering space. Examples of decorative paving can include brick, patterned colored concrete, stone block or pavers, interlocking colored pavers, permeable pavers, or other materials.

- DG-154** Decorative paving shall be utilized along primary pedestrian pathways and may include wayfinding elements to encourage pedestrian movement throughout the site.

- DG-155** Change of paving materials shall be utilized at areas of conflict between pedestrians and motorists as a traffic calming method.



Different paving patterns can help to define a pedestrian space or a space of intent.

C. Street Crossings

- DG-156** Street crossing shall be highly visible and provide protections for pedestrians, such as lighted crosswalks and signage, material changes, and on-ground markings.

- DG-157** Mid-block crossings shall be considered for high-traffic areas with expanses of street that have greater than 400' between the nearest intersections.



Paving pattern designs and changes in materials or colors help to further define pedestrian crosswalks and increase safety.

D. Streetscape Furnishings

- DG-158** Streetscape elements, (benches, light poles, trash enclosures, bicycle storage, etc.) shall be of high-quality materials and complement the existing architecture of the area.
- DG-159** Seat walls and raised planters shall be incorporated into the architecture of the adjacent structures.
- DG-160** Streetscape furniture shall be incorporated in a flexible manner to promote creative use of the streetscape area.

- DG-161** Tree grates shall be provided along street edges and locations where a continuous-level walking surface is needed.
- DG-162** Tree grates shall be provided to protect trees in high activity areas. Tree grate design shall be compatible with adjacent development and other street furniture.
- DG-163** Bike racks, bike corrals, or similar facilities shall be designed consistently with the adjacent streetscape furniture.

E. Streetscape Walls and Fences

- DG-164** The proportion, scale, and form of the walls shall be consistent with the adjacent building's design.
- DG-165** Walls and fences shall be kept as low as possible while performing their functional purpose. Heights of commercial walls and fences shall be kept to a minimum height to avoid a "fortress" image.
- DG-166** Landscaping shall be used in combination with walls to visually soften blank surfaces. Vines are strongly encouraged.
- DG-167** Colors, materials, and appearance of wall appearances, and fences shall be compatible with the development.
- DG-168** Visually penetrable materials (e.g., wrought iron or tubular steel) shall be used in areas of high pedestrian activity and areas adjacent to street frontage.
- DG-169** Wall design and selection of materials shall consider maintenance issues, especially graffiti removal and long-term maintenance.

4.5.2 Open Space

Access to usable open spaces is a critical component of commercial and residential development that provides the residents and guests opportunity for exercise, social gathering, and leisure. Open space can take both passive and active forms and include plazas, multi-use spaces, play structures, and pocket parks.

Open space within the planning area should be prioritized as the single most central element to a successful mixed-use property. As such, a balance and holistic hierarchy of opens spaces that connect parcels and uses and facilitates all various modes of circulation and places for rest is required. As discussed in the site planning section of these Design Guidelines, open space plays a vital role in defining the sense of place. Open space should be strategically located throughout the planning area and sized appropriately, with consideration taken into the number and types of potential users.

A. General Guidelines

- DG-170** Open space should be well lit during the evenings and planned so that light sources do not become hindered as time passes.
- DG-171** Clear site lines shall be evident to promote safe use and access of the area.
- DG-172** Open space should be flexible in its design to promote interactive engagement, encourage a variety of programming, and attract users of all age groups.
- DG-173** Common open space should provide site amenities that encourage linger time. Benches, seating areas, bike racks, art, water features and other appropriate amenities are strongly encouraged.

- DG-174** Open space should be sheltered from the noise and traffic of adjacent streets or other incompatible uses.
- DG-175** Open space shall be design in a way to promote passive cooling and shade from sunny hot times of day. Strategies should be utilized to create pockets of comfort zones.
- DG-176** Onsite outdoor play areas can provide children with a safe and interesting environment and allow parents to easily view play areas in order to supervise play activities. Open space zones shall be addressed to consider child activities of various age ranges.
- DG-177** The design of Play areas should consider safety and security by location, visibility, adjacencies, barriers, and access.
- DG-178** Common amenities such as drinking fountains and onsite trash receptacles must be located in or adjacent to high use areas (e.g., community facilities, play areas, public gathering spaces).

B. Common Open Space

- DG-179** Common open space should be designed to be open and inviting and provide multiple connection points from adjacent uses.
- DG-180** Common open space may take the form of hardscape (plazas, seating areas, decomposed granite) or softscape (turf, landscaped areas). The materials used should reflect the intended user and the surrounding environment.
- DG-181** Common open space located within commercial areas should be flexible in nature and provide opportunities to

host events such as movies in the park, food truck gatherings, and outdoor sales.

- DG-182** Common open space should be adequately shaded through the use of trees (see landscape plant palette for recommended trees) or shade structures. Where possible, seating areas should be located to take advantage of shade opportunities.
- DG-183** Design of common open space should consider the balance of the active and the observer. Highly successful open spaces are designed for “people watching” as much as the programmed engagement.



Game areas and outdoor seating are examples of programming in public spaces.

C. Private Open Space

- DG-184** Private open space associated with a particular use should be adjacent to that structure when possible to allow ease of use.
- DG-185** Open spaces, courtyards, and circulation corridors should be designed to be visible from as many dwelling units as possible.
- DG-186** Private open space may be designed as an extension of common open space when appropriate to maximize circulation, and site integration of uses.
- DG-187** Private open space may be gated or physically separated through the use of structures or landscaping.
- DG-188** Private open space design should utilize best practices when considering the user and level of privacy.



Example of private open space amenities, which includes fireplaces, lounge seating, and trellis structures.

4.5.3 Special Edge Treatment Areas

A. Town Circle

There are new street and pedestrian intersections proposed for the Master Site Plan and PA 2A. Edge, Corner and Boundary treatments shall have special consideration as design elements when further developing parcel identity and uses. All pieces and parts shall be proposed in consideration of the property as a whole.

DG-189 Landscape, streetscapes, sidewalks, and lighting shall be maintained in consistent manner along the entire perimeter of Town Circle and transition from parcel-to-parcel boundary without abrupt changes in character or design.

Primary Entry – Street 1

DG-190 The intersection of CenterPoint and Street 1 shall be conceived of as the primary entry of the master planned property.

DG-191 A primary design feature or set of features shall establish the intersection as an arrival experience.

DG-192 The uniqueness of this arrival point shall set the standard for all secondary and subsequent entries.

Secondary Entry – Street 3

DG-193 The intersection of Heritage and Street 3 shall be conceived of as a secondary entry of the master planned property and residential district.

4.5.4 Design Features

Primary Feature

A physical tower, archway, digital, kinetic or sculptural element may be used to represent the arrival to a significant open space or entry/exit point throughout the SPA area.

DG-194 A primary feature shall be unique in scale, character and presence to its location in a singular fashion.

Secondary Feature

DG-195 A secondary feature shall be representative of a consistent identity program throughout the property and derivative of the primary feature in some distinct and recognizable manner.

A. Public/Private Art Installations

Art installations are a unique component of the public/private realm that provides the opportunity to create an iconic image for the Specific Plan area. Art installations can showcase elements of local history, highlight the work of local artists, or set a theme for a specified area.

