Moreno Valley
TOWN CENTER

Specific Plan December 2021

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Chapter 1
Introduction

1.1 PROJECT BACKGROUND

The Nason Street Corridor area is centrally located in the City of Moreno Valley, south of State Route 60 (SR-60). The entire Corridor area is comprised of 2,133 acres bordered by Oliver Street to the east, Morrison Street to the west, and extends for three miles along Nason Street to the southern boundary line at Iris Avenue.

The Moreno Valley Town Center Specific Plan (MVTCSP) area is located within the Nason Street Corridor and consists of 56.4 gross acres. The Specific Plan area is a sub-section of the

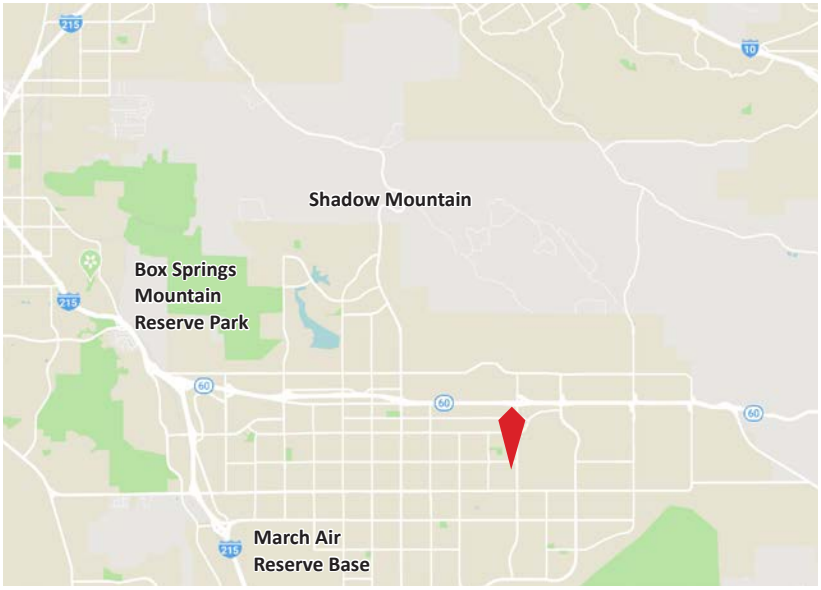
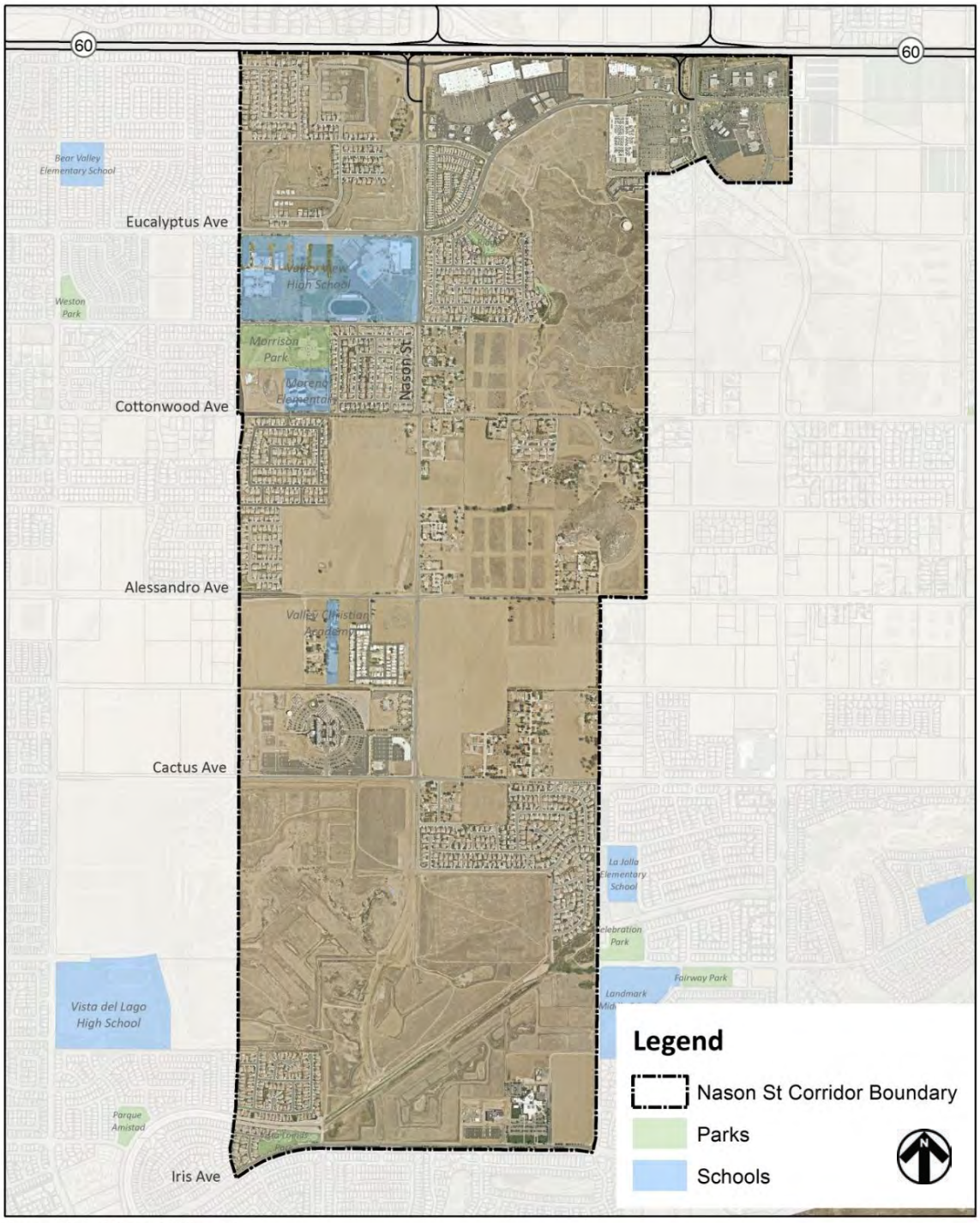


Figure 1.1: Regional Context Map



Source: City of Moreno Valley, GIS
October 14, 2014

Figure 1.2: Nason Street Corridor Study Area

overall Nason Street Corridor area and is bounded by Cottonwood Avenue on the North, Nason Street on the east, Alessandro Boulevard on the south, and existing residential and vacant land to the west. Bay Avenue bisects the project area running east-west. It is intended that an extension of Bay Avenue will be completed through the development of the Specific Plan buildout, connecting to Nason Street. Currently, Bay Ave terminates at the western boarder of the Specific Plan area.

Refer to Figure 1.2: Nason Street Corridor Study Area and Figure 1.3: Neighborhood Context Map for reference.

