

**AGENDA**  
**CITY COUNCIL OF THE CITY OF MORENO VALLEY**  
**MORENO VALLEY COMMUNITY SERVICES DISTRICT**  
**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF**  
**MORENO VALLEY**

**April 21, 2009**

**STUDY SESSION – 6:00 P.M.**

**City Council Closed Session**

First Tuesday of each month – 6:00 p.m.

**City Council Study Sessions**

Third Tuesday of each month – 6:00 p.m.

**City Council Meetings**

Second and Fourth Tuesdays – 6:30 p.m.

City Hall Council Chamber - 14177 Frederick Street

*Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's office at 951.413.3001 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

Bonnie Flickinger, Mayor Pro Tem  
Jesse L. Molina, Council Member

Richard A. Stewart, Mayor

Robin N. Hastings, Council Member  
William H. Batey II, Council Member

**AGENDA  
CITY COUNCIL OF THE CITY OF MORENO VALLEY  
MORENO VALLEY COMMUNITY SERVICES DISTRICT  
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MORENO  
VALLEY**

**STUDY SESSION - 6:00 PM  
APRIL 21, 2009**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

**ROLL CALL**

**INTRODUCTIONS**

**PUBLIC COMMENTS ON MATTERS UNDER THE JURISDICTION OF THE CITY COUNCIL**

There is a three-minute time limit per person. Please complete and submit a BLUE speaker slip to the City Clerk. All remarks and questions shall be addressed to the presiding officer or to the City Council and not to any individual Council Member, staff member or other person.

**SPECIAL ORDER OF BUSINESS**

1. U.S. Census 2010 Presentation **(Flickinger/Molina/10 Min.)** ❖
2. Corporate Yard Facility Space Needs Analysis, Conceptual Design Study, and Phasing Presentation Project No.05-41266522 **(PW/15 Min.)**
3. Recreational Vehicle Parking **(CDD/Batey/Stewart/10 Min.)**
4. Residential House Paint Colors **(CDD/Molina/Batey/10 Min.)**
5. Discussion to Consider Renaming Parks & Community Services to Parks & Recreation **(Stewart/Batey/10 Min.)** ❖

6. Discussion Regarding Council Recess **(CC/10 Min.)**
7. City Council Requests and Communications ❖

(Times shown are only estimates for staff presentation. Items may be deferred by Council if time does not permit full review.)

❖ Oral Presentation only – No written material provided

**\*Materials related to an item on this Agenda submitted to the City Council/Community Services District/Community Redevelopment Agency after distribution of the agenda packet are available for public inspection in the City Clerk's office at 14177 Frederick Street during normal business hours.**

## **CLOSED SESSION**

A Closed Session of the City Council, Community Services District and Community Redevelopment Agency of the City of Moreno Valley will be held in the City Manager's Conference Room, Second Floor, City Hall. The City Council will meet in Closed Session to confer with its legal counsel regarding the following matter(s) and any additional matter(s) publicly and orally announced by the City Attorney in the Council Chamber at the time of convening the Closed Session.

### **• PUBLIC COMMENTS ON MATTERS ON THE CLOSED SESSION AGENDA UNDER THE JURISDICTION OF THE CITY COUNCIL**

There is a three-minute time limit per person. Please complete and submit a BLUE speaker slip to the City Clerk. All remarks and questions shall be addressed to the presiding officer or to the City Council and not to any individual Council member, staff member or other person.

The Closed Session will be held pursuant to Government Code:

#### **1 SECTION 54956.9(b)(1) - CONFERENCE WITH LEGAL COUNSEL - SIGNIFICANT EXPOSURE TO LITIGATION**

Number of Cases: 2

#### **2 SECTION 54956.9(c) - CONFERENCE WITH LEGAL COUNSEL - INITIATION OF LITIGATION**

Number of Cases: 2

#### **3 SECTION 54957.6 - LABOR NEGOTIATIONS**

a) Agency Representative: Robert G. Gutierrez  
Employee Organization: MVCEA

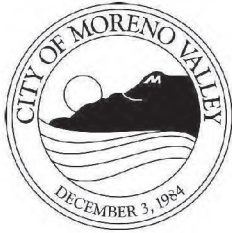
b) Agency Representative: Robert G. Gutierrez  
Employee Organization: MVMA

c) Agency Representative: Robert G. Gutierrez  
Employee Organization: Moreno Valley Confidential  
Management Employees

### **REPORT OF ACTION FROM CLOSED SESSION, IF ANY, BY CITY ATTORNEY**

## **ADJOURNMENT**





APPROVALS	
BUDGET OFFICER	<i>CAF</i>
CITY ATTORNEY	<i>CA</i>
CITY MANAGER	<i>RM</i>

## **Report to City Council**

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TO: Mayor and City Council

FROM: Chris A. Vogt, P.E., Public Works Director/City Engineer

AGENDA DATE: April 21, 2009 (Study Session)

TITLE: CORPORATE YARD FACILITY SPACE NEEDS ANALYSIS,  
CONCEPTUAL DESIGN STUDY, AND PHASING  
PRESENTATION  
PROJECT NO. 05-41266522

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### **RECOMMENDED ACTIONS**

Staff recommends that the City Council:

1. Review and discuss the findings of the Corporate Yard Facility Space Needs Analysis, Conceptual Design Study, and proposed project phasing.
2. Direct staff to proceed with Plans, Specifications, and Estimates for construction of Phase I of the Corporate Yard Facility project from the Fiscal Year (FY) 2008/09 budget (General City Capital Projects - Fund 412).

### **BACKGROUND**

The City retained Gillis + Panichapan Architects, Inc. (GPA) to complete a Space Needs Analysis and Conceptual Design Study for the Corporate Yard Facility. This work was completed in the Fall of 2008.

### **DISCUSSION**

GPA completed a Space Needs Analysis, which resulted from interviews and monthly meetings with all existing Corporate Yard stakeholders. The Space Needs Analysis reviewed current space requirements and determined the space requirements for future needs at the new Corporate Yard Facility. At the same time, a Site Selection was completed with input from all Corporate Yard stakeholders. Several possibilities were evaluated during the conceptual design phase. The northeast corner of Perris Boulevard and Santiago Drive was selected as the preferred site (see Attachment "A") due to its appropriate size and cost effectiveness.

The current approved Corporate Yard budget of approximately \$3.0 million is adequate to complete both the design and construction of Phase I, which is comprised of a 5,300

square foot office building, a parking lot, and sewer mainline and lateral. The Phase I facility is needed to house staff (Maintenance & Operations, Parks Maintenance, and Purchasing divisions) currently operating out of the outdated existing Corporate Yard office building. The existing building is no longer in compliance with the latest Americans with Disabilities Act (ADA) and no longer meets the required current or future staffing needs. Once the Phase I facility is operational, the vacated office space (approximately 3,600 square feet) in the existing facility could be used as incidental overflow work crew meeting area and storage space.

The space needs for office occupancy will be validated as future Corporate Yard phases are designed and constructed. Ultimately, the Phase I facility will serve as office space for Parks Maintenance Division staff.

GPA has completed the conceptual design, recommended construction phasing, elevations, floor plans, and cost estimate. A presentation (see Attachment "B") has been prepared to provide an overview of the Corporate Yard Facility Space Needs Analysis, Conceptual Design Study, and proposed project phasing. The presentation includes the following:

- Space Needs Assessment summary
- Conceptual Design summary
- Proposed design/construction phases for the Corporate Yard
- Construction Phase I cost estimate and schedule

Staff's recommendation is for the City to move forward with the design and construction of Phase I of the Corporate Yard Facility project.

**ALTERNATIVE**

1. Review and discuss the findings of the Corporate Yard Facility Space Needs Analysis, Conceptual Design Study, and proposed project phasing, and direct staff to proceed with Plans, Specifications, and Estimates for construction of Phase 1 of the Corporate Yard Facility project from the Fiscal Year (FY) 2008/09 budget (General City Capital Projects - Fund 412). *This alternative will allow the Council to review the progress and direct staff to proceed with design plans.*

**FISCAL IMPACT**

This project is funded through General City Capital Projects (Fund 412). Sufficient funds exist in the FY 2008/2009 budget to complete the design and construction phases for Phase 1 of the Corporate Yard Facility project.

**REQUIRED FUNDS:**

FY 2008/2009 Available Corporate Yard DIF Funds (Account No. 412.66522)	\$3,053,000
<b>Total Available Funds</b> .....	<b>\$3,053,000</b>

**ESTIMATED PHASE I COSTS:**

Design .....	\$295,000
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Construction .....	\$2,497,000
Construction Surveying, Geotechnical, and Inspection Services Costs .....	\$120,000
Project Administration* .....	\$88,000
<b>Total Estimated Cost.....</b>	<b>\$3,000,000</b>

\*Includes City project administration, printing, and other miscellaneous costs.

**ANTICIPATED PROJECT SCHEDULE:**

Advertise RFP for Design Consultant.....	April 2009
Select Design Consultant and Award Design Contract .....	July 2009
Begin Design Work.....	August 2009
Complete Bid Documents.....	February 2010
Perform Plan Check and Advertise for Construction .....	April 2010
Start Construction.....	August 2010
End Construction.....	April 2011

There is no impact on the General Fund.