Art comes in all shapes and sizes, from large centerpiece installations to small artistic themes that complement the landscape or are incorporated into benches or walls. These guidelines do not prescribe a particular type or style of artwork, but art installations are expected to be distinctive and promote pride in the community. Art installations shall not be placed within the pedestrian walkway or any other area where they may impede the intended use of that area.

DG-196 Art installations should not be placed within the pedestrian walkway or any other area where they may impede the intended use of that area.

- DG-197** Public/private art should reinforce local or regional cultural themes.
- DG-198** Large, blank walls are encouraged to incorporate murals or bas-relief to break up large solid planes.
- DG-199** Public/private art should be located in prominent areas as a centerpiece to open space or plaza spaces. Art installations should be well-lit and maintained.
- DG-200** Public/private art zones should be designated, and the appropriate utility needs supplied in strategically located places throughout the planning area. This will allow for temporary or rotating public art installations.
- DG-201** Interactive art pieces that are meant to be climbed or sat on are encouraged, provided they meet the safety requirements outlined in the most recent version of the California Access Compliance Advisory Reference Manual regarding playground design standards.
- DG-202** It is preferable to have local, regional artists represented in the mix of art installations proposed.



Wall murals, free-standing structures, and shade structures are examples of functional public art.

4.6 Signage and Wayfinding

The two primary purposes of signage within PA 2A are to bring people into the site and easily allow them to navigate within PA 2A once they arrive. The Specific Plan Amendment anticipates a number of different uses mixed throughout the site to create the urban form. As a result, clear and concise signage and wayfinding elements will play an important role with pedestrian circulation from off-site or parking areas to their intended destination. A sign program for PA 2A may be developed separately. This can be accomplished through the use of:

- directional and identification signage
- informational kiosks or interactive maps
- paving material changes
- landscaping and other softscape technique

Additionally, PA 2A is located along SR-60 frontage, providing opportunity for freeway-oriented signs that help visitors identify buildings and uses.

A. Building Identity Signs

DG-203 Commercial building identity signs shall clearly display the use within the building and be oriented towards SR-60. They should be placed prominently on the top half of the building and be visible from far distances.

DG-204 Building identity signs shall be proportional to the height and scale of the building. It shall follow all applicable standards for signage listed in the Moreno Valley Municipal Code.

DG-205 The signs shall be designed as a component of the overall building and complement the architecture of the building.

DG-206 Building signs may be backlit or lighted to increase visibility at night. Projected signs that are only visible at night should also be considered for daytime and temporary uses.



Building signage shall clearly identify the associated building or development at a pedestrian level.



Building signage shall also be included on the building façade when adjacent to major roadways or high traffic areas.

B. Pedestrian Oriented Signs – Sign Bands (Wall Signs)

DG-207 Commercial uses with entrances that have direct access to private sidewalks shall have an associated wall sign, generally located within a sign band adjacent to the entrance or in close proximity.



Signage for multiple tenants or businesses shall be consolidated and cohesively designed.

- DG-208** For buildings with multiple tenants/occupants, wall signs should share similar architectural characteristics, including size, shape, color, and materials to provide continuity. Some variation in signage is permitted to allow for individualization of logos and branding.
- DG-209** Awning or canopy signs, in lieu of building-mounted signage, may be considered.
- DG-210** Directional wall signs may be placed within parking structures associated with a particular use.



Examples of wall signs for individual businesses.



Example of street blade signs.

C. Pedestrian Oriented Signs – Blade Signs

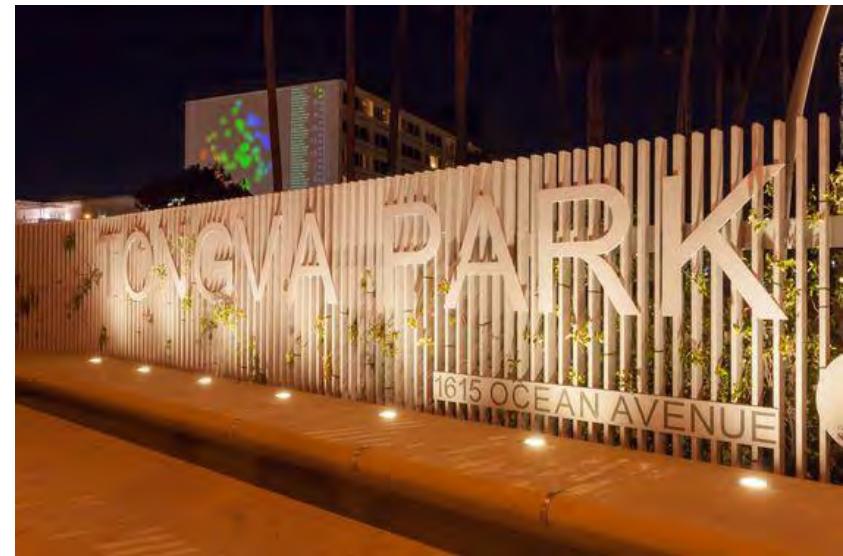
DG-211 Vertical blade signs are typically designed to project from the wall into the public realm and should be mounted high enough to not interfere with pedestrian circulation.

Refer to the Moreno Valley Municipal Code for blade sign clear space requirements.

DG-212 Blade signs should be limited to one per business.

D. Pedestrian Oriented Signs – Portable Signs (Public)

DG-213 Portable signs, such as sandwich boards or freestanding signs are allowed but shall be placed so as not to impede pedestrian circulation on internal walkways.



Monument signage should easily convey the associated tenants as well as other relevant information, such as the building address.

E. Pedestrian Oriented Signs – Monument Signs

DG-214 Monument signs shall have a low-profile and are mounted to the ground; meant to be viewed from eye level by pedestrians or from a vehicle.

- DG-215** Monument signs may be placed at entrances to the site or in public spaces adjacent to building entryways to indicate nearby businesses or residential complexes.
- DG-216** Monument signs shall be landscaped at the base where possible to soften the appearance of hard lines.
- DG-217** Monument signs may be integrated into seat or planter walls.

F. Pedestrian Oriented Signs – Programmable Electric Signs

- DG-218** Programmable electronic signs shall utilize automatic dimming technology to allow the brightness of the light to adjust to ambient lighting. Where the signs depict movement or color change, they should not be placed so they are visible directly from residential uses.
- DG-219** Advertisement or informational signage displayed on programmable electronic signs shall have a maximum time limit.



Wayfinding signage is important to help facilitate pedestrian and vehicular circulation.