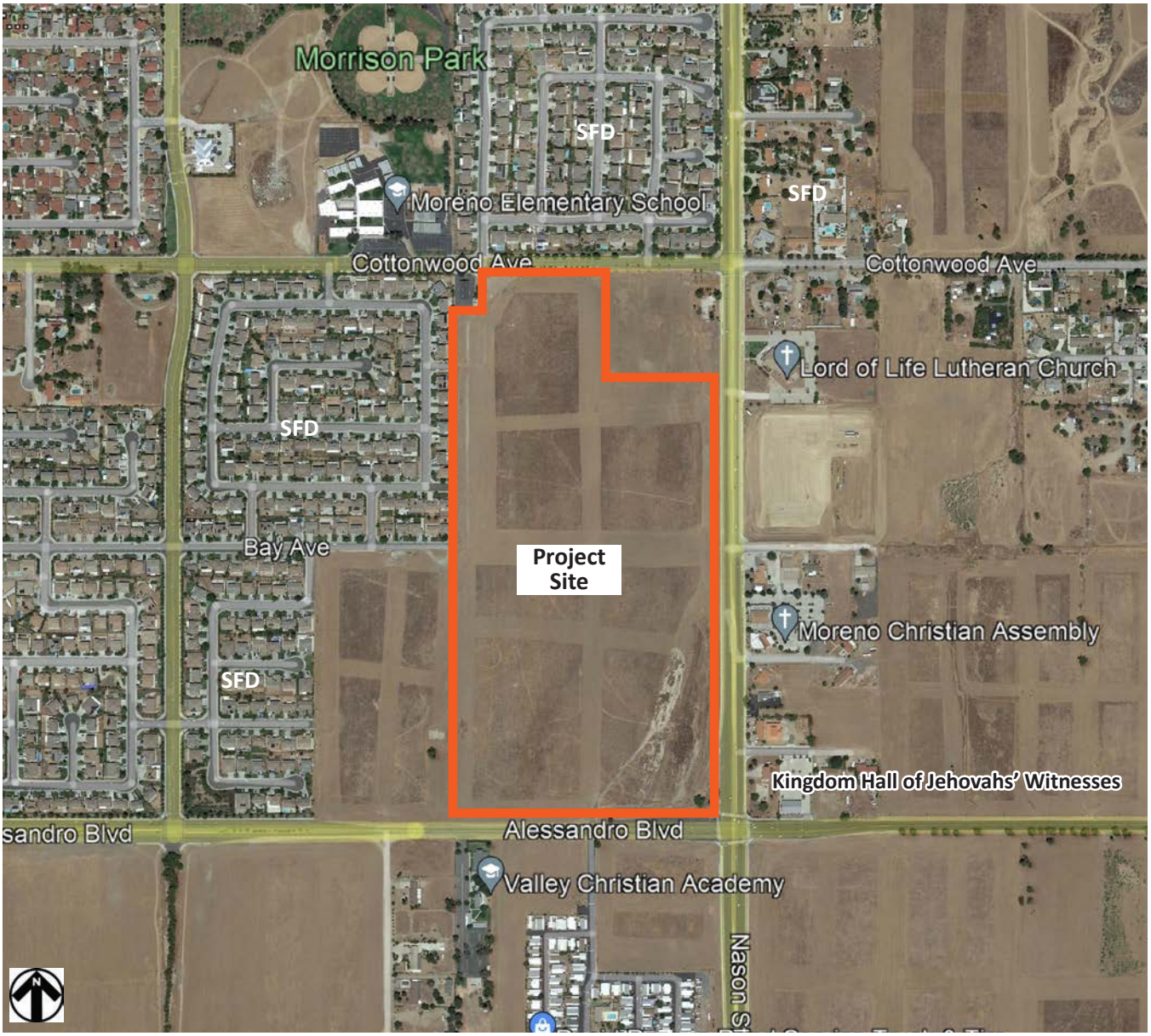


Figure 1.3: Neighborhood Context Map

1.2 AUTHORITY AND SCOPE

A specific plan is a more detailed plan than a General Plan for the development of a specific area. It implements the local general plan by creating a bridge between general plan policies and project-related development proposals. A specific plan can direct all facets of future development, including the distribution of land uses, the location and sizing of supporting infrastructure, financing methods of public improvements, and development standards.

Specific plans are exceptionally versatile tools for implementing general plans. They carry out local general plans in any of three ways: (i) by acting as statements of planning policy that refine the general plan policies applicable to a specific area; (ii) by directly regulating land use; and/or (iii) by bringing together detailed policies and regulations into a focused development scheme.

California Government Code Sections 65450 to 65553 permit the adoption and administration of specific plans as an implementation tool for elements contained within the local general plan. Section 65451 mandates that specific plans demonstrate consistency regarding proposed regulations, guidelines and programs that are set forth in the general plan. The City of Moreno Valley encourages the use of the specific plan process on larger projects, to assure improved City functions and to better address coordination between the proposed project and surrounding development.

The Specific Plan will serve as the planning and regulatory document governing the orderly growth and development of the project area. It is the intent of the Specific Plan to establish development regulations and design guidelines that will ensure quality development that is consistent with the goals, objectives and policies of the City's General Plan, and is compatible with adjacent land uses. The Specific Plan, including both text and graphics, serves as the development code for the Plan area.

This Specific Plan has been prepared within the goals and performance framework of the General Plan. Any future actions requiring ministerial or discretionary approval within the Specific Plan area must be consistent with the Specific Plan. Actions deemed to be consistent with the Specific Plan will be deemed to be consistent with the City General Plan, as mandated by Section 65454 of the California Government Code.

The Specific Plan complies with the City of Moreno Valley's Municipal Code (Chapter 9.13) governing the content of specific plans and procedures for their adoption and enforcement.

This Specific Plan supersedes the City's zoning for this Plan area in both the designation of land and its regulations.

If any provision of this Specific Plan or any amendment of the Plan is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, the balance of the Plan will remain in full force and effect.

1.2.1 California Environmental Quality Act (CEQA) Compliance

An Environmental Impact Report (EIR) was prepared for this Specific Plan in accordance with CEQA. The EIR identifies potential impacts resulting from the proposed development and establishes standard conditions and mitigation measures that reduce them to a less than significant level, where feasible.

All subsequent approvals to develop the property must be consistent with the Specific Plan as amended and associated environmental documents. Additional environmental documentation may be required in the future if significant changes are found to have occurred pursuant to Section 15162 and 15182 of the CEQA guidelines.

1.3 SPECIFIC PLAN VISION AND OBJECTIVES

The vision for the MVTCSP is to establish a mixed use neighborhood composed of residential, open space, and commercial uses. The Specific Plan encourages a range of housing typologies to meet the needs of various market segments and household compositions.

Park spaces of various sizes are placed throughout the Specific Plan area, making recreational areas convenient. A large commercial parcel is located in the south-east quarter of the Specific Plan area, providing a walkable opportunity to local serving retail and commercial uses.

The Specific Plan offers a new neighborhood for diverse residents that can take advantage of open space and commercial services within walking distance.

The objective of the Specific Plan is to establish the zoning criteria that will guide the orderly development of the Town Center project and carry out the goals of the City's General Plan. Included are development standards for integrated site planning, architecture, and landscaping.

These standards establish a consistent design concept that produces a cohesive appearance and strong sense of place.

1.3.1 Development Goals

The Specific Plan provides planning strategies and development standards created specifically for the property to incorporate its unique advantages, adapt to its constraints, meet the unique needs of the community, provide for the economic growth needs of the City, and create consistent and compatible land uses for the area in an environmentally responsible manner.

Development of the MVTCSP will:

- Provide flexibility for future development.
- Provides the land use designations and infrastructure plan necessary to support Moreno Valley,
- Provide housing opportunities responsive to the needs of the community.
- Create a project that will provide a balanced approach to the City's responsibilities of fiscal viability, economic opportunity and environmental integrity,
- Provide employment opportunities including construction job opportunities during the project's buildout,
- Provide appropriate transitions between the project and adjacent uses; and

- Encourage high quality design and sustainable building through design and construction methods and practices.

1.3.2 Green Building-Sustainable Development

Construction of the Specific Plan will be in conformance with California's "CalGreen" building regulations, the most stringent, environmentally-friendly building code in the United States. CalGreen is a comprehensive set of regulations which mandate environmentally-advanced building practices and regulations designed to conserve natural resources and reduce greenhouse gas emissions, energy consumption and water use.

The project shall incorporate sustainable design features to further reduce its environmental footprint, including but not limited to:

- Reduced water use for landscape irrigation,
- Accommodate the use of alternative means of transportation,
- Use recycled building materials to the extent feasible,
- Use local sources of building materials to the extent feasible, and
- Minimize the use of impervious paved surfaces throughout the project.

Chapter 2
Land Use and Development Standards

2.1 INTRODUCTION

The Moreno Valley Town Center Specific Plan consists of 56.4 gross acres. Embracing the City's vision of a vibrant area with a mix of uses, the Specific Plan permits both detached and attached residential dwelling units, as well as commercial and open space uses.

2.2 GENERAL PLAN CONSISTENCY

The General Plan is a broad policy document that identifies Moreno Valley's land use, circulation, environmental, economic and social goals and policies as they relate to land use and development; thereby, providing guidance to citizens, developers and decision-makers on the City's "ground rules" for development activity. California law requires cities to adopt a General Plan that provides the policy framework for the long-

a General Plan that provides the policy framework for the long-term physical development of the community. The Specific Plan must show consistency with the City's General Plan.

The Specific Plan area has an existing General Plan Land Use of Downtown Center. This designation allows for a mix of business, entertainment, residential, cultural, and civic uses. It integrates existing uses and layers compatible new land uses and public amenities together at various scales and intensities to foster a mix of uses that encourages people to live, work, play, and shop within the Downtown Center. The MVTCSP is consistent with the specified uses of the Downtown Center and thus is compliant with the General Plan Land Use designation.

Refer to Figure 2.1: General Plan Land Use.