**CITY COUNCIL GOALS**

**POSITIVE ENVIRONMENT:** Create a positive environment for the development of Moreno Valley’s future.

**COMMUNITY IMAGE, NEIGHBORHOOD PRIDE, AND CLEANLINESS:** Promote a sense of community pride and foster an excellent image about our City by developing and executing programs which will result in quality development, enhanced neighborhood preservation efforts, including home rehabilitation and neighborhood restoration.

**NOTIFICATION**

Publication of the Study Session Agenda.

**SUMMARY**

The Corporate Yard Facility Space Needs Analysis, Conceptual Design Study, and proposed project phasing is complete. The City Council is being asked to review and discuss the Corporate Yard Facility Space Needs Analysis, Conceptual Design Study, and proposed project phasing and direct staff to proceed with design for construction of Phase I from the FY 2008/09 budget (General City Capital Projects - Fund 412).

**ATTACHMENTS**

- Attachment “A” – Location Map
- Attachment “B” – PowerPoint Presentation

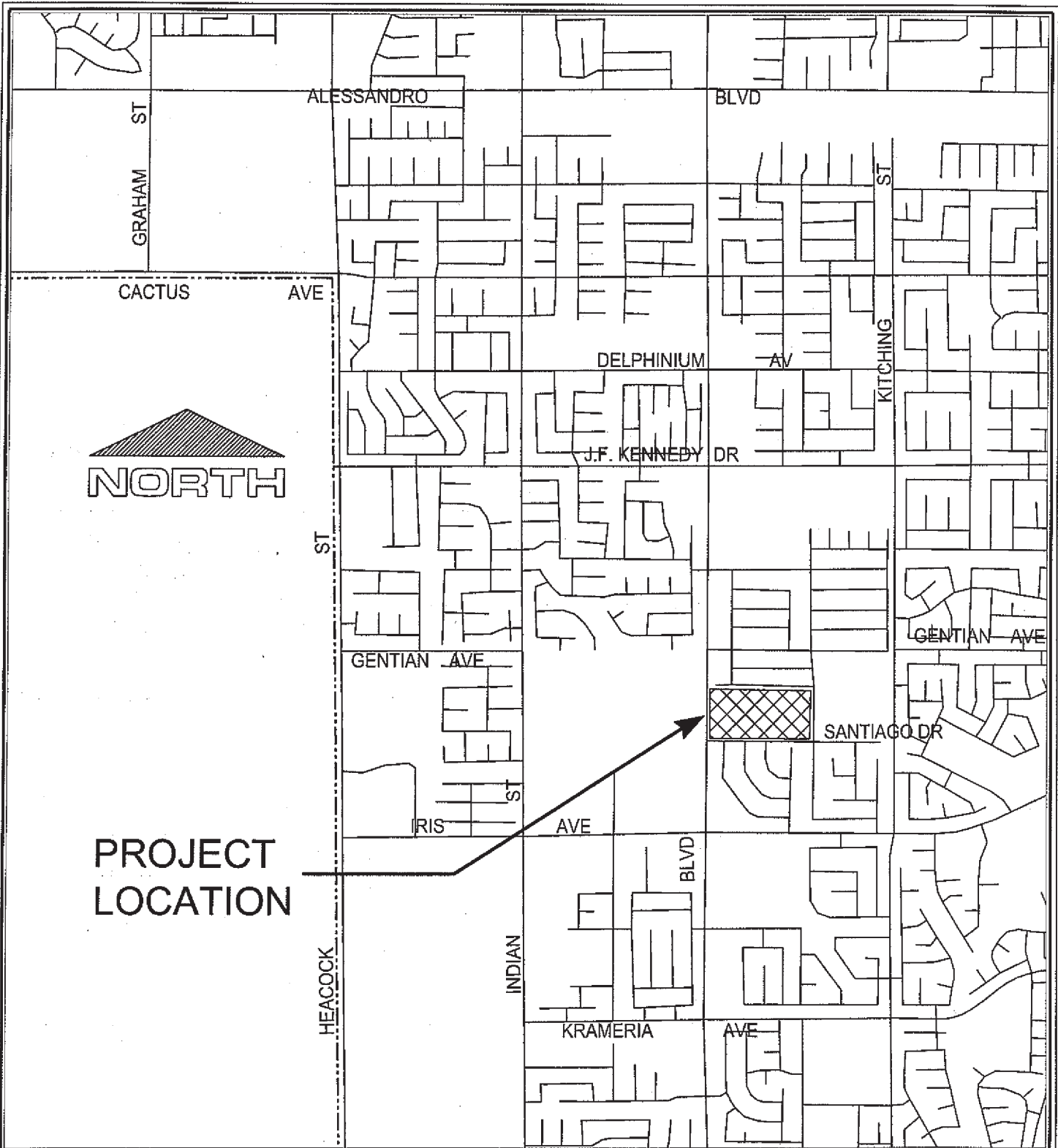
Prepared By:  
Larry Gonzales  
Senior Engineer, P.E.

Department Head Approval:  
Chris A. Vogt, P.E.  
Public Works Director/City Engineer

Concurred By:  
Prem Kumar, P.E.  
Deputy Public Works Director/Assistant City Engineer

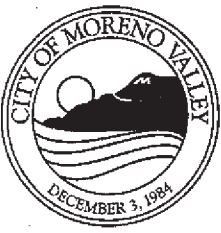
Council Action	
Approved as requested:	Referred to:
Approved as amended:	For:
Denied:	Continued until:
Other:	Hearing set for:

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Corporate Yard Facility Study Session Staff Rpt 042109.doc



**PROJECT  
LOCATION**

# LOCATION MAP



Public Works Department  
Capital Projects Division

Scale: None

ATTACHMENT "A"

**CORPORATE YARD FACILITY  
PROJECT NUMBER 05-41266522**

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**City of Moreno Valley**  
**Corporate Yard Facility Space Needs Analysis,**  
**Conceptual Design Study, and Phasing Presentation**



**Gillis + Panichaporn Architects, Inc**

Attachment "B"



**PROJECT GOALS AND OBJECTIVES:**

- To determine the space required to meet the current and future needs of the Corporate Yard
- To develop estimated space layouts
- To develop a project phasing plan
- To identify possible sites for the Corporate Yard

City of Moreno Valley – New Corporate Yard Facility



## Space Needs Analysis

### METHODOLOGY:

- Interview City Staff (all departments) to determine their space and operational requirements to buildout
- Determine which Departments and Divisions will be working out of the new facility
- Determine the required size of the site
- Evaluate site circulation
- Determine proximity to public transportation
- Study the zoning map to determine possible locations
- Evaluate site locations and rank in order of preference
- Determine the approximate cost of purchasing the land

City of Moreno Valley – New Corporate Yard Facility



## Space Needs Analysis

### EXISTING CONDITIONS:

- Headcount: 92 Personnel
- Building Size: 64,700 SF (Built in early 1960s)
- Site: 18 Acres
  - Owned by City since mid-1980s
  - Centrally located
  - Close to public transportation
  - Neighborhood is accustomed to Corporate Yard

### SUMMARY OF FINDINGS PROJECTED AT BUILDOUT:

- Headcount: 195 Personnel
- Building Area: 321,050 SF
- Site Circulation: 321,050 SF
- TOTAL SITE REQUIRED: 642,100 SF = 15 Acres
  - Can be accommodated at the existing site.