G. Pedestrian Oriented Signs – Wayfinding

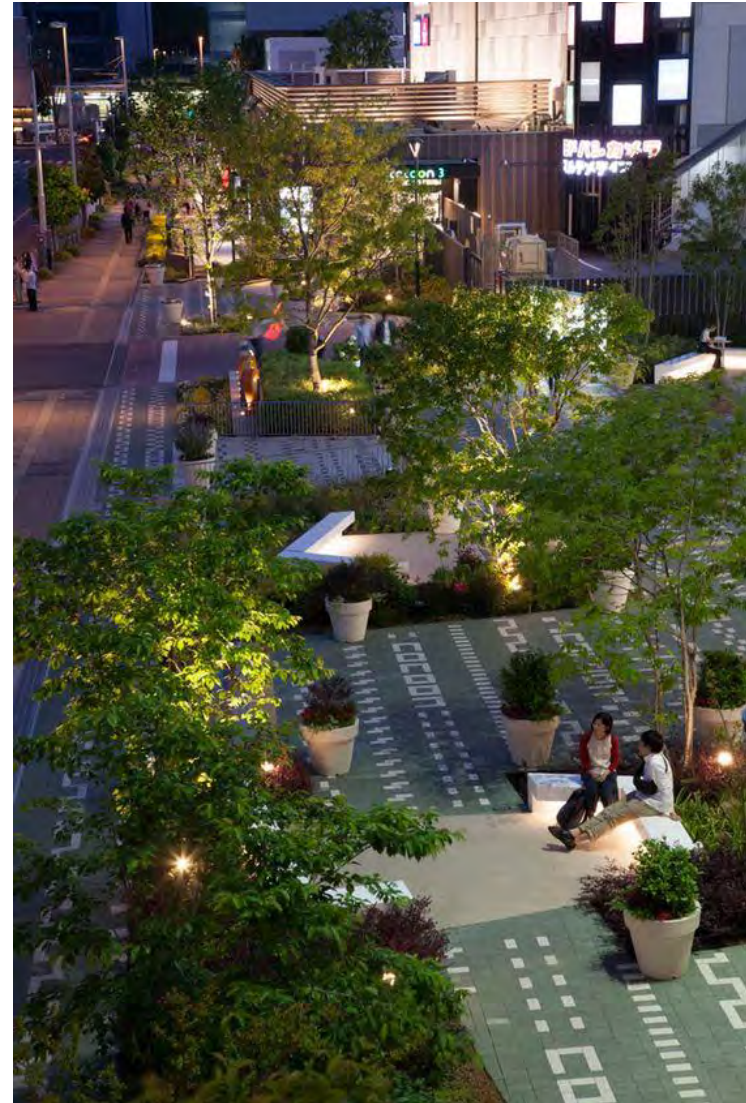
- DG-220** Wayfinding signage shall not be placed within the direct pedestrian zone or obstruct pedestrian traffic flow in any way.
- DG-221** Wayfinding signage shall be clear and easy to understand for pedestrians and motorists.
- DG-222** Wayfinding signage associated with an individual use (commercial, residential, office) shall be consistent in look and size with other signs of the same use to provide easier

identification of building uses to pedestrians and motorists.

- DG-223** Creative approaches to wayfinding that utilize existing vertical elements, such as streetlight banners, are encouraged.
- DG-224** All signage and associated components shall complement the color and finish of the surrounding streetscape and architectural elements.
- DG-225** Wayfinding elements shall be designed to be utilized by a variety of users, including visually, and hearing impaired.

4.7 Landscape Guidelines

Landscape within PA 2A is intended to be far more than an aesthetic complement to the surrounding architecture. Landscape is used to define and mold public spaces, soften building materials, buffer pedestrians from vehicles, provide shade, create visual interest, and a number of other purposes. The landscape contributes to the character through the use of California native plant material.



Example of enhanced landscaping and lighting at primary entrances.

4.7.1 General Landscape Guidelines

- DG-226** Different landscape designs and plant materials should be used in the various courtyards and common open space areas of the development to create an individual identity for each space.
- DG-227** Areas not utilized by structures, storage, paved walks, driveways, or parking should be landscaped.
- DG-228** Landscaping should be spaced so it does not adversely impact on-site lighting, restrict access to emergency facilities, or interfere with installation and maintenance of overhead or underground utilities.



Open space amenities such as seating, planters, trash enclosures and lighting are important placemaking components.

DG-229 Landscape at the base of buildings should soften the transition between building and adjacent ground plane. Consideration should be given to the scale and bulk of a building and its relationship to the scale of adjacent development.

A. Landscape Publicly Accessible Spaces

- DG-230** A series of connected open space areas of varying shape, appearance, and usage are encouraged. Smaller areas may directly relate to a cluster of units, while the larger areas may serve several clusters as common open space.
- DG-231** The creation of pedestrian activity areas at mid-block locations are strongly encouraged.
- DG-232** Landscaped areas in common open spaces shall be used to clearly define walkways, gathering spaces, and other nodes within the Specific Plan area.
- DG-233** Plant materials within common areas shall be distinctive to create a sense of place but should match the architectural style of any adjacent buildings in close proximity.
- DG-234** Avoid using poisonous planting materials to common open spaces as it is harmful to humans and animals. As well as those that attracts large number of bugs or insects.
- DG-235** Plant material used in common spaces should not have sharp leaves, bark, or fruit that may accidentally injure users.
- DG-236** Plant material shall be confined to landscaped areas and maintained regularly so as to not impede pedestrian walkways.

- DG-237** Accent lighting on feature trees or landscape components is encouraged.
- DG-238** Temporary lighting and decoration of landscape materials is allowed.
- DG-239** Landscaping within Gateway areas shall not visually block signage or any important entry features. Trees with dense canopies should be avoided.
- DG-240** Landscape shall be eye-catching and utilized multiple colors, layers, and heights to add visual interest to the area.
- DG-241** Trees and other plant materials shall complement the architecture of the adjacent entryway in size, shape, color, and design.



Example of an activated mall entryway.



Examples of private open space amenities, including fire pits and lounge seating.

B. Landscape – Private Amenity Spaces

- DG-242** Landscaping in private open space areas shall complement the architectural style of the adjacent buildings.
- DG-243** Consideration should be given to the final size of trees within private open space areas to ensure that they match the scale of the surrounding area.
- DG-244** Trees with excessive fruit or leaf litter shall be avoided adjacent to pedestrian spaces, walkways, and water features.
- DG-245** Trees and shrubs shall be placed to provide privacy for units facing onto private open space areas.

DG-246 Hotels shall provide usable common open space, which may include pools, sport courts, lounging areas, play structures, and other uses.

DG-247 Separate Play areas and equipment for children of all ages shall be provided in large expenses for safety reasons. This should be shown on landscape and hardscape plans which will require design review.

C. Streetscape Landscaping

DG-248 Landscape along interior streetscape areas shall be placed between pedestrian walkways and vehicular roads when feasible.

DG-249 In commercial settings, landscape shall not be planted directly adjacent to building edges or deter consumers from entering interacting with first floor retail that faces the public walkway.

DG-250 Newly landscaped areas shall complement the existing plant palette found in nearby medians, planters, or streetscape areas.

DG-251 Trees placed adjacent to commercial store frontages shall not block identification signage or window displays.

DG-252 Landscape material shall complement the character of the surrounding environs, including medians and the opposite side of the street, in size, form, quantity, and color.