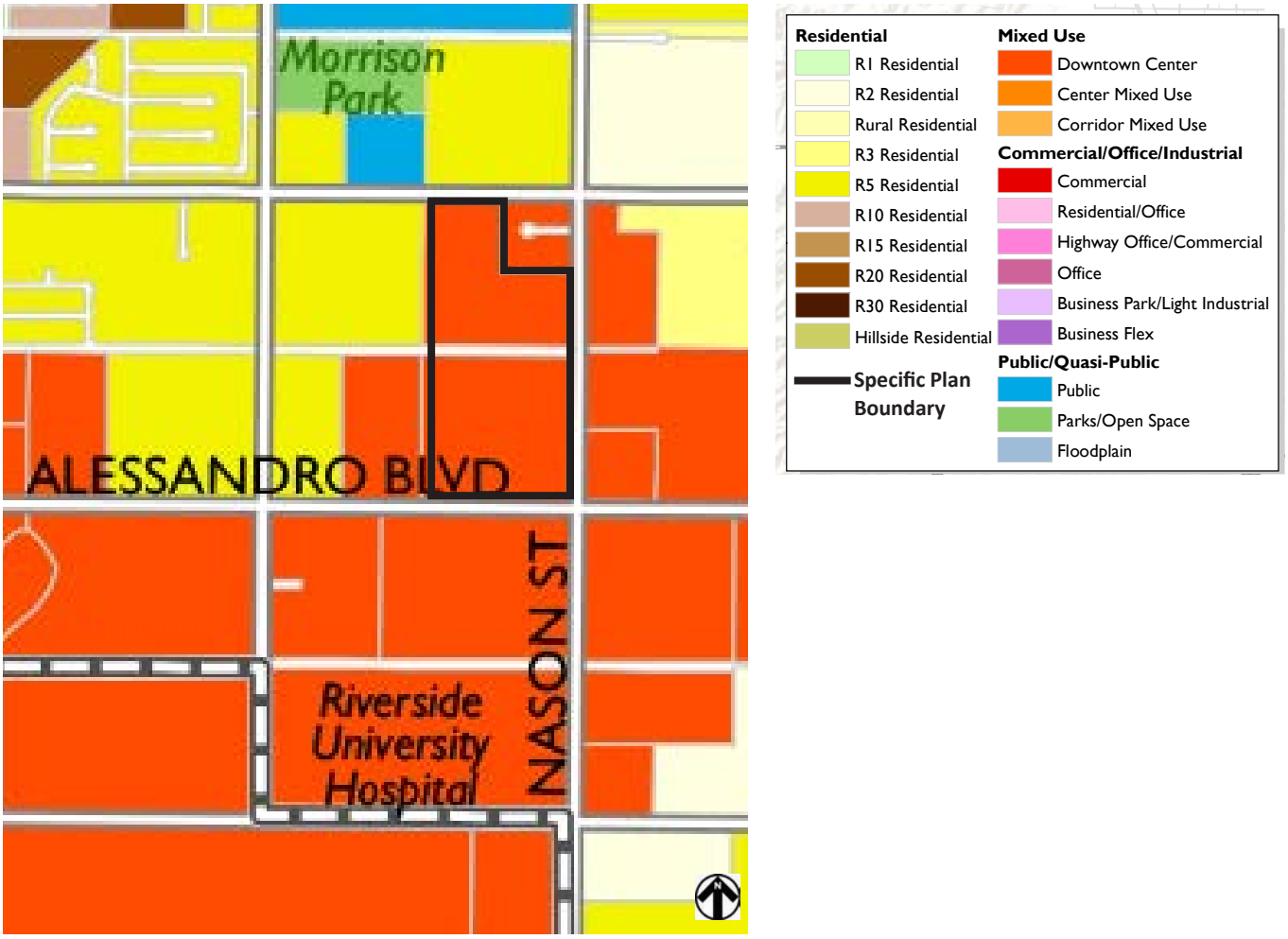


Figure 2.1: General Plan Land Use

2.3 ZONING CONSISTENCY

The current zoning for the Specific Plan area is Downtown Center. This Specific Plan seeks to amend the project area zoning designation to Specific Plan.

Per the Moreno Valley Municipal Code Chapter 9.07 Special Districts, large projects may implement a specific plan in lieu of an area plan.

A Specific Plan is a tool for the systematic implementation of the general plan which documents the proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, parks, and other essential facilities proposed to be located within or needed to support the Specific Plan land uses. Implementation and financing methods are to be included as well.

Refer to Figure 2.2: Existing Zoning and Figure 2.3: Zoning as Amended.

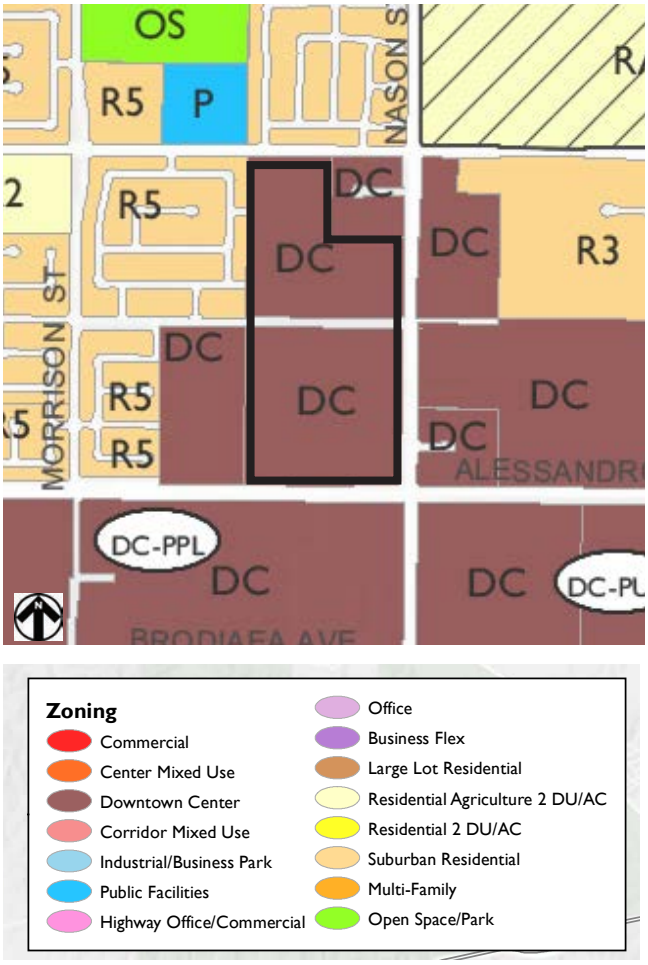


Figure 2.2: Existing Zoning

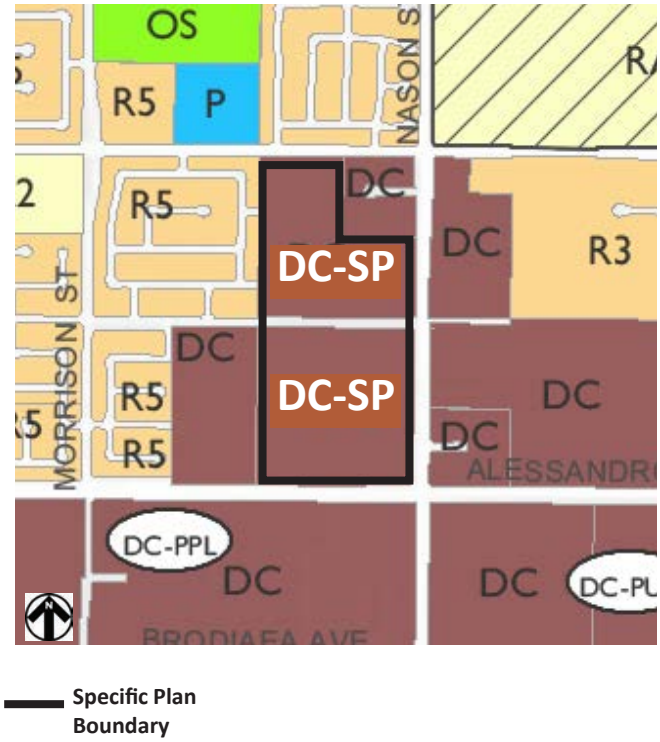


Figure 2.3: Zoning as Amended

Figure 2.4: Conceptual Land Use Programming

2.4 SPECIFIC PLAN PROGRAM

The MVTCSP is composed of residential, commercial and open space land uses. The Specific Plan encourages a range of housing densities to accommodate various typologies. The commercial and open space uses provide local conveniences and recreational opportunities.