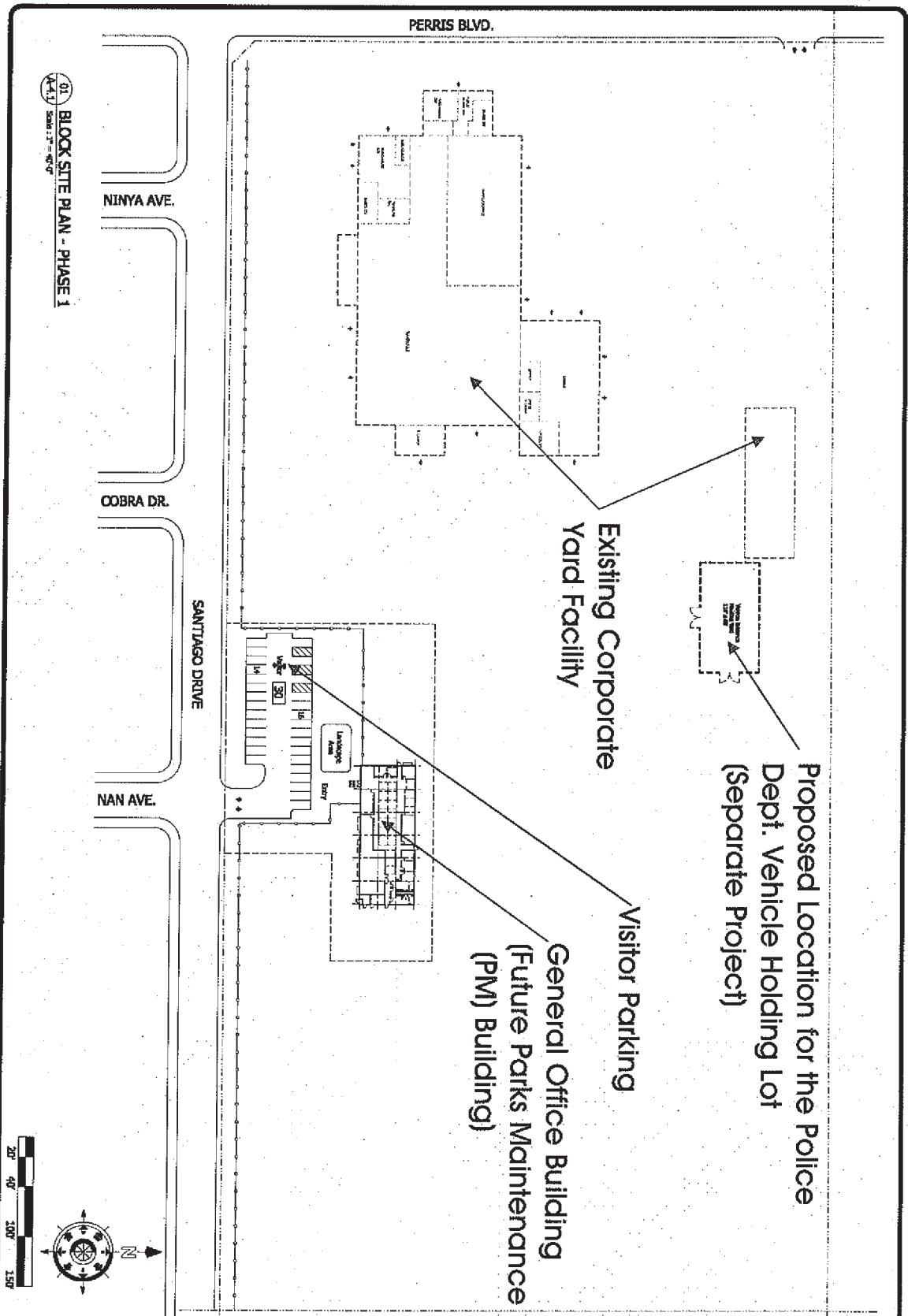
## Conceptual Design

### DESIGN APPROACH:

- Prepared assessment of infrastructure, including road network for circulation and access
- Developed Construction and Phasing Plan, including building and other site development that would take place in each phase
- The existing facility will continue to serve the public until all the employees have been moved into the new facility
- Developed Cost Estimates for design and construction based on a 10 phase approach



**Construction Phasing Plan - Phase 1 (5,260 SF, ~\$3,000,000)**  
 City of Moreno Valley - New Corporate Yard Facility



<p><b>A-4.1a</b></p>	<p><b>BLOCK SITE PLAN - Rev. 5, Opt. 3 - Phase 1</b></p>		<p>DATE: 05/11/11</p>	<p>SCALE: 1/8" = 1'-0"</p>
	<p><b>New Corporate Yard Facility</b></p>		<p>DESIGNER: G&amp;P</p>	<p>DATE: 05/11/11</p>
	<p><b>City of Moreno Valley, California</b></p>		<p>PROJECT NO.: 1100000000</p>	<p>DATE: 05/11/11</p>
	<p>PROJECT NO.: 1100000000</p>		<p>DATE: 05/11/11</p>	<p>DATE: 05/11/11</p>

**PROGRESS PRINTS**

**G&P**  
 GILLESPIE + PANTOCHAN ARCHITECTS, INC.  
 1100000000  
 1100000000

**Construction Phasing Plan - Phase 2 (16,000 SF ~ \$5,440,000)**  
 City of Moreno Valley - New Corporate Yard Facility

**PHASE 2**  
 BLOCK SITE PLAN - PHASE 2  
 Scale: 1" = 40'-0"

NINYA AVE.  
 COBRA DR.  
 SANTAGO DRIVE  
 NAN AVE.

PERRIS BLVD.

Existing Corporate  
 Yard Facility

Parks Maintenance Shops and  
 Warehouse Building



**A-4.1b**  
 BLOCK SITE PLAN - Rev. 5, Opt. 3 - Phase 2  
 New Corporate Yard Facility  
 City of Moreno Valley, California

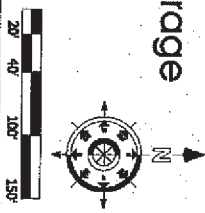
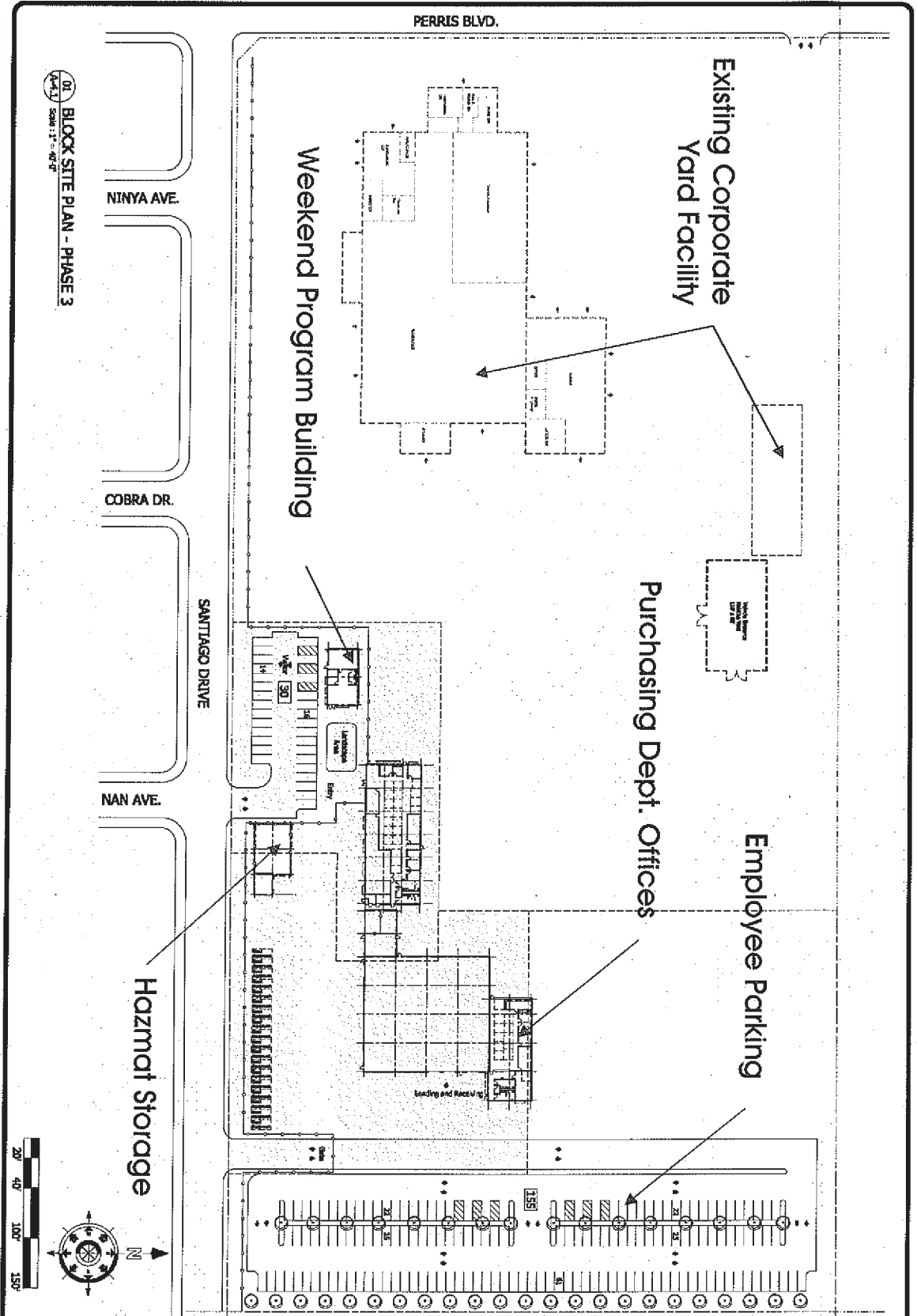
PROJECT NUMBER	16-000
DATE	08/15/16
SCALE	1" = 40'-0"
DESIGNED BY	PHASE 2
DRAWN BY	PHASE 2
CHECKED BY	PHASE 2
DATE	08/15/16

**PROGRESS PRINTS**

**G** Gills + Parichapan Architects, Inc.  
 ARCHITECTS  
 10000 STATE STREET, SUITE 100, MORENO VALLEY, CA 92553  
 (951) 251-1111

Construction Phasing Plan - Phase 3 (7,520 SF. ~\$4,810,000)  
 City of Moreno Valley - New Corporate Yard Facility

01 BLOCK SITE PLAN - PHASE 3  
 Scale: 1" = 40'-0"



A-4.1c BLOCK SITE PLAN - Rev. 5, Opt. 3 - Phase 3  
 New Corporate Yard Facility  
 City of Moreno Valley, California