4.7.2 Water Conservation Guidelines

The MVM SPA employs an aggressive approach to water conservation. Every element of the landscape program has been evaluated to determine how to achieve the project's landscape goals while maintaining maximum water efficiency. From the formulation

of the overall landscape concept, through each level of the design process, to the day-to-day maintenance practices of the installed materials, conservation of limited water resources is a primary focus. At maturity, the landscaping for PA 2A will sustain a strong, clean, simple design element, demonstrating commitment to the creation of a sustainable environment.

The landscape program will incorporate the following design elements and practices to minimize the use of limited water resources:

A. Project Design for Water Conservation

DG-253 Design project so that pads, streets, and other paved areas drain to landscape areas, medians, and parkways.

DG-254 Maximize water harvesting, detention, and treatment techniques throughout the project.

DG-255 Direct rooftop and parking area runoff to bio-swales, basins, or landscaped areas.

B. Landscape Design for Water Conservation

DG-256 Develop watershed areas for the project areas in order to manage water harvesting and distribution.

DG-257 Calculate estimated runoff from roofs and paved areas to manage water harvesting and detention practices.

DG-258 Conduct site-specific analyses of seasonal weather patterns, rain patterns, soils and drainage, grades and slopes, macro and microclimates, solar exposure, prevailing wind conditions, historical evapotranspiration rates and weather station (CIMIS) data.

- DG-259** Design to meet peak moisture demand of all plant materials within design zones and avoid flow rates that exceed infiltration rate of soil.
- DG-260** Maximize the use of drought tolerant plant species.
- DG-261** Select plant palettes tolerant of periodic inundation from storm water runoff.
- DG-262** Calculate optimum spacing of plants to avoid overcrowding and need for excessive irrigation.
- DG-263** Incorporate biofiltration planters and swales where feasible to improve conveyance and filtration of runoff.
- DG-264** Basin configurations should be organic and natural in form and no deeper than 24". Plants will be selected for biofiltration qualities and should be aesthetically pleasing

C. Construction for Water Conservation

- DG-265** Grade all planting areas to control high intensity rainfall and runoff episodes. Provide riprap at downspouts; create multiple watersheds to disperse water flow. Use surface mulch and straw wattles.
- DG-266** Provide soil amendment to plant pits based on soil laboratory test results and landscape species.
- DG-267** Employ a pre-hydration program prior to planting installation to reflect climate and soil conditions.
- DG-268** Cover all planting areas with a combination of organic and inorganic mulches to be used along with pre-emergent herbicide treatment to control weed growth and soil erosion.
- DG-269** Install soil moisture sensors in strategic planting zones.

- DG-270** Require certification that the irrigation system was installed and operates as designed and conduct a post-installation audit of actual water consumption.
- DG-271** Provide for supplemental irrigation on an as-needed basis, such as supply lines and valves, quick-connect couplers, or water truck service.

D. Maintenance for Water Conservation

- DG-272** Establish maintenance guidelines to specify actions to replace dead plants, replenish surface mulch, and remove trash and weeds.
- DG-273** Regularly monitor all landscaped areas and adjust as necessary to assure the health of planted materials and progress toward meeting the project's landscape goals

4.7.3 Irrigation

- DG-274** Planting zones will be coordinated according to plant type, climatic exposure, soil condition and slope to facilitate use of zoned irrigation systems using reclaimed water systems if available and practical.
- DG-275** Use best available irrigation technology to maximize efficient use of water, including moisture sensors, multi-program electronic timers, rain shutoff devices, remote control valves, drip systems, backflow preventers, pressure reducing valves and precipitation-rated sprinkler heads. The irrigation system shall be designed to utilize low volume, high efficiency bubblers, MP rotators and low volume spray heads to reduce overall water consumption and increase efficiency.

- DG-276** Low volume spray heads will be adjusted to eliminate overspray on to buildings and hardscape or other non-planted areas while providing adequate and even coverage to all planting areas.
- DG-277** Gate valves will isolate and shut down mainline breaks,
- DG-278** Planting areas with differing conditions (sun exposure, topography and varying water requirements/hydrozones) will be valved accordingly to provide watering time flexibility and allow appropriate water delivery.
- DG-279** Design irrigation systems to prevent discharge onto non-landscaped areas or adjacent properties,
- DG-280** Restrict irrigation cycles to operate at night when wind, evaporation and activity are at a minimum.
- DG-281** All landscape areas shall be permanently maintained and irrigated.
- DG-282** Trees shall be irrigated with flush-to-grade root watering systems on dedicated valves.
- DG-283** Above grade backflow preventers shall be located in planting areas and protected with locking enclosures.
- DG-284** ET based 'Smart' controllers will be utilized to maximize water savings and comply with state and local water efficient landscape requirements.
- DG-285** Plant selections shall be predominantly native and drought tolerant which have a low water use designation according to the WUCOLS rating for the particular site.

4.7.4 Coverage

At installation, plant size, density and spacing shall be as specified in approved landscape plans per Title 9 of the City Municipal Code.

All landscape plans shall be reviewed by Eastern Municipal Water District and the City of Moreno Valley.

4.7.5 Planting

See Appendix for full-size plant list.

- DG-286** Large shade trees shall be used in all open space areas to provide shade to users.
- DG-287** Landscaping shall be in scale within adjacent buildings and be of appropriate size and maturity.
- DG-288** Landscape design concepts shall include:
 - a) Use of specimen trees (36-inch box or larger) in groupings and rows at major focal points, such as project entries and pedestrian gathering areas
 - b) Use of flowering vines on walls and arbors where appropriate
 - c) Use of planting to create shadow and patterns against walls
- DG-289** Landscape plantings shall be used to help define property lines and distinguish private space from public space by creating a strong edge through a distinct change of plant material, form, height, and/or color.
- DG-290** Planters and pots placed in building recesses and adjacent to blank walls are encouraged. Planter and pot materials shall complement the building architecture.

- DG-291** Drought tolerant plants and irrigation systems shall be utilized whenever possible.
- DG-292** Trees and shrubs shall not be planted so close together that they create maintenance and security problems at maturity. They should not completely obstruct views into the development from the right-of-way, especially views to dwelling entries and common open space areas.
- DG-293** Trees and shrubs shall be selected based on their mature size and root characteristics. Plants with root systems that uplift hardscape materials should be avoided.

4.8 Lighting

Lighting within PA 2A will enhance safety for pedestrians and motorists and create an inviting atmosphere to promote night use of the site. Specific attention should be paid to providing adequate lighting at high pedestrian traffic areas or to illuminate entryway elements.

Pedestrian and vehicular lighting will be provided at different scales but focus on illuminating the ground plane along paths of travel. Additional accent lighting is encouraged to highlight hardscape and softscape materials as focal points of an area. Spillover lighting from ground floor retail and office uses will also increase visibility at night within the planning area.

4.8.1 General Lighting Guidelines

- DG-294** Lighting of private roadways and bikeways shall comply with relevant standards published by the Illuminating Engineering Society (I.E.S.).
- DG-295** Vehicle entrances, driveways, parking and service areas, pedestrian entrances, walkways, and activity areas shall

have a sufficient level of lighting to provide security and safety.

- DG-296** Ensure that all lighting is “dark skies” compliant and does not negatively impact the surrounding environment and adjacent uses. The type and location shall minimize direct glare onto adjoining properties.