2.5 DEVELOPMENT STANDARDS

An integral part of the Specific Plan is the development standards program for the various land uses identified in Section 2.4. Creativity and lotting variety are encouraged and thus, the standards are designed to provide flexibility and to promote neighborhood identity and originality. Implementation of the Specific Plan will be guided by these development standards.

It is envisioned that one or more merchant builders will purchase and construct homes on different tracts within the project. By inviting merchant builders into the community and by offering lot design options, an environment will be created that meets the demand of diverse buyers. This concept will also produce a range of product types and sales prices. With careful controls over the common elements of the project, a consistent sense of character will be created, making the project a special place to reside.

2.5.1: Residential Standards

Residential development within the Specific Plan area will be governed broadly by the Land Use Plan.

Development will occur in numerous phases over a protracted period of time and the need to build in flexibility is critical to the successful implementation of the project. By enabling flexibility, the likelihood of creating a diversified community increases.

The development standards are designed to encourage creativity and innovative housing design. In any given Planning Area, the respective builder has the choice of using a variety of lot design options, subject to the maximum number of dwelling units established for each Planning Area unless otherwise modified by permitted density transfers.

The following matrix describes the development standards for the various categories of residential lots which will be used in the project. In some instances, existing general City standards are modified by this Specific Plan to facilitate use of innovative configurations.

For purposes of the Specific Plan and development of the Project, the terms "multi-family" and "attached" shall refer to configurations of residential units consisting of not less than two (2) units sharing at least one (1) common wall.

As each Planning Area is designed, the developer/builder may propose other alternative configurations to accommodate their products. Each development application shall indicate the zoning category below that is being requested, and development under that application shall be regulated in terms of the standards applicable to the designated category.

Discrepancies And Requirements Not Specified

In cases where discrepancies occur between the General Plan and this Specific Plan, the General Plan shall take precedence. Where discrepancies occur between this Specific Plan and the City's Development Code, the Land Use and Development Standards contained herein shall prevail. Where no regulations or guidelines are specified in this Specific Plan, the City's General Plan and Development Code shall govern.

Table 2.2: Residential Development Standards			
	Single-Family	Multi-Family	Multi-Family
Maximum Density	12 du/ac	20 du/ac	30 du/ac
Minimum Lot Size (for fee simple lots)	2,500 sq. ft.	N/A	N/A
Minimum Lot Depth (for fee simple lots)	70	N/A	N/A
Minimum Lot Width (for fee simple lots)	35	N/A	N/A
Minimum Cul-de-sac & Knuckle Frontage on Streets	25 feet	35 feet	35 feet
Minimum Front Yard Setback (from Property Line)	8 feet	8 feet	8 feet
Front Loaded Garage	3 feet, or minimum of 18 feet	3 feet, or minimum of 18 feet	3 feet, or minimum of 18 feet
Side Loaded Garage Setback (from Property Line)	6 feet	6 feet	10 feet
Alley Loaded Garage*	26 feet between garage door faces	26 feet between garage door faces	26 feet between garage door faces
Minimum Rear Setback (from Property Line)	5 feet	5 feet	10 feet
Minimum Side Yard Setback (from Property Line)	4 feet/8 feet if on street side corner	4 feet/8 feet if on street side corner	4 feet/8 feet if on street side corner
Minimum Interior Side Yard Setback	3 feet	3 feet	3 feet
Minimum Distance Between Structures	Per CBC	Per CBC	Per CBC
Maximum Lot Coverage	60%	50%	50%
Encroachment of Equipment/ Projections into Setback	3 feet	3 feet	3 feet
Maximum Height	45 feet	55 feet	75 feet
Minimum Private Open Space	200 sq. ft.	75 sq. ft.	50 sq. ft.
Minimum Common Open Space	150 sq. ft./unit	100 sq. ft./unit	150 sq. ft./unit
Maximum Fence Wall/Height**	6 feet	6 feet	6 feet
Parking Requirement	2.3 spaces per unit (Guest accounted for in requirement)	Studio/1 bed: 1.5/unit 2 bed: 2.0/unit 3 or more bed: 2.3/unit (Guest accounted for in requirement)	Studio/1 bed: 1.5/unit 2 bed: 2.0/unit 3 or more bed: 2.3/unit (Guest accounted for in requirement)

*Alley width dependent on fire access.

**Wall height may be increased if deemed necessary by acoustical analysis.

CBC: California Building Code

2.5.2: Non-Residential Standards

The commercial area runs along the west side of Nason Street. This area will provide residents with conveniently located retail and commercial opportunities. Residents have the ability to access services by foot or ride their bicycles to patronize the center. Additionally, adjacent to the commercial area is park space that will enhance the experience, allowing space to play or picnic during the commercial outing.

Landscape, site planning, and building architectural shall be designed to create a safe and inviting environment.

Table 2.3: Non-Residential Development Standards

Requirement	Development Standards
Block Development	Blocks over 500 feet should provide mid-block connections. Block sizes should range between 330 and 660 linear feet where feasible
Mid-Block Pathways	Mid-block pathways shall be no less than 12 feet wide
Buildings shall be oriented such that frontages and entrances are visible and accessible from the public right-of-way, pedestrian connections, parks, or plazas	Buildings shall be oriented such that frontages and entrances are visible and accessible from the public right-of-way, pedestrian connections, parks, or plazas
Density- Dwelling Units (Du)/Acre	N/A
Minimum Site Area	As determined through site plan review
Minimum site width, in feet	As determined through site plan review
Minimum site depth, in feet	As determined through site plan review
Front building setback (after dedications for right-of-way) ground floor use	0 — 10 feet
Side street building setback area (after dedications for right-of-way)	0 — 10 feet
Interior side yard setback in feet	0 — 10 feet
Rear yard setback in feet	10 feet
Lot coverage, maximum	Pending landscape and open space requirements
Building height, in feet, maximum	None
Floor Area Ratio (FAR)	N/A
Parking Requirement	As per Development Code

Table 2.3: Non-Residential Development Standards	
Minimum distance between buildings (between residential and commercial uses)	10 feet
Parking (surface) front street setback (after dedications for right-of-way)	10 feet
Parking (surface) side street setback (after dedications for right-of-way)	5 feet
Garage/Tuck-Under Parking	Prohibited along front lot lines
Underground/Podium Parking	Allowed beneath building footprints
Above Ground Parking Structure	Allowed if screened from views from public right-of-way and adjacent single family residential zones
Setback Landscaping	All setbacks exclusive of required walkways and driveways will be landscaped planting areas
Landscape	10% of net lot area
Ground floor building frontages clear glazing material	40%
Ground floor-to-ceiling minimum height in feet	12 — 20 feet

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Chapter 3
Infrastructure

3.1 INFRASTRUCTURE PLAN

The Infrastructure 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 subdivisions and site development plans will establish the exact size and location of all such facilities.

3.2 CIRCULATION

The Circulation Plan dictates the standards and guidelines that ensure the safe and efficient movement of people and vehicles into and through the MVTCSP.

The Specific Plan area is designed to enhance easy vehicular and pedestrian access. MVTCSP will be accessed by three existing roads, Nason Street on the east, Cottonwood Avenue