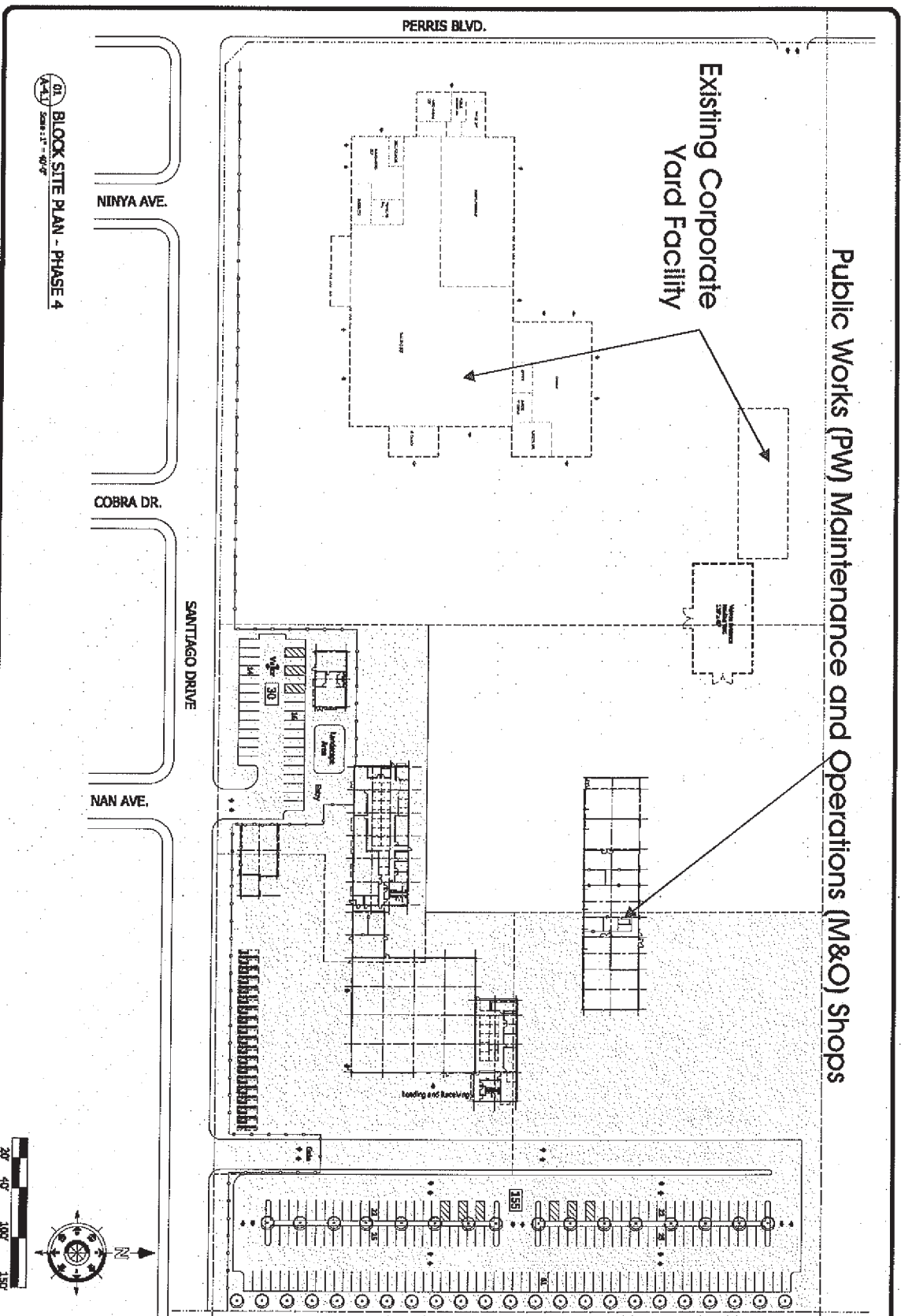
DATE	DESCRIPTION	BY	CHECKED BY

PROGRESS PRINTS

architectural  
 Planning  
 & Design  
**GIS + Funchapen Architects, Inc.**  
 2800 BRUCE STREET, COSTA MESA, CALIFORNIA 92626  
 (714) 440-8888 FAX (714) 440-8889



**Construction Phasing Plan - Phase 4 (12,100 SF ~ \$5,320,000)**  
 City of Moreno Valley - New Corporate Yard Facility



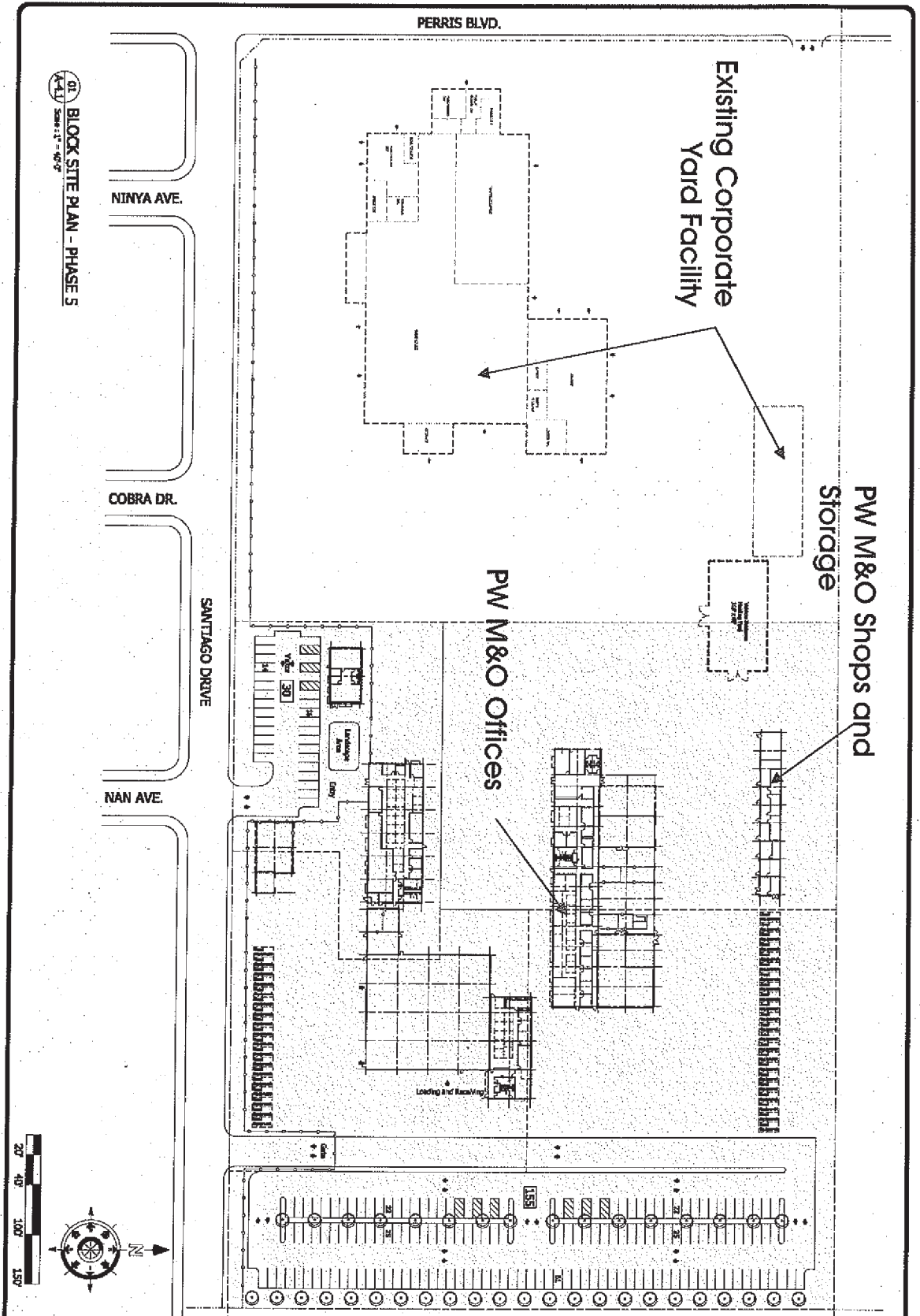
**A-4.1d**  
 BLOCK SITE PLAN - Rev. 5 - Phase 4  
 New Corporate Yard Facility  
 City of Moreno Valley, California

DATE	DESCRIPTION
02/15/2006	DATE PLOTTED
02/15/2006	DATE BY
02/15/2006	DATE BY
02/15/2006	DATE BY

**PROGRESS PRINTS**


 G&S + Partchopon ARCHITECTS, INC.  
 2800 BENTLEY AVENUE, COVINGTON, CALIFORNIA 95825  
 (925) 938-2200 FAX (925) 938-2202