- DG-297** Wall mounted lighting shall not extend above the height of the wall or parapet to which they are mounted.
- DG-298** Lighting fixtures shall use energy efficient technologies such as LED bulbs to reduce energy consumption where feasible.
- DG-299** Accent lighting is encouraged to highlight architectural details on buildings, primary entrances into public and private spaces, and pedestrian and vehicular signage.

Seasonal lighting shall be considered and accommodated for in large plazas or open space areas.

DG-300 Site lighting shall be incorporated into hardscape materials such as steps, railings, and paving.

DG-301 Light fixtures shall match the character of surrounding buildings and public realm elements within the immediate vicinity to reinforce the design theme.

DG-302 Lighting shall not be continuously flashing or animated in a pattern that is distracting to users of the site.

DG-303 Lighting fixtures with exposed bulbs shall not be used with the exception of decorative “Edison bulb” fixtures on dimmer, decorative “string” lighting (Tivoli lighting) when used to illuminate outdoor patios, walkways and plazas, decorative holiday trees, and landscape lighting.

DG-304 Security lighting shall be designed as part of a comprehensive lighting plan.

DG-305 Overhead service wires or exposed conduit shall be avoided.

A. Lighting Along Pedestrian Corridors and in Pedestrian Activity Nodes

DG-306 Pedestrian-scaled lighting for sidewalk and street illumination is encouraged.

DG-307 Lighting shall be provided in a relatively even pattern so as to not create dark areas along pedestrian activity corridors.

DG-308 Ensure that all lighting fixtures do not shine directly into pedestrian line of site through the use of cover plates and downlighting.

B. Parking Lot/Structure Lighting

DG-309 Light standards within parking lots shall be designed with raised bases to protect them from damage by vehicles.

DG-310 Lighting in parking areas shall be arranged to prevent direct glare into adjacent dwelling units and onto neighboring uses/properties.

4.9 Sustainable Design

Building in an ecological and resource-efficient manner has many advantages for the environment as well as for building users. Sustainable design reduces pollution and conserves natural resources.

The architects and engineers that make contributions to the MVM SPA must understand this and strive to lessen the impact their designs have on the environment. The following sustainability goals have been set for buildings within PA 2A:

DG-311 Design buildings to accommodate renewable energy systems where feasible.

DG-312 Create building forms and landscape that protect residents, users, visitors, patrons, and employees from unpleasant climate conditions.

DG-313 Use water resources responsibly with a constant effort, to minimize the use of potable water.

DG-314 Incorporate life cycle planning and decision making.

The design of each building at the PA 2A will pursue these goals, by incorporating design features such as, but not limited to, the following:

A. Water conservation

- DG-315** Low flow faucets and fixtures.
- DG-316** Rainwater collection (where practical).
- DG-317** Native landscape.
- DG-318** Direct and capture low-use irrigation and rainfall runoff to landscape areas.
- DG-319** Energy conservation:
- DG-320** Building orientation.
- DG-321** Glazing, overhangs, and landscaping to capture and control natural daylight.
- DG-322** High performance glazing.
- DG-323** Use of atriums, skylights, and internal courtyards to provide additional daylighting.

B. Natural resource conservation

- DG-324** Use of renewable materials where feasible
- DG-325** The use of building materials with recycled content where feasible

5 ADMINISTRATION AND IMPLEMENTATION



The purpose of this section is to provide an outline of the steps necessary to implement the MVM SPA for the benefit of the development team, the City and other approving agencies, and interested citizens.

5.1 Administration

The California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 et seq.) grants authority to cities to use Specific Plans for purposes of implementing the goals and policies of the City's General Plan.

This MVM SPA establishes a set of regulations, standards, guidelines, and processes for the proposed development, and shall constitute the zoning for development within PA 2A. The City will review all development within PA 2A to ensure compliance with the provisions of the MVM SPA.

5.1.1 Responsibility and Enforcement

The City of Moreno Valley Director of Community Development, or his or her designee shall be responsible for administering the MVM SPA in accordance with the provisions of this document, all governing and applicable State and federal laws, the City of Moreno Valley General Plan, and the City of Moreno Valley Municipal Code.

The MVM SPA serves as the implementation tool for the zoning for PA 2A area. The MVM SPA addresses permitted uses, development standards, and community design guidelines. The City shall enforce the provisions of the MVM SPA in the same manner that the City enforces the provisions of the General Plan, Municipal Code and Zoning Code.

5.1.2 Applicability

All development within PA 2A shall comply with the requirements and standards set forth in this Specific Plan document. If conflicts exist between the standards contained in this Specific Plan, Zoning

Ordinance or Municipal Code, the regulations, and standards in the MVM SPA shall take precedence.

Any area of site development, administration, review procedures, landscaping requirements, and regulations not expressly addressed by this specific plan document shall be subject to the provisions of the MVMC, using the context and objectives of the MVM SPA as a guide.

5.1.3 Severability

If any portion of this Specific Plan and its regulations are declared to be invalid or ineffective in whole or in part by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

5.1.4 Other Uses & Interpretation

All uses established within the Specific Plan shall be consistent with the General Plan and the MVM SPA. The Community Development Director, or his or her designee, shall be responsible for consistency determinations pursuant to Section 9.01, *Administration*, of the MVMC.

Whenever the provisions contained in the MVM SPA conflict with the MVMC, the provisions of the Specific Plan shall take precedence. Any ambiguity concerning the content or application of the Specific Plan shall be resolved by the Community Development Director, or their designees. Such interpretations shall consider the stated goals and intent of the Specific Plan.

5.1.5 Initial Entitlements

Initial entitlements required for development of the MVM SPA include the following actions to be taken by the City:

A. Specific Plan (Amendment)

The Specific Plan is a regulatory document that establishes the zoning, land use designations, development standards, and design

guidelines for the entire Specific Plan area. The Specific Plan will implement the City's General Plan. The Specific Plan will be considered by the Planning Commission and City Council and will be adopted by Ordinance. Subsequent tract/parcel maps or site development plans must be in substantial compliance with the adopted Specific Plan. Alternatives to development standards and regulations contained in the Specific Plan may be requested by the property owner and may be approved by the City through the variance processes described in Section 5.1.7 herein.

B. Plot Plan

The applicant may elect to seek separate approvals for Horizontal Plot Plans or Vertical Plot Plans or may seek approval of a combined Plot Plans that include both horizontal and vertical elements.

There should be a 90 day time period for plot plan approval for Horizontal Plot Plans and extended period as necessary for Vertical Plot Plans, provided that the extended period does not exceed 30 days. The Horizontal and Vertical Plot Plans are subject to the approval of the Development Director, or designee as an administrative approval and does not require public noticing.

The Plan development director may approve both Horizontal and Vertical Plot Plans. The decision of the Plot Plan by the Development Director may be appealed to the Planning Commission.