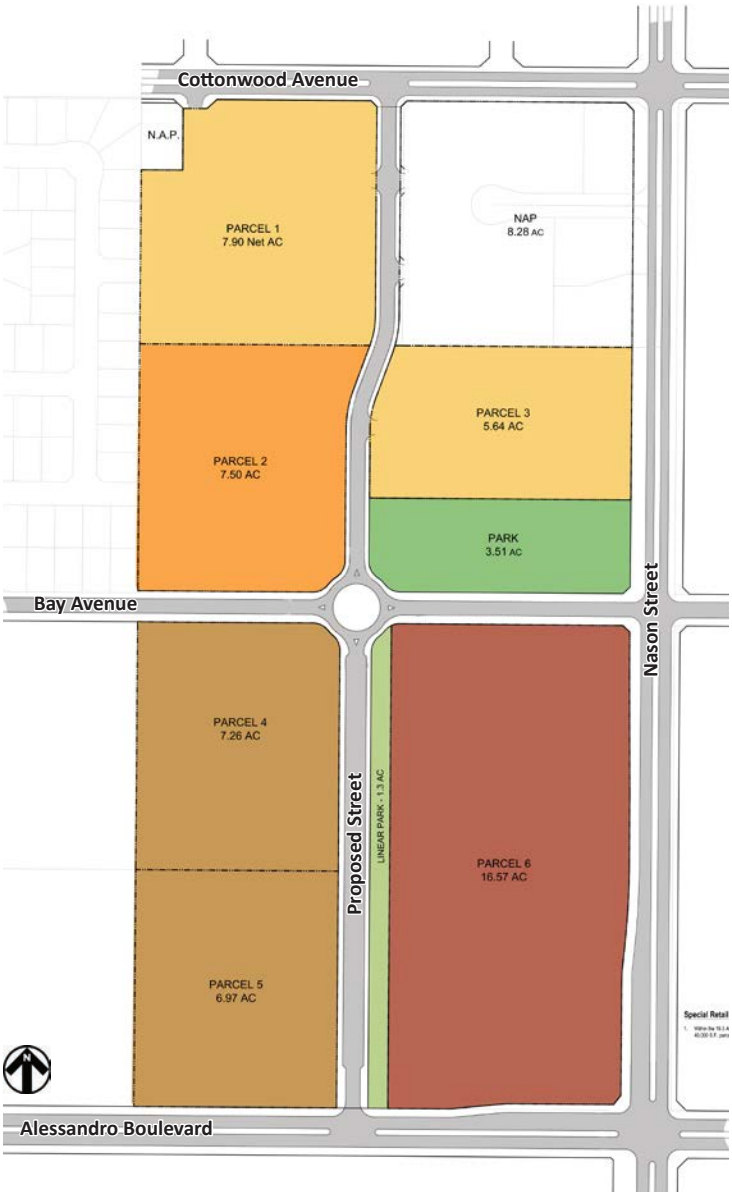

Figure 3.1: Circulation Plan

Legend

- Interchange
- Arterial
- Divided Arterial
- Divided Major Arterial
- Industrial Collector
- Minor Arterial
- Neighborhood Collector
- Mixed-Use Boulevard
- Freeway Overpass
- Highway
- MVTC SP Boundary

Figure 3.2: General Plan Circulation

to the north, and Alessandro Boulevard to the south. A proposed street through the center of the Specific Plan area, running north-south as well as Bay Avenue, once improved, will also provide access into the MVTCSP parcels.

Refer to Figure 3.1: Circulation Plan and Figure 3.2: General Plan Circulation.

3.2.1 Adjacent Infrastructure (Backbone)

The proposed circulation system utilizes three major roadways that serve as the primary access roads: Nason Street, Alessandro Boulevard, and Cottonwood Avenue. Nason Street is a designated Divided Arterial, Alessandro Boulevard is a designated Divided Major Arterial (along the length of the MVTCSP), and Cottonwood Avenue is a designated Minor Arterial.

Bay Avenue is an existing Neighborhood Collector that runs east-west. Through the development of the MVTCSP, the final segment of Bay Avenue will be completed.

3.2.2. Residential Streets (Private)

Except as otherwise approved, the on-site private roadway system will be constructed to meet fire access requirements. Alternative residential street sections may be approved by the City Engineer; provided that the developer substantiates that the alternate designs are functional through analysis provided by the project's traffic consultant. They also are subject to review by the Fire Department. With the exception of Fire Department review, those requirements do not apply to driveways or other traffic circulation features located off streets and within particular components of the project.

3.2.3 Traffic Signals

Up to three traffic signals may be installed as a result of the Specific Plan project. Two are located on Nason Street (Nason and Bay Avenue and Nason and approximately Larkmead Court). One is located along Alessandro Boulevard as the intersection of Alessandro and the proposed north-south street.

3.2.4 Traffic Circles

Traffic circles or "roundabouts" may be utilized at certain intersections, both to facilitate traffic flow and as aesthetic features. The Specific Plan proposes a traffic circle at the intersection of Bay Avenue and the proposed north-south street. Traffic circles shall be reviewed by the City's Traffic Engineers for approval.

3.2.5 Mass Transit

The Riverside Transit Agency (RTA) will serve the Specific Plan area. Currently, there are bus stops on Nason Street (at Cottonwood Avenue and Alessandro Boulevard) as well as a stop on Alessandro Boulevard (toward the southwestern corner of the Specific Plan area).

The Metrolink Commuter Rail runs along the 215 Freeway, which is west of the MVTCSP. A Metrolink Station is located just south of Alessandro Boulevard/215 intersection. MVTC residents can take the RTA Alessandro bus route to and from the Metrolink to the MVTC.

3.3 WATER AND SEWER FACILITIES

EMWD provides potable water, sanitary sewer and non-potable water facilities for the region. Water lines border the project, including lines in Nason Street, Alessandro Boulevard, Bay Avenue, and Cottonwood Avenue.

Sanitary sewer lines exist in Nason Street, Alessandro Boulevard, and Bay Avenue, Larkspur Way and Opal Street.

EMWD will be the primary provider of both domestic water and sanitary sewer services for the project. The project's water service will be connected to the 1860 PZ Watermain on Cottonwood which then continue north on Nason Street. At which point, connects to the Moreno Beach 3.38-MG Tank located east on Fir Avenue (beyond exhibit boundary) and Eucalyptus Avenue (beyond exhibit boundary).

The primary trunk sewer line serving the Specific Plan area is located in Iris Avenue (beyond exhibit boundary). The trunk sewer line continues in a southerly direction at La Fortuna Lane (beyond exhibit boundary) and then southwest across El Potrero Park (beyond exhibit boundary) and crossing Mariposa Avenue (beyond exhibit boundary) conveying wastewater to the Moreno Valley Regional Water Reclamation Facility (MVRWRF).

Eastern Municipal Water District (EMWD) provides wastewater service to the Specific Plan area. Wastewater generated from the Specific Plan area will be treated at EMWD's MVRWRF. The MVRWRF, located in the southwestern portion of the City near Kitching Street and Mariposa Avenue (both beyond exhibit boundary), has the capacity to treat 16 million gallons per day (MGD) of wastewater, which will accommodate the needs of the Specific Plan area.

The Project is not a candidate for reclaimed water use as confirmed by staff at EMWD.

3.4 DRAINAGE FACILITIES

Riverside County Flood Control and Water Conservation District (RCFC & WCD) is the governing agency for the project area's regional flood control system. The project discharges into the existing MDP Storm Drain Line "I" of the Moreno Area Drainage Plan in Nason Street. The Moreno Area Drainage Plan will carry storm runoffs in the Perris Valley Storm Drain system. Which makes its way to the San Jacinto River, and then to Lake Elsinore. Lake Elsinore spills into Temescal Creek; and ultimately drains to the Santa Ana River.

Based on the latest Flood Insurance Rate Map (FIRM) 06065C0765G dated 8/28/2008 by the Federal Emergency Management Agency (FEMA), the project site is not located within a 100-year floodplain.

3.5 DRY UTILITIES

Existing Electrical Service

MoVal Electric is the electricity provider for the Specific Plan area. It has an existing underground electrical services along Alessandro Avenue, Nason Street, and Cottonwood Avenue.

Existing Natural Gas

Southern California Gas Company (SCGC) is the natural gas provider for the Specific Plan area.

Telecommunications

As development proceeds, cable and telecommunications facilities will be underground and may be provided by a number of service franchises.