**Construction Phasing Plan - Phase 5 (15,330 SF - \$7,440,000)**  
 City of Moreno Valley - New Corporate Yard Facility



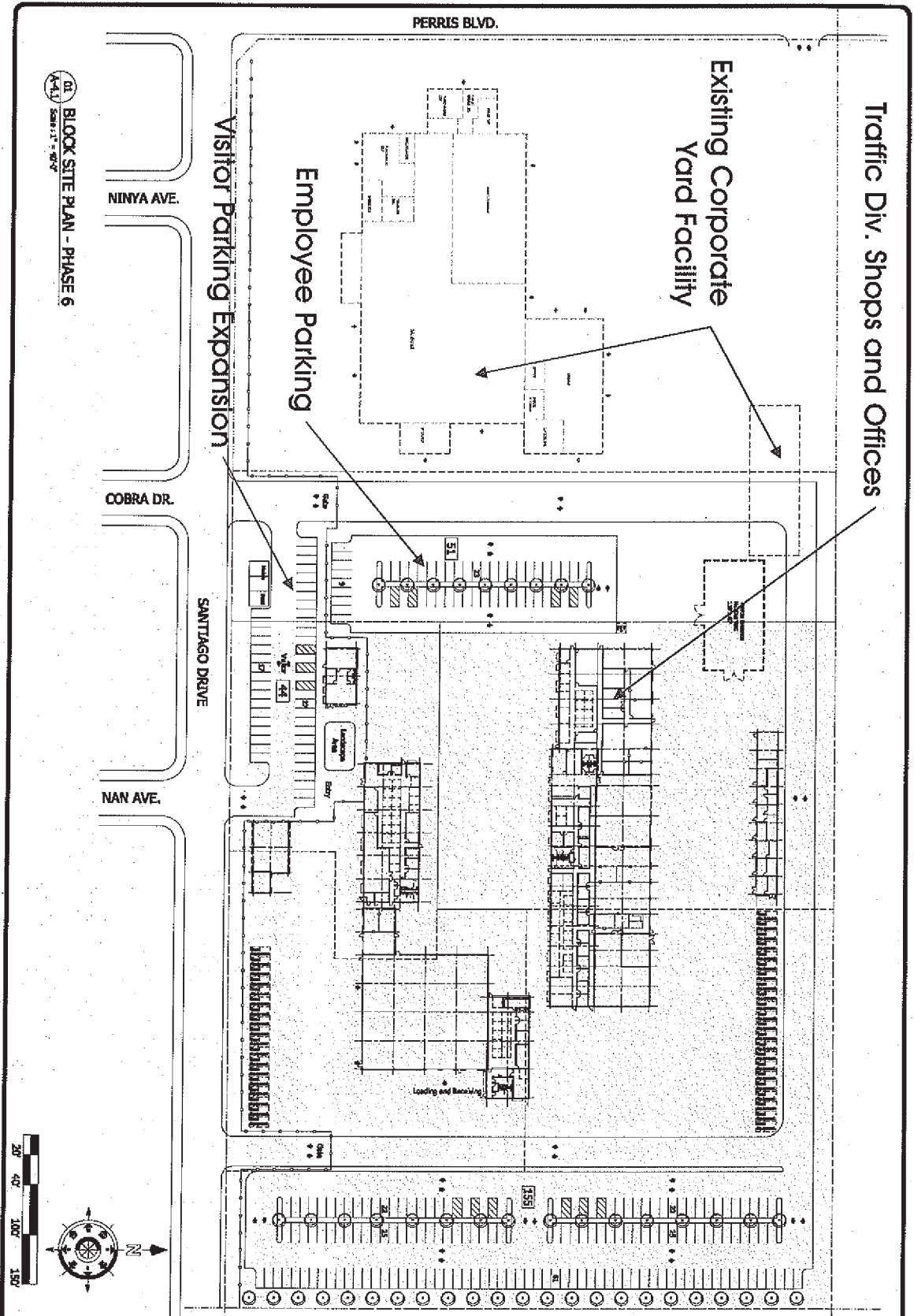
**01 BLOCK SITE PLAN - PHASE 5**  
 A-4.1a Scale: 1" = 40'-0"

<b>A-4.1a</b>	<b>BLOCK SITE PLAN - Rev. 5 - Phase 5</b>	DATE: 01/11/2011	SCALE: 1" = 40'-0"
	<b>New Corporate Yard Facility</b>	DESIGNER: GILLIS + PARSHAPAN ARCHITECTS, INC.	PROJECT NO.: 01110001
	<b>City of Moreno Valley, California</b>	ARCHITECT: GILLIS + PARSHAPAN ARCHITECTS, INC.	DATE: 01/11/2011
		PROJECT NO.: 01110001	DATE: 01/11/2011

**PROGRESS PRINTS**



**Construction Phasing Plan - Phase 6 (11,100 SF ~ \$5,660,000)**  
 City of Moreno Valley - New Corporate Yard Facility



DL BLOCK SITE PLAN - PHASE 6  
 11,100 SF

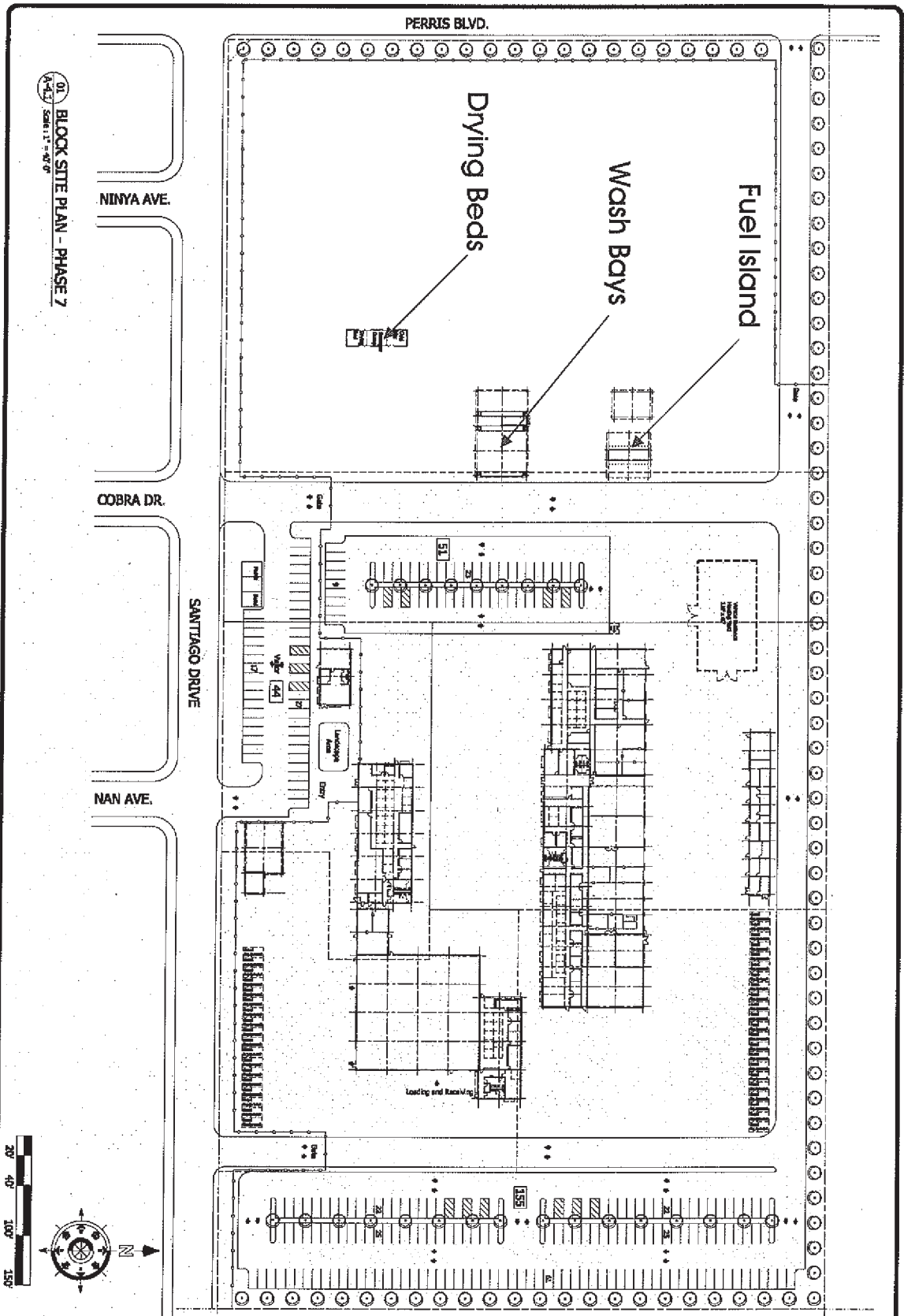
**A-4.14**

BLOCK SITE PLAN - Rev. 5 - Phase 6	
New Corporate Yard Facility	
City of Moreno Valley, California	
DATE: 08/11/2010	SCALE: 1/8" = 1'-0"
DRAWN BY: J.P.	CHECKED BY: J.P.
DATE: 08/11/2010	DATE: 08/11/2010

**PROGRESS PRINTS**


 Gils + Parichon Architects, Inc.  
 2700 BERRY AVE. COVINA, CA 91724  
 (626) 961-0100 FAX (626) 961-0101

**Construction Phasing Plan - Phase 7 (7,000 SF, ~\$2,600,000)**  
 City of Moreno Valley - New Corporate Yard Facility



01 BLOCK SITE PLAN - PHASE 7  
 Scale: 1" = 40'-0"

**A-4.19**  
 BLOCK SITE PLAN - Rev. 5 - Phase 7  
 New Corporate Yard Facility  
 City of Moreno Valley, California

DATE	BY	DESCRIPTION
08/11/10	JAN MULLER	ISSUE FOR PERMITS
08/11/10	JAN MULLER	ISSUE FOR PERMITS
08/11/10	JAN MULLER	ISSUE FOR PERMITS
08/11/10	JAN MULLER	ISSUE FOR PERMITS