Horizontal Plot Plan – This is for backbone infrastructure and includes:

- Pad Grading

- Internal Roadways
- Water, Sewer, Storm in streets
- Utility stubs to pad

Vertical Plot Plan –vertical development on development pad(s) and includes:

- Site Plan for the graded pads,
- Architectural Plans including site , floor and elevations

Required Findings. A plot plan may be approved in whole or in part, if all of the following findings can be made:

- (1) The proposed project is consistent with the goals, objectives, and policies of the General Plan,
- (2) The proposed project complies with this Specific Plan and other applicable regulations, and
- (3) The proposed project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity; and
- (4) The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

Conditions of Approval. In approving a Horizontal or Vertical Plot Plan, the approving authority may impose conditions of approval for the project that may be deemed necessary to protect the public health, safety and welfare and ensure that the project will be developed in accordance with the purpose and intent of this title.

Notice. Notice of plot plan public hearing and the proposed environmental determination shall be provided, as specified in Section 9.02.200 of MVMC. For plot plan applications not subject to review at a public hearing, but requiring notice, the notice shall be

provided for the decision date in the same manner and time frames, as described in Section 9.02.200 of this title. {Ord. 959 § 3.6, 2019}

C. Plot Plan Modification

Modification or revision of plot plans may be requested by the applicant. A modification or revision to an approved plot plan may include, but shall not be limited to, change in conditions, expansion, intensity, or hours of operation. The requested modification or revision shall be processed in the same manner as the original plot plan.

5.1.6 Minor Modifications

Development plans for each planning area of the project may be adjusted or modified based on final design and engineering and the precise development plans of the planning area builder. Substantial Conformance is a mechanism to allow the approval of minor modifications for development under the Specific Plan.

Written documentation requesting a proposed minor modification to support an implementing map, site plan, or use permit must be submitted for the review and approval of the Community Development Director or his or her designee.

A. Substantial Conformance Determination

The Community Development Director or his/her designee shall have the authority to approve minor adjustments or modifications, as defined herein, which substantially conform to the approved Specific Plan through an administrative “Substantial Conformance” review process, so long as those minor modification and adjustments are consistent with the intent of the Specific Plan.

Minor modifications may be warranted to accommodate changes resulting from final design and engineering that cause adjustments in internal driveway alignments, location of utilities or other infrastructure, development of innovative product design,

distribution of permitted uses within the Specific Plan, development of builder-level design guidelines, density transfers or other similar modifications deemed to be minor. Minor modifications or technical adjustments may include, but are not limited to the following:

- Inclusion of land uses not specified in Section 3, *Development Regulations*, but similar in intent and character subject to interpretation by the Community Development Director as specified in Section 5.1.4 above;
- Modifications necessary to comply with final Conditions of Approval or mitigation measures when adopted under subsequent actions;
- Modifications to performance standards included in the Specific Plan provided any such modifications provide substantially equivalent protection as the original standard;
- Addition of information to the Specific Plan (including maps or text) for purposes of clarification that does not change the intent of any plan or regulation, as well as correction of any clerical or grammatical errors;
- Adjustments to the alignment, location and sizing of utilities and facilities or a change in utility and/or public service provider may be approved by the City’s Engineering or Public Works Department, so long as the adjustments or changes are found to be in compliance with applicable plans and standards of the agency responsible for such utilities and facilities and do not result in significant environmental impacts;
- Change in roadway alignment, width, or improvements through the final engineering improvement plan process so long as minimum rights-of-way meet the standards outlined in the Specific Plan;
- Minor adjustments of any planning area boundary to implement a development plan (including lot line adjustments);

- Minor adjustments to any of the development standards or regulations such as modification of wall heights for noise attenuation purposes, modification of allowable encroachments into setbacks, etc. that are specifically allowed under the Development Regulations of this Specific Plan;
- Minor changes to the architectural or landscape design guidelines, which guidelines are intended to be conceptual in nature and flexible in implementation; and
- Modification of any design element in this Specific Plan that improves circulation, reduces grading, improves drainage, improves infrastructure, or provides similar utility and reduces operations and maintenance costs or improves the level of sustainability.

Any modification that is deemed by the Community Development Director to be in substantial conformance with the purpose and intent of the Specific Plan shall be permitted.

The documentation of substantial conformance may include text and/or maps which describe the nature of all proposed modifications or adjustments to the Specific Plan. The application of substantial conformance with the adopted Specific Plan shall undergo any necessary technical review by City agencies as the Community Development Director or designee deems necessary.

Adjustments to the phasing of development shall not require a minor modification to the Specific Plan.

B. Action

The Community Development Director or his or her designee shall review and approve a finding of Substantial Conformance. The Community Development Director's findings shall be provided by written notice to the Applicant approving, conditionally approving, or denying the determination of Substantial Conformance. The Community Development Director's decision shall be final, subject to MORENO VALLEY MALL SPECIFIC PLAN AMENDMENT - PA 2A | 5-4

the appeal procedures established by the Moreno Valley Municipal Code.

C. Findings

The following findings shall be required for a Substantial Conformance Determination:

- The modifications are consistent with the goals and intent of the Specific Plan;
- The physical characteristics of the site have been adequately assessed, and proposed building sites are of adequate size and shape to accommodate proposed uses and all other features of development;
- There is supporting infrastructure, existing or available, consistent with the requirements of the Specific Plan, to accommodate the development without significantly lowering service levels; and

5.1.7 Variances

Alternatives to development standards and regulations contained herein may be approved through the following variance procedures. Variance applications may be processed along with Plot Plan applications, or as separate applications.

A. Administrative Variances

- i) The purpose of an Administrative Variance is to provide an administrative procedure for adjustments to certain regulations in this Specific Plan in order to prevent hardships that might result from a strict or literal interpretation and enforcement of those regulations.
- ii) The standards and procedures for the submittal, review and approval of an Administrative Variance shall be as contained in Section 9.02.090 of the Municipal Code.

B. Other Variances

All other variance applications shall be processed in accordance with Section 9.02.100 of the Municipal Code.

C. Appeals

- i) Any interested party may appeal any Administrative Variance decision to the Planning Commission subject to the provisions of Section 9.02.240 of the Municipal Code.
- ii) The decision of the City Council is final.

5.1.8 Specific Plan Amendments

Substantial modifications to the Specific Plan would require an Amendment. A minor modification or adjustment to the Specific Plan as determined in accordance with Section 5.1.6 would not require a Specific Plan Amendment.

Any proposal to amend this Specific Plan shall be processed in the same manner as the original approval subject to the provisions of Chapter 9.13 of the Municipal Code.

5.1.9 Appeals

An appeal of any determination, decision, or requirement of City staff or Planning Commission shall be made in conformance to the appeal procedures established by the MVMC.

- a) Any interested party may appeal any Administrative Variance decision to the Planning Commission subject to the provisions of Section 9.02.240 of the Municipal Code.
- b) Any interested party may appeal any decision of the Planning Commission to the City Council subject to the provisions of Section 9.02.240 of the Municipal Code.
- c) The decision of the City Council is final.

5.2 Implementation

5.2.1 Adoption

The MVM SPA has been prepared, submitted, and approved in a manner consistent with California Government Code Section 65451(a), as well as Division 25 of the City's Zoning Code. The Specific Plan shall be adopted by ordinance and shall serve as the zoning for the PA 2A.