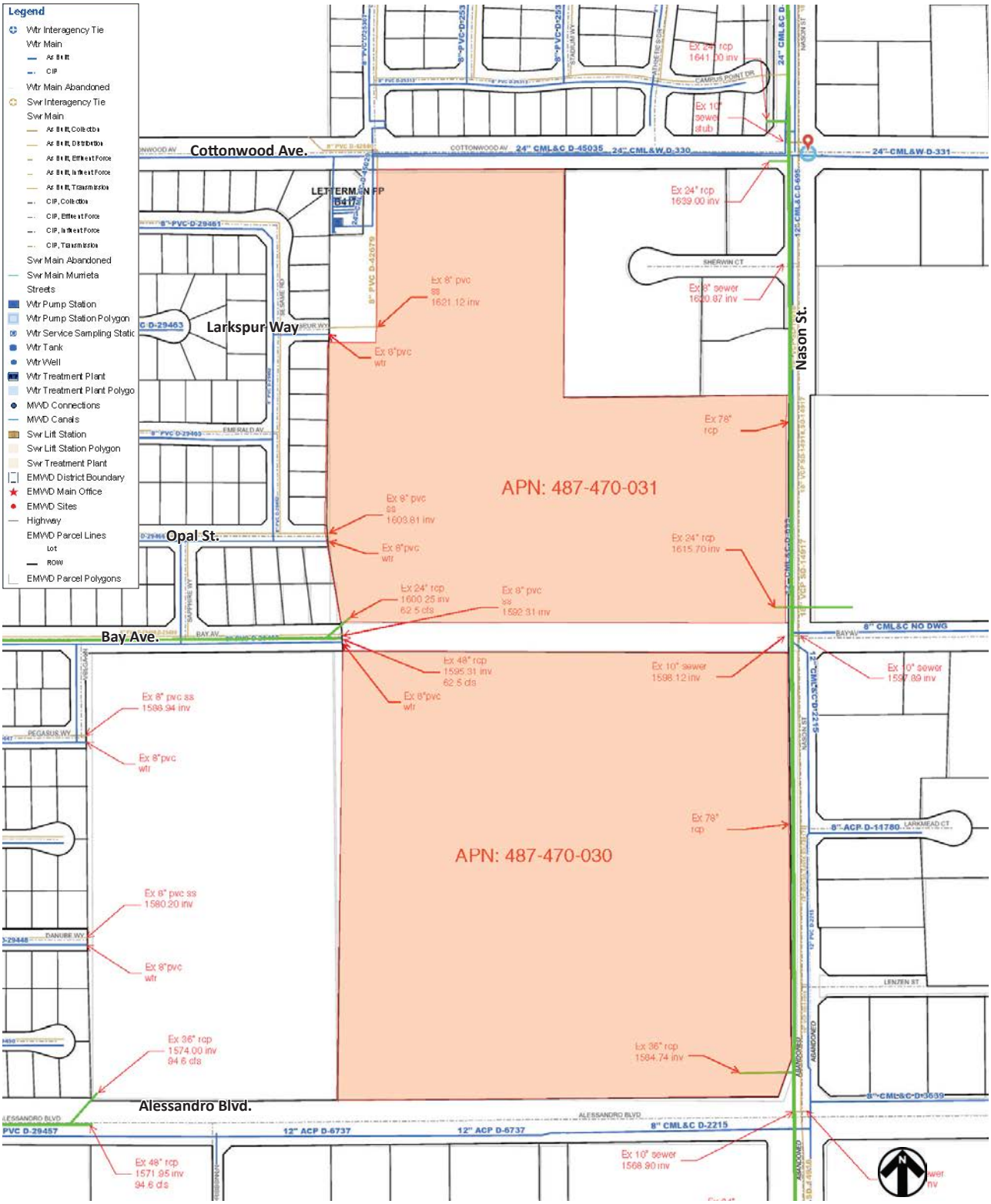

Figure 3.3: Existing Utilities Map

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Chapter 4
Design Guidelines

4.1 INTRODUCTION

The Design Guidelines will serve as the design basis for future neighborhood development. They are intended to help ensure a high level of design quality while providing the flexibility necessary to encourage creativity. The Guidelines are also meant to promote development which is pedestrian-oriented, interconnected, and encourages sustainable neighborhood design principles.

As a flexible document, the Guidelines can accommodate changes in lifestyles, consumer preferences, economic conditions, community designs and the marketplace, as necessary.

4.2 COMMUNITY CHARACTER

The community character should be captured through carefully integrating architecture and landscape. Buildings should relate to the human scale in their forms, elements, and details, so as to result in a pedestrian-oriented and visually interesting place to live.

Thoughtful planning and design enable opportunities resulting in diverse neighborhood enclaves, pleasing housing options, and great placemaking.

4.3 STREETSCAPE DESIGN

The streets should have a planting design that reinforces the community's character. This will create a strong neighborhood identity utilizing such design features as theme trees and places of respite. Where possible, curb-separated sidewalks, on-street bicycle lanes, and off-street paseos should be implemented to provide for a pleasant and safe pedestrian and bicycling environment.

The following methods are suggestions to enhance the community design:

- Orient homes toward the street with clearly defined entries.
- Provide a direct pedestrian path between the home and the sidewalk.
- Use low courtyard walls or fences to delineate between the public and private realm.
- Use landscape plantings to enhance the streetscene and soften the built environment.
- Landscape shall entail low water use and be native when possible.
- Building elevations should reflect variety to enhance the overall community aesthetic, but also feel cohesive.

4.4 MONUMENTS, ENTRY FEATURES, AND SIGNAGE

Monuments, entry features, and signage are an important element of community design and are fundamental in creating a sense of place. Entry features can be simple and attractive, but should reflect the overall architectural identity of the neighborhood. Project icons, thematic pilasters, and specialty landscaping can be used to create strong entry statements that identify the overall neighborhood. Materials will vary somewhat depending on the function of the wall.

- Landscaping such as trees, shrubs or vines should be used to soften the appearance of the walls.
- Entry features shall be located at primary neighborhood entry points.
- Monuments and signage should be consistent with and reflect the overall character of the neighborhood.
- Community entry features should be integrated into a landscape setting. Landscaping at the entry should have a distinct planting palette that celebrates the portal into the community. This can be done through special trees or planting design.

4.4.1 Community Entry Monuments

Community entry monuments are the first community identifier. Such signage serves as wayfinding, letting someone know they have arrived, but also provides a hint at the community theme.

Monument signage shall be placed at major entries and may be placed at secondary points of entry if desired.

4.4.2 Neighborhood Pilaster

Monumentation may be placed at the entry of each planning area. They may depict the name of the neighborhood and shall be of pedestrian scale.

4.4.3 Park Monuments

These monuments celebrate the open space areas. These monuments should clearly identify the park name. All park monument signs should share similar aesthetic characteristics to enhance community visual cohesion.

4.4.4 Commercial Monuments

Commercial monuments may be placed at or near the entries and/or major street intersections. These monuments may feature the names of stores, shall be written clearly for easy identification, especially drivers.

4.4.5 Private Entry Gates

Individual planning areas are permitted to be gated. If a planning area/neighborhood is gated, the wall/fence/gate shall match the visual character of the community.

4.5 WALLS AND FENCES

Walls and fences help to define and enhance the visual character of the community. If appropriate, walls and fences may be implemented. Wall and fence designs should provide aesthetic variety, maximize view opportunities and enable privacy.

4.5.1 Community Walls

Community walls can be a large component of the overall community aesthetic; a strong, cohesive appearance is important when they are included. Desired appearance shall be achieved through the use of general guidelines.

Where common or private areas interface with perimeter streets, public open space and/or residential lots, a solid decorative theme wall, a tubular steel view fence with matching themed pilasters, and/or a combo wall shall be constructed. Masonry walls or screening walls shall have climbing plants or anti-graffiti elements to prevent vandalism.

Any wall return that is visible from the street shall be constructed of split-face block or precision block that is plastered or stuccoed with a color that blends with the community color palette.

Decorative caps and the use of decorative themed pilasters to help enhance the perimeter appeal of the walls are encouraged.

4.5.2 Privacy Fences

In order to help maintain connection between homes and street spaces, the following guidelines are suggested:

- Front yard and corner side yard fences should be limited to 3'-6" in height as they wrap the corner, but may increase to 5'-6" at logical location.
- Rear and interior side yard fences should be limited to 5'-6" in height.
- Rear yard and interior side yard fences should be set back a minimum of 4' from the front façade of the building.

4.6 FURNISHINGS

Benches, pedestrian-scaled lighting, trash receptacles, bicycle racks and other street furniture items shall be provided in public realm areas such as parks and the commercial center. Furnishing can also be provided at pedestrian resting areas and along pathways.

These items should be made of durable, high quality, recycled materials that harmonize with nearby buildings and complement the public realm.

4.7 LIGHTING AND UTILITIES

Lighting and utilities can have a negative visual impact and create safety hazards when not considered with the overall design of the community. The following are guidelines for inclusion of lighting and utility elements.

4.7.1 Street Lighting

Street lighting should be scaled to light areas of vulnerability such as parking areas and pedestrian walkways. Although the primary function of street lighting is enabling better visibility, it can also add to the aesthetics of the community. The following guidelines are encouraged for the Specific Plan:

- Streets shall be lit with light fixtures that are placed regularly and provide a high quality appearance throughout the area.
- Light bollards are encouraged in areas with high pedestrian activity areas.
- The height of the light fixtures should correspond to the activities they illuminate.
- Along streets where pedestrians are the main focus ("Main" streets and pedestrian walkways), a mix of street lights and pathway lighting should be installed.
- To reduce light pollution, exterior lighting shall be unobtrusive, reduce off-site glare, and light only the intended area. Methods to do this include: the location and direction of fixtures, number of fixtures, and design of fixtures.