**PROGRESS PRINTS**

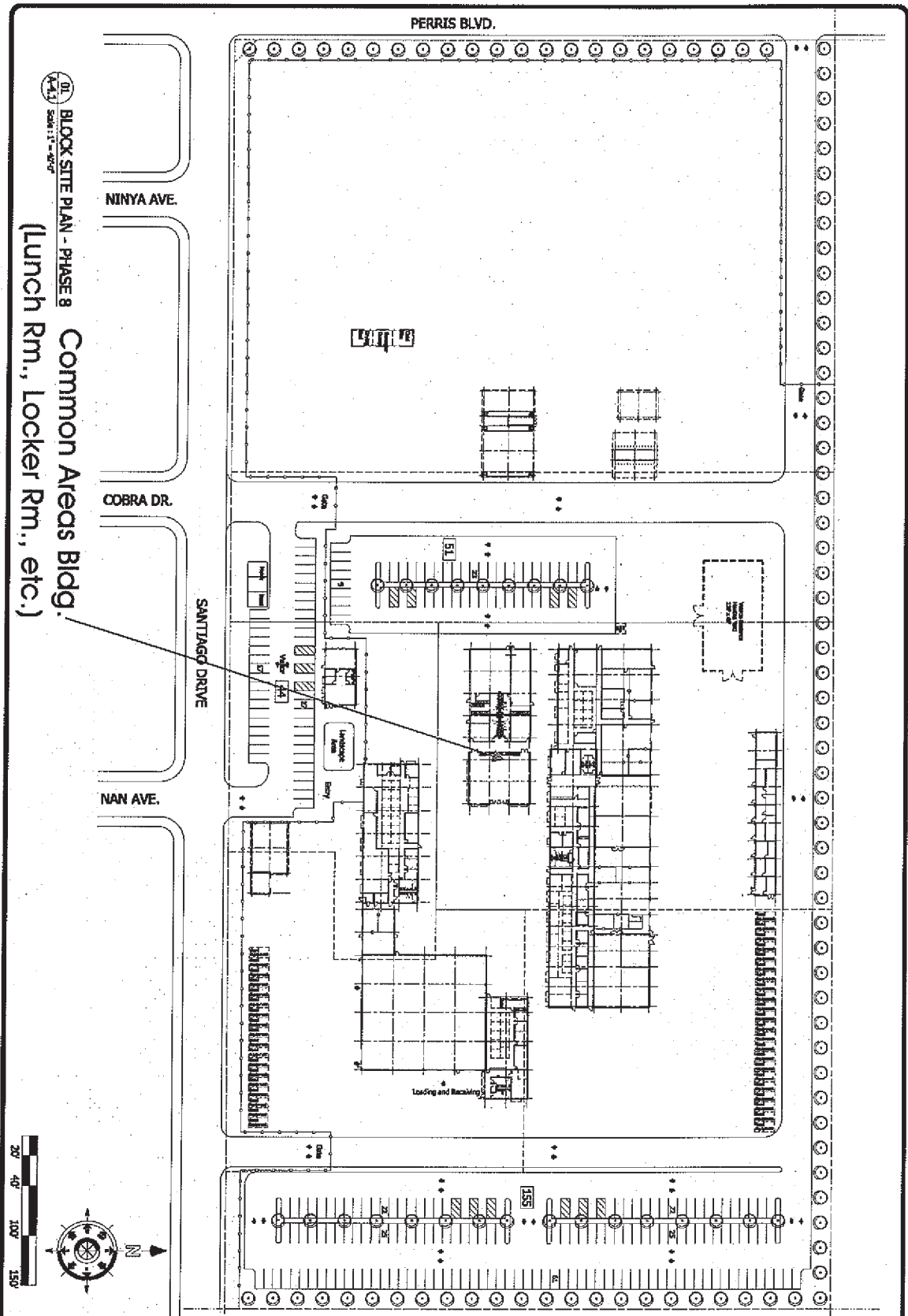
architectural  
 planning  
 interior  
 design

**Gillis + Parichapan Architects, Inc.**  
 2820 W. PICO STREET, SUITE 100, COSTA MESA, CALIFORNIA 92626  
 949.441.4444 FAX 949.441.4445



Construction Phasing Plan - Phase 8 (9,670 SF. ~\$4,480,000)  
 City of Moreno Valley - New Corporate Yard Facility

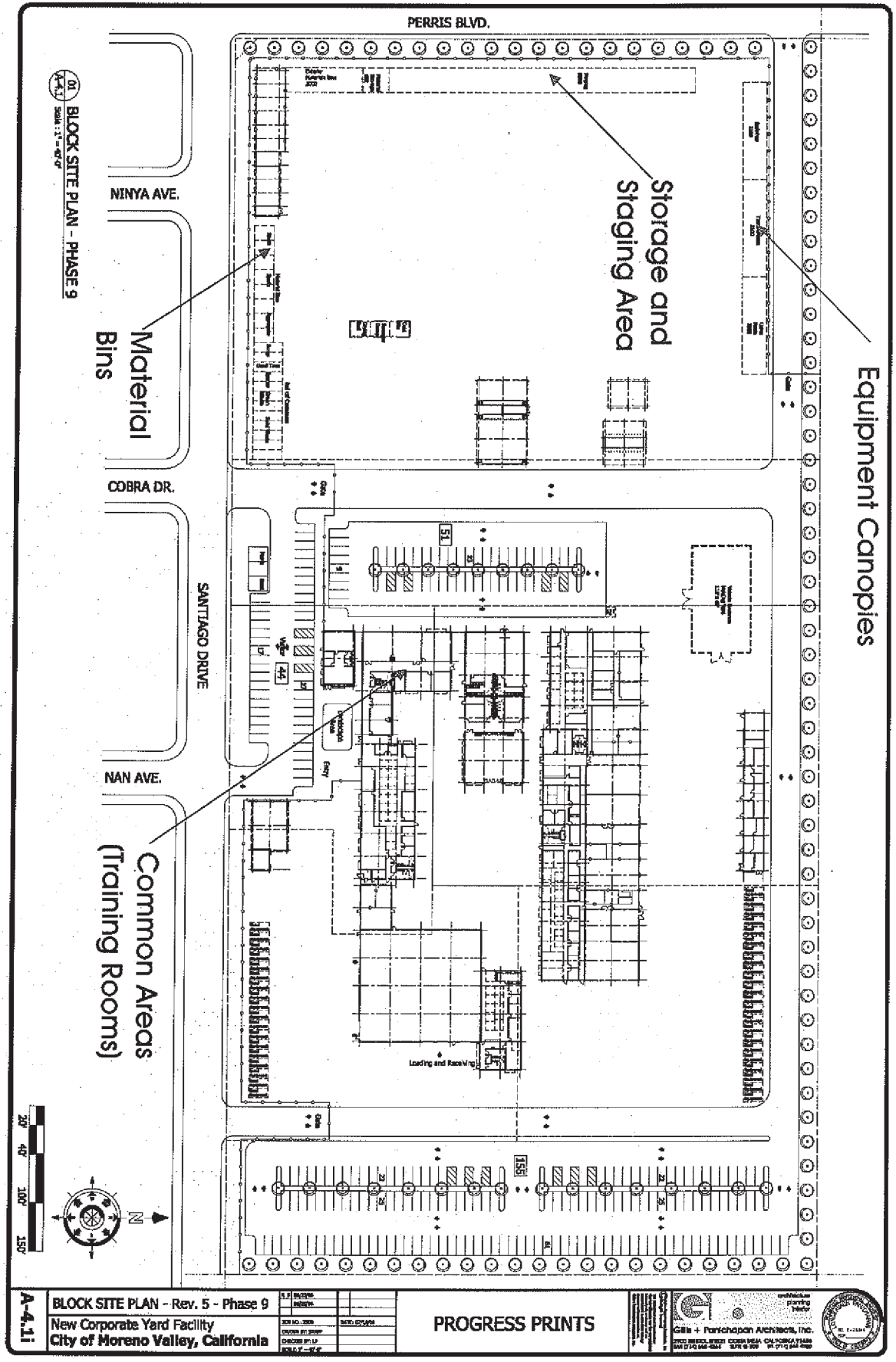
(II) BLOCK SITE PLAN - PHASE 8  
 Scale: 1" = 50'-0"  
**Common Areas Bldg.**  
 (Lunch Rm., Locker Rm., etc.)