5.2.2 Subsequent Approvals

This Specific Plan outlines the land use and design intent for the transformation of PA 2A into a mixed-use center. Upon its approval, the Specific Plan will comprise the zoning for all property within its boundaries and will govern the build-out over a multi-year period.

A. Development Project Review

Individual development projects within PA 2A (not including internal modifications within the existing mall) shall be subject to the City's Plot Plan Design Review process prior to issuance of building permits. The purpose of Design Review is to review individual projects for consistency with the requirements and standards set forth in the Specific Plan, Plot Plan and other applicable regulations. Accordingly, the Design Review is an administrative (ministerial) process, unless combined with an application for a discretionary approval that requires a public hearing by the Planning Commission or City Council.

B. Tenant Improvements to MVM Building

Projects which constitute tenant improvements within the mall structure will follow the normal building permit process subject to review of the Specific Plan for confirmation that a use is permitted.

C. Signage Program

As part of the implementation of the MVM SPA, a master sign program will be required for PA 2A. The sign program shall be developed in conformance with the MVM SPA standards and

guidelines relevant to signage and wayfinding. The signage program will be submitted to the City prior to building permits of the first development project within the PA 2A area. Future amendments to the signage program will be administrative, overseen by the Community Development Director or his or her designee.

D. Additional Approvals

It is anticipated that the following subsequent approvals, among others, may be processed as part of implementation of this Specific Plan:

- Demolition, Rough Grading/Grading, and Excavation Permits
- On- and Off-Site Utilities Permits
- Plot Plans
- Final Parcel, Condominium or Subdivision Maps
- Conditional Use Permit(s)
- Building Permits
- Encroachment Permit(s)
- New and Modified Easements, and Other Related Agreements

5.2.3 Transfers between Parcels

The MVM SPA and Table 2-1, *Land Use Summary*, set forth the land use designations, and total target units and square footage for each land use category. As used throughout this document, the term “Transfer” means that land uses within PA 2A can be transferred to another parcel within PA 2A.

A transfer request will be reviewed by the Community Development Director, or designee, as part of the related development application.

In addition to transfers of land use between planning areas, land uses may be converted to another use using a conversion factor based on daily trips. The land use conversion mechanism is outlined below.

5.2.4 Land Use Conversion

The amount and type of land uses within the MVM SPA is programmatic and is intended to be flexible within PA 2A, responding to market demand and opportunities for unique or in-demand land uses. Land use conversions are only applicable to Parcels 2, 3 and 9 given market demand uncertainty. The mix of uses outlined in the Land Use section of this document is based upon anticipated demand for these uses at the time of writing.

Maximum intensities of land uses may be converted at any time by the project developer, based on the conversion factors outlined in Table 5-2, *Land Use Equivalency Conversion*. These conversion factors are based on trip generation rates as provided in the Institute of Transportation Engineers Trip Generation Manual, 11th Edition, which allows a conversion program while keeping within the traffic assumptions assumed for the Planning 2A. Implementation of a land use conversion will be reviewed by the Director of Community Development, or designee, as part of the related application and allowed as part of a ministerial development approval subject to substantial conformance with relevant development standards. Conversions are also subject to overall density limits, parking ratios and other requirements.

Table 5-2 Land Use Equivalency Conversion					
	Land Use (Unit)	Equivalency Ratios to Convert to these Land Use Types			
		Residential (DU)	Retail ¹ (1,000 SF)	Office (1,000 SF)	Hotel (Rooms)
From These Land Use Types	Residential (DU) ² Parcels 2 & 3	---	0.1447	0.2708	---
	Office (1,000 SF) ³ Parcel 9	3.6923	0.4235	---	2.4407

Notes:

1. The maximum new retail is limited to a maximum of 50,000 SF.
2. The conversion of residential uses to retail and/or office uses is limited to Parcels 2 and 3 only. Retail space can only occur on the ground floor.
3. Office uses proposed in Parcel 9 may be converted to either one of two scenarios: 1) assumes total conversion of office uses to hotel uses; and 2) assumes a three-story structure with retail uses on the ground floor and two floors of residential uses above.

5.2.5 Maintenance and Ownership

Maintenance of private and quasi-public open space facilities, private driveways, commercial circulation, common landscape areas, and residential common areas will be the responsibility of the respective residential and commercial associations that are formed within PA 2A. The maintenance association(s) shall be responsible for private driveways, parking, open space areas, signage, landscaping, irrigation, common areas, on-site sewers, storm drains, BMPs, and other responsibilities as necessary. Maintenance of public streets will continue to be the responsibility of the City Moreno Valley. Table 5-3, *Financing, Ownership, and Maintenance* outlines the anticipated program.

Table 5-3 Financing, Ownership, and Maintenance			
Improvement	Financing	Ownership	Maintenance
Water System	Developer	EMWD/BSMWC	EMWD/BSMWC
Sewer System	Developer	Private/EMWD/E CSD	Private/EMWD/ECSD
Drainage System Backbone BMPs	Developer Developer	Private/City Private	Private/City Private
Public Street Signals	Developer Developer	City City	City City
Private Internal Streets & Driveways	Developer	Private	Private
Landscaping Public Right-of-Way Common Private Parkways	Developer Developer Developer	City Private Private	City Private Private
Private Open Space or Recreation Areas	Developer	Private	Private

5.2.6 Conceptual Phasing Plan

Construction of the project will take place over multiple years based on market demand. The anticipated phasing of the buildout of the Specific Plan, however, multiple phases may occur concurrently, overlapping schedules, and/or in a different order than currently anticipated. Phased development will maintain the necessary parking and access to support the development.

Development within PA 2A shall be supported by the necessary infrastructure as needed, subject to federal, state, and local codes.

Each plot plan will include proposals for specific infrastructure improvements needed to support each proposed building. These improvements shall be consistent with the overall infrastructure plans serving the MVM SPA (PA 2A).

The project will be phased to:

- Provide for the orderly build-out of the community based upon market demand;
- Provide adequate infrastructure to service the project;
- Phases may occur concurrently or in alternative order so long as the associated infrastructure is provided.

The project is anticipated to be built in three major phases. Changes to phasing shall not require an amendment to the Specific Plan; however, an updated phasing exhibit shall be submitted by the developer to the City for documentation.

Ultimate project design will vary as individual projects are proposed, reviewed, and constructed over a period of years.

5.2.7 General Plan Consistency

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits adoption and administration of specific plans as an implementation tool for the local general plan. Specific plans must demonstrate consistency in regulations, guidelines, and programs with the goals and policies set forth in the general plan. The Specific Plan has been prepared in conformance with the goals and policies of the City's General Plan, in providing a mixed-use development within a designated Center Mixed Use, adding to the variety of residential uses, encouraging the development of commercial recreational uses, creating new employment opportunities, and providing regulations that supports the continued regional and neighborhood success of a major commercial area of the City.