4.7.2 Public Realm Lighting

Lighting shall be utilized for security and aesthetics. The following are suggested guidelines for lighting in the public realm. This includes but is not limited to the commercial center and public open spaces.

- Sidewalks and pathways should be lit with ornamental lighting fixtures.
- Light fixtures shall not exceed 33 feet in height.
- Lighting should be limited to illumination of surfaces intended for pedestrians, vehicles, landscape or key architectural features.
- Where decorative floodlighting is used, fixtures shall be located or shielded so that their presence is minimized.
- All exterior lighting is part of the architectural and landscape design concept. Fixtures, standards and all exposed accessories should be concealed or harmonious with other project design materials.
- All freestanding parking lot and access route lighting should be LED luminaires, with a color chosen for use compatibility.
- Provide lighting systems which provide night time vision for motorists to increase visibility of pedestrians, other vehicles and objects which should be seen and avoided.
- Provide lighting systems which will enhance the ability for surveillance and observation.
- To reduce light pollution, exterior lighting shall be unobtrusive, reduce off-site glare, and light only the intended area. Methods to do this include: the location and direction of fixtures, number of fixtures, and design of fixtures.

4.7.3 Residential Lighting

Appropriate lighting is essential in creating an inviting evening atmosphere for the community. All lighting shall be non-obtrusive.

- Limit all exterior lighting to the minimum necessary for safety;
- Shield all exterior lighting to minimize glare and light spill onto adjacent properties;
- Use lighting to illuminate addresses and entryways;
- Use exterior entry lights that complement the architectural style; and
- Use low voltage lighting whenever possible in common areas.

4.7.4 Utilities

Mechanical equipment should be screened from public view when possible. Screening methods may include but are not limited to landscaping and/or low walls, this applies in all land uses. Mechanical equipment includes:

- HVAC equipment
- Electric and gas meters
- Electrical Transformers
- Pool and spa equipment
- Exterior landscape/lighting equipment

4.8 BUILDING DETAILS

Providing quality aesthetics in a community can often come down to the building details. From materials to colors, construction methods to visual variety, details play a large role in the overall community appearance.

4.8.1 Building Form and Massing

Homes should be broken down into smaller components to reduce the massing volume. This can be achieved through a variety of architectural techniques and treatments such as:

- Varied roof forms and heights;
- Changes in materials and color;
- Architectural articulation; and
- Clearly defined entry features.

Neighborhoods that have nearly identical homes and streets without variation in home placement and form are strongly discouraged. In order to ensure visual interest within the streetscene, homes are required to provide a staggered array of massing along the street. The techniques used shall vary depending on housing type, ranging from massing setbacks at the second/third story on higher density homes to ground floor setbacks on moderate and large lots.

4.8.2 Colors and Materials

The use of color and materials is an essential ingredient to quality development. Successful applications of colors and materials improve the character and essence of the community.

The primary goal of color and materials palettes is to further enhance and define the architectural styles within this document. Equally important is the balance of diversity and harmony; variety of color and materials must be achieved within the context of a harmonious community.

Selected colors and materials should be appropriate to the styles they represent and used to further differentiate from the other styles.

Architectural screens, fences and accessory structures should be compatible in material, color and texture to the main buildings.

Materials & Finishes

Specific materials shall be identified for each architectural style. The chosen materials shall represent the specific architectural style enhancing the community aesthetic.
Use complementary building materials that promote a harmonious appearance and provide interest and variety consistent with the styles. Additionally, material finishes should express permanence and quality.

- When installing masonry use traditional methods for an authentic appearance;
- Avoid frequent changes in materials;
- Detail finishes properly with the architectural style; and
- Use high-quality, durable, low-maintenance materials.

Material Wrapping

Architectural elements shall not end at an outer corner of a building and shall wrap around the corner, ending at a logical terminus point that is incorporated into the overall architectural design.

Wrap columns, tower elements and pilasters entirely.

Eave Paint

Eave paint shall match the fascia color (spray paint of the wall color on the eaves is prohibited).

Stucco

Stucco finishes should project high quality and be appropriate to the architectural style. Heavy Lace and Spanish Texture stucco finishes are prohibited.

Stucco Details

All stucco trim details (such as window surrounds, window sills, roof eaves, column details, lintels, etc.) must be constructed with a level of precision and accuracy to express the authentic execution of the style;

- Use clean, crisp and smooth stucco details (16/20 sand finish minimum);
- Use a different trim stucco finish or color from the wall stucco finish;
- No rough, “blob”-like and uneven stucco finish.

Roof Materials

Roof materials, colors, and treatments should correspond to the individual character or style of the home and be compatible with the overall look of the neighborhood. Where possible, use style-appropriate concrete roof tile blends; prohibit overly dramatic blends with extreme contrast.

Ornamental Details

Use details that appear as functional elements and match the architectural style.

Gutters & Downspouts

Paint or design gutters and downspouts to complement the home so they do not detract from the elevation aesthetic.

Windows

Window details differentiate architectural styles and can provide a high level of architectural enrichment. The selection and proportion of the windows to the façade shall be responsive to the architectural style of the building. Size and shape shall be considered to assure a balanced relationship with the surrounding roof and walls. In general, windows shall enhance rather than dominate the overall architectural character.

- Except in interior side yard conditions, horizontal bathroom windows are prohibited;
- Divided lite or high-quality simulated divided lite windows are encouraged and should reflect the architectural style; and
- Non street-facing and rear yard windows may delete the divided lites.

Shutters

All shutters shall comply with the following:

- Mount shutters on finished wall material, embedded shutters prohibited;
- Match shutter size to the recessed opening window width;
- Shutters must match architectural style; and
- Shutters not required on every window, they should be used purposefully.

4.8.3 Roofs

Rows of homes seen from a distance or along large roads are perceived by their contrast against the skyline or background. The dominant impact is the shape of the building and roof line. Composition and balance of roof forms are as definitive of a streetscape as the street trees, active architecture or architectural character.

- Rooflines, pitches, ridgelines, and ridge heights should create a balanced form to the architecture and elevation.
- Direction of ridgelines and/or ridge heights should vary along a streetscene.
- Roof overhangs (eaves and rakes) may be used as projections to define design vocabulary and create light and shade patterns.
- Roof design should consider photovoltaic installation. Therefore, simpler roof forms are better than cut up and complicated configurations.
- Roof form and pitch shall be appropriate to the massing and design vocabulary of the home.

4.8.4 Garages

For conventionally loaded single family detached homes on fee simple lots, garage placement should be taken into consideration to avoid unwanted repetition. Varying garage door styles, colors or placement can help provide visual interest along the street scene.

Garage Sizes

- 20-foot x 20-foot clear minimum 2-car garage dimension and 16-foot wide door or two single doors.
- Tandem garages are recommended to be 36 feet deep (minimum).

Driveways

Minimize widths as much as possible to reduce impervious surfaces.

Garage Doors

- Design garage door patterns consistent with the style of the home.
- Provide different style door patterns for each architectural style.
- Use a garage light occupancy sensor when providing garage door windows.

4.8.5 Alley Treatments

Design of residential alleys shall address the functional and aesthetic features of the space to create a more pleasant experience for the users. Some methods to add interest are:

- Stepped massing (recessed or cantilevered) offsets of at least 1 foot.
- Window trim, colors, or materials and appropriate details from the front elevation.
- Rear privacy walls and pedestrian gates designed and located for ease of unit access.
- Enhanced garage door patterns or finishes; garage door shall complement the design vocabulary of the home/neighborhood.

4.8.6 Solid Waste

Space shall be provided for the refuse storage bins out of view from the street.

4.9 ATTACHED NEIGHBORHOODS

By the very nature of the building types, attached and multi-family home neighborhoods are much like small villages, or communities. Each should be designed for compatibility within itself, using a blend of compatible architectural styles and a tastefully balanced palette of colors and materials. However, they must also share an aesthetic that will enable cohesion with the rest of the community.

The following general concepts should be considered when planning for and designing multi-family housing.

- Design and site buildings with a strong physical relationship to common areas of the community.
- Emphasize pedestrian access and connections to public sidewalks, paseos, and open space systems.