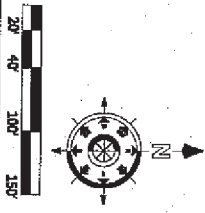
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	New Corporate Yard Facility		DRAWN BY: JMM
	City of Moreno Valley, California		CHECKED BY: JMM
			DATE: 11/11/11

**PROGRESS PRINTS**

**Construction Phasing Plan - Phase 9 (9,000 SF, ~\$4,520,000)**  
 City of Moreno Valley - New Corporate Yard Facility



01 BLOCK SITE PLAN - PHASE 9  
 A-4.11 Scale: 1/8" = 1'-0"



**A-4.11**  
 BLOCK SITE PLAN - Rev. 5 - Phase 9  
 New Corporate Yard Facility  
 City of Moreno Valley, California

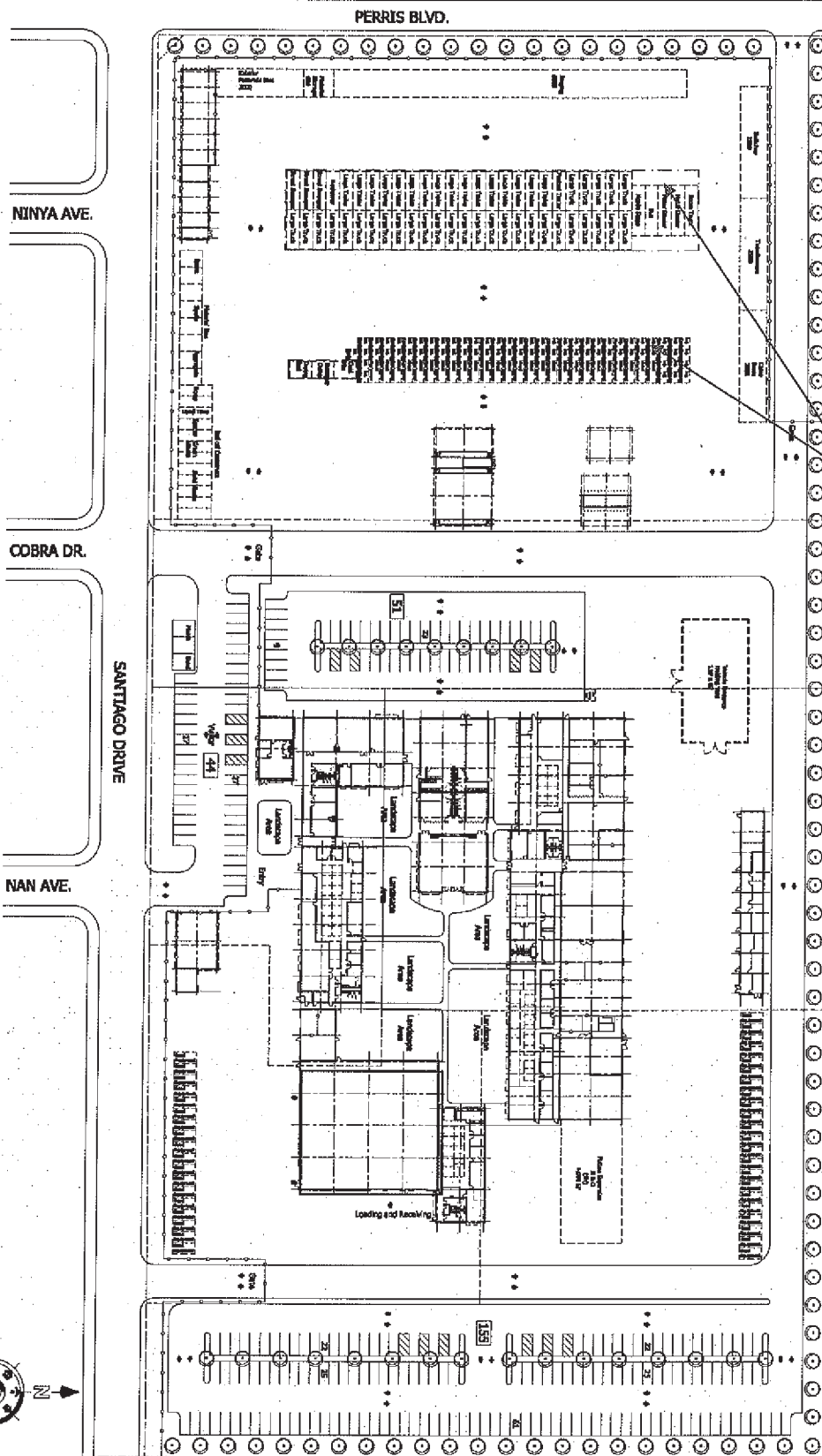
DATE	DESCRIPTION
08/10/2009	REVISED
08/20/2009	REVISED
09/17/2009	REVISED

**PROGRESS PRINTS**

G  
 Gills + Pantchapan Architects, Inc.  
 3700 BEECH STREET, COSTA MESA, CALIFORNIA 92626  
 (714) 446-6846 FAX (714) 446-6850

**Construction Phasing Plan - Phase 10 (9,000 SF, ~\$5,720,000)**  
 City of Moreno Valley - New Corporate Yard Facility

DL BLOCK SITE PLAN - PHASE 10  
 SCALE: 1" = 40'



Vehicle and Equipment Canopies

**A-4.1j**  
 BLOCK SITE PLAN - Rev. 5 - Phase 10  
 New Corporate Yard Facility  
 City of Moreno Valley, California

DATE	BY	REVISION

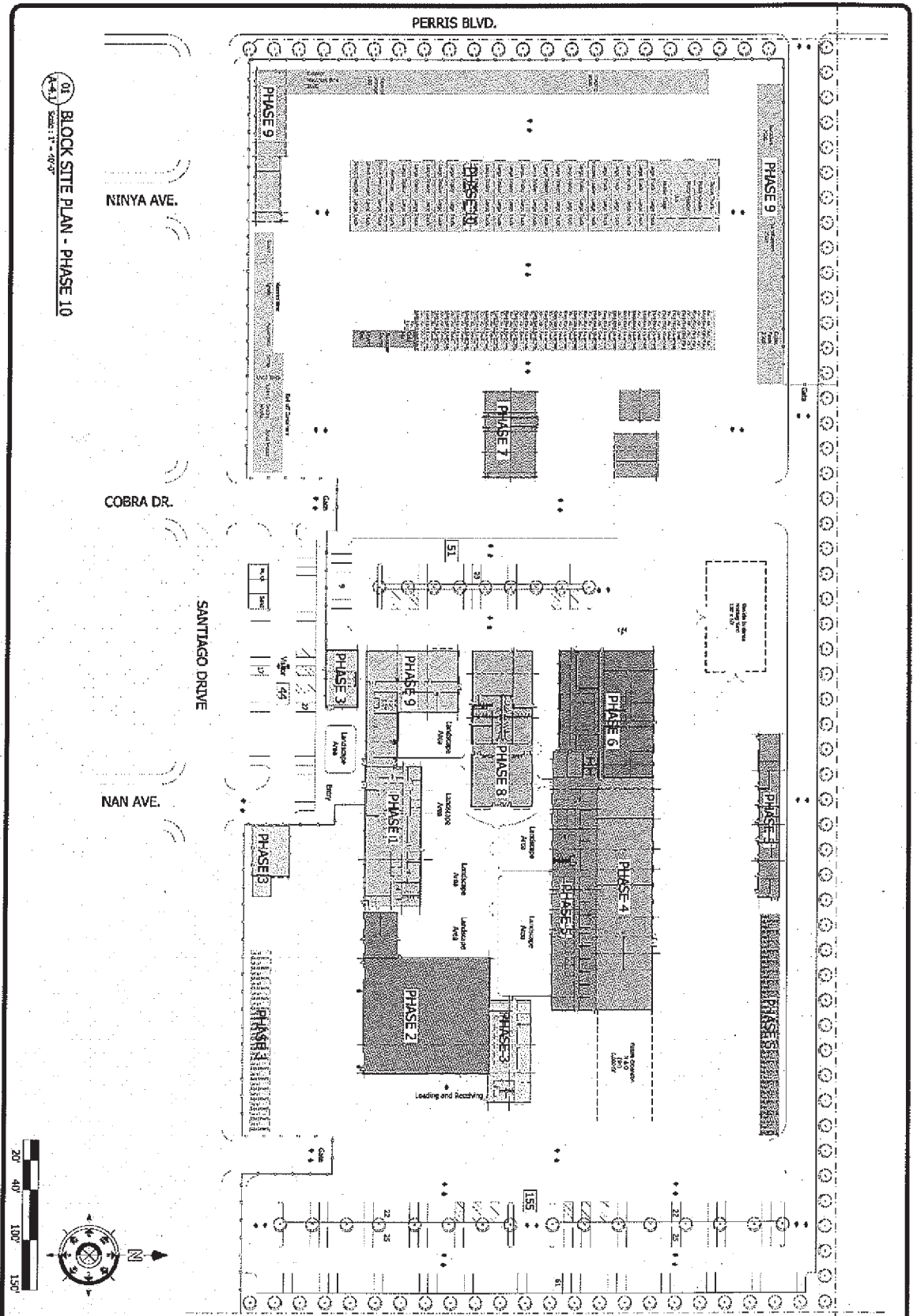
**PROGRESS PRINTS**

includes parking layout

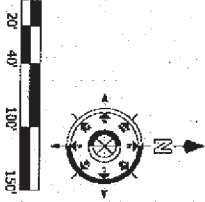
**G**  
 Gille & Parichaporn Architects, Inc.  
 2000 WEST 10TH STREET, CORONA, CALIFORNIA 92626  
 TEL: 949.241.4400 FAX: 949.241.4401



**Building Phasing Plan: (Total Cost - \$49,000,000)**  
 City of Moreno Valley - New Corporate Yard Facility



A-4.1 BLOCK SITE PLAN - PHASE 10  
 Scale: 1" = 40'-0"