APPENDIX A – PLANT PALETTE



PLANT PALETTE

(WUCOLS REGION 4)

Botanical Name

Common Name

TREES - DECIDUOUS

<i>Arbutus unedo</i> 'Marina'	Strawberry Tree
<i>Cupressus sempervirens</i>	Italian Cypress
<i>Geijera parviflora</i>	Australian Willow
<i>Laurus</i> 'Saratoga'	Saratoga Laurel
<i>Olea europaea</i> 'Wilsonii'	Fruitless Olive
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Quercus ilex</i>	Holly Oak
<i>Ulmus pariflora</i> 'Drake' (Semi-evergreen)	Drake Chinese Elm

TREES - DECIDUOUS

<i>Cercidium</i> 'Desert Museum'	Palo Verde
<i>Cercis</i> spp.	Redbud
<i>Chilopsis l.</i> 'Bubba'	Desert Willow
<i>Koeleruteria paniculata</i>	Golden Rain Tree
<i>Lagerstroemia X hybrid</i> 'Tuscarora'	Hybrid Crape Myrtle
<i>Platanus acerifolia</i> 'Columbia'	London Plane Tree
<i>Platanus racemosa</i>	California Sycamore

PALMS

<i>Phoenix dactylifera</i>	Date Palm
<i>Washingtonia robusta</i>	Mexican Fan Palm

SHRUBS

<i>Anigozanthos</i> 'Bush Endeavour'	Kangaroo paw
<i>Bougainvillea</i> 'Raspberry Ice'	Bougainvillea
<i>Bougainvillea</i> 'San Diego Red'	Red Bougainvillea
<i>Bulbine frutescens</i>	Stalked Bulbine
<i>Caesalpinia pulcherrima</i>	Mexican Bird of Paradise
<i>Callistemon</i> 'Little John'	Little John Bottlebrush
<i>Cordyline australis</i> 'Red Sensation'	Red Sensation Cordyline
<i>Cupressus sempervirens</i> 'Tiny Tower'	Tiny Tower Italian Cypress
<i>Dasyllirion quadrangulatum</i>	Toothless Desert Spoon
<i>Dianella revoluta</i> 'Little Rev'	Little Rev Flax Lily

Botanical Name

Common Name

SHRUBS (cont.)

<i>Dracena marginata</i>	Dragon tree
<i>Furcraea foetida</i> 'Variegata'	Variegated False Agave
<i>Kniphofia uvaria</i>	Red Hot Poker
<i>Leucadendron</i> spp.	ConeBush
<i>Leucophyllum</i> f. 'Compacta'	Texas Ranger
<i>Rhaphiolepis</i> 'Clara'	Clara Indian Hawthorne
<i>Westringia fruticosa</i>	Coast Rosemary

SCREEN SHRUBS - VINES

<i>Dodonaea v.</i> 'Purpurea'	Hopseed Bush
<i>Prunus ilicifolia</i> lyonii	Catalina Cherry
<i>Rhamnus californica</i> 'Eve Case'	Dwarf Coffeberry
<i>Westringia</i> 'Blue Gem'	Blue Gem Coast Rosemary
<i>Bougainvillea</i> spp	N.C.N.
<i>Macfadyena unguis-cati</i>	Cat's Claw

SCREEN SHRUBS - VINES

<i>Agave desmettiana</i> 'Variegata'	Variegated Agave
<i>Agave</i> 'Blue Glow'	Blue Glow Agave
<i>Aloe barberae</i>	Tree Aloe
<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Grama Grass
<i>Carex tumulicola</i>	Berkeley Sedge
<i>Echeveria</i> 'Afterglow'	Echeveria
<i>Echinocactus grusonii</i>	Barrel Cactus
<i>Lantana camara</i> cvs.	Lantana
<i>Lomandra longifolia</i> Breeze	Breeze Dwarf Mat Rush
<i>Muhlenbergia rigens</i>	Deer Grass
<i>Muhlenbergia capillaris</i>	Pink Muhly
<i>Pachycereus marginatus</i>	Mexican Fence Post
<i>Pennisetum setaceum</i>	Purple Fountain Grass
<i>Sedum nussbaumerianum</i>	Coppertone Stonecrop
<i>Senecio mandalisciae</i>	Blue Pickle

TREES AND PALMS



Arbutus unedo 'Marina'
Strawberry Tree



Cercidium 'Desert Museum'
Palo Verde



Cercis canadensis
Eastern Redbud



Chilopsis l. 'Bubba'
Desert Willow



Cupressus sempervirens
'Tiny Tower'
Tiny Tower Italian Cypress



Geijera parviflora
Australian Willow



Geijera parviflora
Australian Willow



Lagerstroemia x hybrid
'Tuscarora'
Hybrid Crape Myrtle



Laurus 'Saratoga'
Saratoga Laurel



Olea europaea 'Wilsonii'
Fruitless Olive



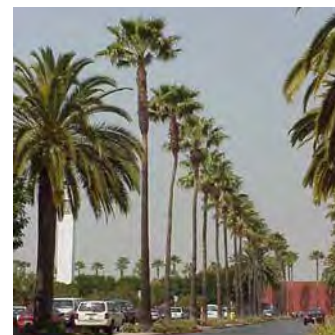
Quercus agrifolia
South Coast Live Oak



Platanus racemosa
California Sycamore



Ulmus parviflora
'Drake'
Drake Elm



Washingtonia robusta
Mexican Fan Palm



Phoenix dactylifera
Date Palm

SHRUBS



Anigozanthos
'Bush Endeavour'
Kangaroo paw



Bulbine frutescens
Stalked Bulbine



Callistemon 'Little John'
Little John Bottlebrush



Caesalpinia pulcherrima
Mexican Bird of Paradise



Cordyline australis
'Red Sensation'
Red Sensation Cordyline



Dianella revoluta
'Little Rev'
Little Rev Flax Lily



Dodonaea v.
'Purpurea'
Hopseed Bush



Dracena marginata
Dragon tree



Prunus ilicifolia lyonii
Catalina Cherry



Furcraea foetida
'Variegata'
Variegated False Agave



Kniphofia uvaria
Red Hot Poker



Rhamnus californica
'Eve Case'
Dwarf Coffeberry



Leucadendron spp.
Coneflower



Leucophyllum f.
'Compacta'
Texas Ranger



Westringia
'Blue Gem'
Blue Gem Coast Rosemary

GROUNDCOVER, GRASSES, AND SUCCULENTS



Bougainvillea
'Raspberry Ice'
Bougainvillea



Bougainvillea
'San Diego Red'
Red Bougainvillea



Rosmarinus o.
'Prostratus'
Rosemary



Senecio mandalisciae
Blue Pickle



Westringia fruticosa
'Mundi'
Coast Rosemary



Bouteloua gracilis
'Blonde Ambition'
Blue grama



Carex testacea
Orange New Zealand Sedge



Lomandra longifolia
'Breeze'
Breeze Dwarf Mat Rush



Muhlenbergia rigens
Deer Grass



Pennisetum setaceum
Purple Fountain Grass



Agave d.
'Variegata'
Variegated Smooth Agave



Agave
'Blue Glow'
Blue Glow Agave



Echeveria
'Afterglow'
Echeveria



Echinocactus grusonii
Barrel Cactus



Sedum nussbaumerianum
Coppertone Stonecrop