4.9.1 Site Planning Criteria

The following site planning criteria should be treated as design guidelines for parcel site planning and community placemaking.

- Building massing, design, and setbacks shall reinforce a pedestrian-scale for the street scene without generating unusable pockets or dead spaces.
- Internal auto circulation on higher density sites will typically be served by a drive aisle system rather than a local street system.

- Pedestrian circulation shall be provided. Some higher density communities may overlay the pedestrian path of travel within the drive-aisles and some may not have room for curb-separated sidewalks and conventional building setbacks from sidewalks.
- Buildings should be oriented toward streets, pedestrian pathways and/or active spaces.
- Where building design undulates, spaces along the pedestrian realm should be large enough to foster visual interest, but not too deep to disrupt the continuity of the scene.
- Provide pedestrian connections to trails, interior paseos, and courts from perimeter sidewalks.

4.9.2 Parking and Garage Placement

The design and layout of parking provides additional opportunity to promote interaction among residents. The following techniques should be considered where appropriate:

- Parking for multi-family dwellings, such as garages, carports or open parking areas, shall generally be located behind the buildings.
- Attached units may use common driveways, private streets, and alley-loaded access.
- Landscaping should be used to screen parking areas adjacent to public spaces or streets.
- Walkways should be convenient, easily-accessible provided and connect parking areas with dwellings.

4.9.3 Solid Waste Enclosures

Depending on the product typology or planning area use, either individual trash bins or community enclosures shall be provided. The number and types of solid waste containers shall be as required by the disposal company.

When using community enclosures (dumpsters), enclosures should be centrally located for residents, but should have screening methods for reduced visual impact.

- Refuse, recyclable materials, and green waste storage areas shall be enclosed consistent with the City's Zoning Code.
- All refuse area screening shall be finished using materials, vocabulary, and details compatible with the community architecture.
- Lighted person access is required at each enclosure.

4.10 ARCHITECTURAL STYLES

These architectural design guidelines provide general design criteria and guidance with the goal of promoting visual compatibility while allowing for individuality and architectural diversity.

This section provides the overall design objectives for the Residential uses within this Specific Plan area.

4.10.1 Design Philosophy

Providing a mix of styles minimizes monotony and encourages interest. The multi-style street-scene should be diverse in architectural styles, features, windows, front doors, garage doors, materials and colors.

Starting with the authentic style and transforming to a progressive version of the base style is acceptable. Traditional styles tend to have defining features that should be consistently implemented across the housing types offered. Moving to a more contemporary version of traditional styles should still embrace defining features so that the style is recognizable but understood to be a contemporary interpretation.

The following principles will guide the architecture to ensure quality implementation:

- Use architectural elements and details that reinforce the architectural styles.
- Choose appropriate massing, roof forms, colors and materials to define the architectural styles.
- Ensure that plans and styles provide a degree of individual identity while being compatible.
- Provide a varied and interesting street-scene.
- Place an emphasis on affordable “by design.”
- Mix of housing types.

4.10.2 Authentic Adaptations

Recognizable authentic architecture is based on traditional forms, materials and details that reasonably express the heritage of a particular style. Historically derived, or authentically adapted elevations continue to focus on forms and details, but allow for the integration of modern materials, colors and artistic interpretation to generate a contemporary, yet recognizable expression of an architectural style. Historically adapted elevations combine these notions into physical reinterpretation of an architectural style.

Authentic adapted elevations should express a recognizable architectural style but can use artistic design to incorporate new, modern or progressive forms, details and materials in the modern context of architecture.

4.10.3 Streetscape Diversity

In order to ensure architectural diversity, like elevations in detached planning areas should not be plotted adjacent to or immediately across the street from one another.

- For detached planning areas, prohibit the same plan and elevation on the lot most directly across from it and the one on either side of it.
- For detached planning areas, prohibit the same color scheme on two adjacent homes and on the three lots most directly across from it.
- For attached planning areas, architectural style may be the same across the planning area, but color is recommended to vary.

4.10.4 Enhancements

The goal of enhancements are to give a community a rich, diverse, and textured aesthetic. Enhancements are encouraged at important intersections or when highly visible from a public space. Enhancements may take a variety of forms and include but are not limited to:

- Garage placement and/or treatment
- Rear elevation
- Materials and colors
- Single story element
- Style appropriate details
- Landscape

Projections or recesses create shadow and provide strong visual focal points. This can be used to emphasize design features such as entries, major windows or outdoor spaces. Projections may include but are not limited to:

- Shutters
- Balconies
- Eave overhangs
- Projecting second- or third-story elements
- Tower elements
- Window/door surrounds
- Recessed windows
- Bay windows or dormers
- Trellis elements
- Shed roof elements
- Porch elements

Chapter 5
Implementation and Administration

5.1 PURPOSE AND INTENT

This section contains the procedures for the processing of discretionary development applications to implement the terms of the Specific Plan. The City will review all development within the project to ensure compliance with the provisions of the Specific Plan.

5.2 PROJECT PHASING

Development of the Specific Plan area will be phased to meet the following objectives:

- Orderly build-out of the community based upon market and economic conditions;
- Provisions for adequate infrastructure and public facilities as determined and deemed necessary by the City Engineer; and
- Protection of public health, safety and welfare.

Development phasing of the project site will be determined by the landowner and/or developer based upon real estate market conditions.

Phasing will occur as appropriate levels of infrastructure, community facilities, and open space dedications are provided. Phasing sequencing is subject to change over time to respond to these various factors and individual phases may overlap or develop concurrently. Phased infrastructure improvements, as required and approved by the City Engineer to support each phase, will be installed by the developer.

Infrastructure Phasing

Each project within the MVTC Specific Plan will be supported by the requisite 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 Specific Plan.

5.3 PROPERTY MAINTENANCE

On-site Improvements

On-site improvements shall be maintained by the property owner or tenant, pursuant to private contractual terms.

Common Area Improvements

Landscape areas, community entries, community signage, etc., shall be maintained by the City.

Parkways

Parkways within public rights-of-way shall be maintained by a property owners' association or by a maintenance district.

Streets

Public streets (curb-to-curb), public sidewalks, and public trails shall be maintained by the City of Moreno Valley.

5.4 APPROVALS REQUIRED

All development within the MVTC Specific Plan is subject to the approval of a Plot Plan or a Conditional Use Permit, in conformance with these procedures. Modifications to the development standards contained in the Specific Plan may be requested by any property owner and may be approved by the City through the variance processes described in Section 5.4.3-5.4.5 herein.

5.5 DEVELOPMENT REVIEW PROCESS

5.5.1 Subdivisions

All proposed subdivisions within the Specific Plan area shall be processed in accordance with the provisions of the State of California Subdivision Map Act and the Municipal Code.

5.5.2 Plot Plans

Unless a Conditional Use Permit is required, a development proposal within the Specific Plan area shall be subject to the approval of a Plot Plan as described herein.

- The Plot Plan process is intended to ensure that all development proposals comply with all applicable standards and guidelines contained in this Specific Plan, and are not detrimental to public health, safety or welfare.
- Plot Plan applications shall be submitted to the City in conformance with the procedures contained in the Municipal Code.
- The proposed project is consistent with the goals, objectives and policies of the General Plan,
- The proposed project complies with this Specific Plan and other applicable regulations, and the proposed project will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity;
- The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.
- Public Notice of plot plan public hearing and the proposed environmental determination shall be provided. Noticing shall be in compliance with the Municipal Code, Chapter 9.02 – Permits and Approvals.

5.5.3 Tentative and Final Maps

Maps shall be approved administratively by the Community Development Director if determined to be in compliance with the MVTC Specific Plan.

5.5.4 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.

5.5.5 Administrative Variances

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.

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.

5.5.6 Other Variances

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

5.5.7 Appeals

Any interested party may appeal any administrative decision to the Planning Commission subject to the provisions of Section 9.02.240 of the Municipal Code.

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.

5.6 DENSITY TRANSFERS

A density transfer of 15% may occur between planning areas as long as the maximum number of units is not exceeded for the overall Specific Plan.

5.7 OTHER USES

All uses established within the Specific Plan area shall be consistent with the General Plan and this Specific Plan. The Community Development Director shall be responsible for all consistency determinations pursuant to Section 9.01 of the Municipal Code.

5.8 ADDITIONAL ITEMS

Items not addressed in the Specific Plan shall be subject to the regulations of the Municipal Code.

5.9 SPECIFIC PLAN AMENDMENTS

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.