**A-4.1j**  
 BLOCK SITE PLAN - Rev. 5 - Phase 10  
 New Corporate Yard Facility  
 City of Moreno Valley, California

DATE: 08/20/09	DATE: 08/20/09
BY: [Signature]	BY: [Signature]
CHECKED BY: [Signature]	CHECKED BY: [Signature]
SCALE: 1" = 40'-0"	SCALE: 1" = 40'-0"

**PROGRESS PRINTS**

**Gillis + Panichapan Architects, Inc.**  
 2000 WEST 105TH STREET, SUITE 100, COSTA MESA, CALIFORNIA 92626  
 714.444.4333 FAX 714.444.4335



## Proposed Phase I General Office Building

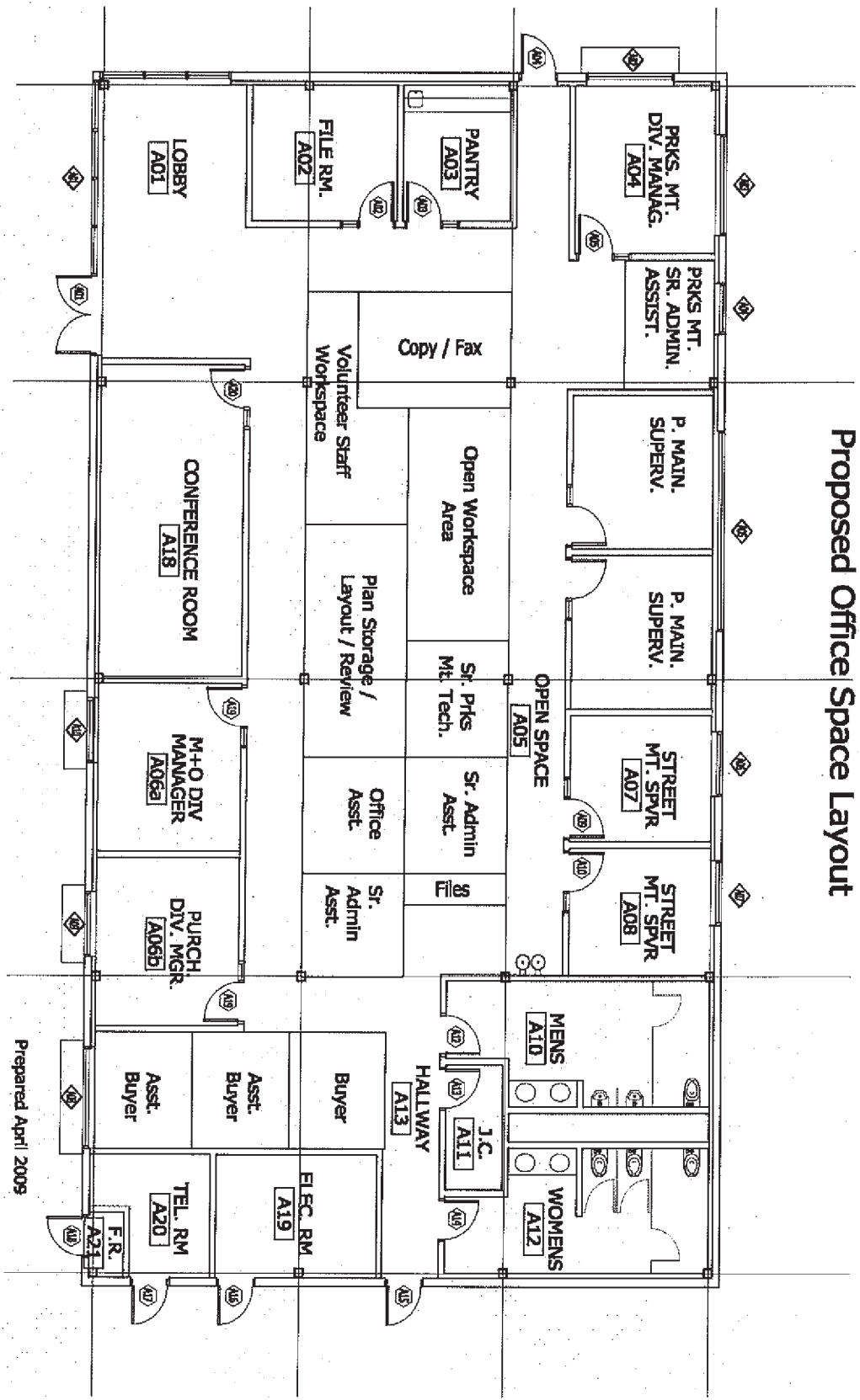
- \$3.0 million Corporate Yard Facility budget
- Phase I facility to serve as office space for:
  - Maintenance & Operations Division
  - Parks Maintenance Division
  - Purchasing Division
- The existing facility issues are that it is not compliant with the Americans with Disabilities Act (ADA); the restroom facilities are inadequate; the exterior safety lighting is inadequate; the undersized septic system requires frequent repairs; and modifications to the existing building (approximately \$2.5 million) are cost-prohibitive.
- Existing facility vacated office space (3,600 S.F.) – May be used as incidental overflow meeting area & storage area
- Ultimately, Phase I facility to serve as office space for Parks Maintenance

### Construction Phase 1 - Summary

City of Moreno Valley – New Corporate Yard Facility



# Proposed Office Space Layout



Prepared April 2009

Phase 1 - ~5,300 SF (94.1 x 56.1W) ~\$3,000,000  
 City of Moreno Valley - New Corporate Yard Facility



# Proposed Phase I Estimated Project Cost

## PHASE I DETAIL BREAKDOWN

- Design: \$ 295,000
- Construction: \$ 2,497,000
- Construction Surveying, Geotechnical, \$ 120,000  
& Inspection Costs:
- Project Administration: \$ 88,000

**TOTAL ESTIMATED COST:**

**\$3,000,000**

**BUDGET (Available Funding: Development Impact Fees):**

**\$3,053,000**

### TIME FRAME:

- Approximately 8 months for Design and 8 months for Construction

Construction Phase I - Statement of Probable Cost

City of Moreno Valley - New Corporate Yard Facility



# Conceptual Design Findings

## ANTICIPATED PROJECT SCHEDULE – PHASE I OFFICE BUILDING

- Award Design Contract: July 2009
- Begin Design Work: August 2009
- Complete Design Work: April 2010
- Start Construction: August 2010
- End Construction: April 2011

Statement of Probable Cost

City of Moreno Valley – New Corporate Yard Facility

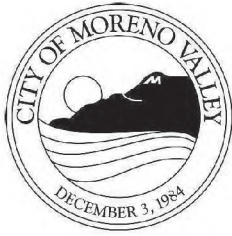




# QUESTIONS AND ANSWERS



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APPROVALS	
BUDGET OFFICER	<i>caf</i>
CITY ATTORNEY	<i>RDA</i>
CITY MANAGER	<i>RA</i>

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## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Kyle Kollar, Community Development Director

**AGENDA DATE:** April 21, 2009

**TITLE:** Recreational Vehicle Parking

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### **BACKGROUND**

Some months ago, the Code and Neighborhood Services Division and the City Council's Office received a citizen's complaint regarding her neighbor's parking a large motorized recreational vehicle on the street. The complainant expressed concerns regarding her inability to safely exit her driveway in her vehicle due to view obstructions caused by her neighbor's motor home. Based upon this complaint, the City Council requested a study session be scheduled to discuss recreational vehicle parking in detail.

This complaint was resolved utilizing certain existing provisions of the City's Municipal Code. Sections 6.04.040(D)(3) and 12.28.040(B) of the Municipal Code limit the amount of time a recreational vehicle may be parked on a public street to 72 hours and prohibit unsafe sight line obstructions caused by recreational vehicles parked on a public street.

Overall, complaints involving recreational vehicles are extremely rare and usually involve obstruction of City sidewalks or inoperative vehicles. According to Code Services records, this complaint regarding sight line obstruction was the first of its kind and there hasn't been a similar one since.

### **DISCUSSION**

For the most part, Moreno Valley does not regulate parking/storage of recreational vehicles on private property. Some other municipalities have adopted recreational vehicle ordinances that specifically regulate the parking/storage of these vehicles on private property. Although such regulations vary among jurisdictions, the most common are:

- Minimum distance from adjacent properties.
- Restrict storage location to the rear yard only.
- Require a six foot obscuring fence.
- Limit storage to only the property owner’s vehicle.
- Establish a maximum size of vehicle to be stored.
- Require landscape screening adjacent to neighboring properties.

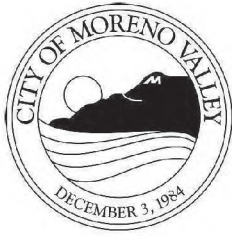
**CONCLUSION**

The specific complaint that generated this Study Session topic was a rare incident involving a street-parked recreational vehicle obscuring the safe sight line of a neighbor. That matter was resolved using existing provisions of the Municipal Code. Historically, it does not appear that regulation of recreational vehicle parking/storage on private property has been deemed a necessity in Moreno Valley.

Prepared By: Al Brady  
Code and Neighborhood Services Official

Department Head Approval: Kyle Kollar  
Community Development Director

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



APPROVALS	
BUDGET OFFICER	<i>caf</i>
CITY ATTORNEY	<i>RDH</i>
CITY MANAGER	<i>RM</i>

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## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Kyle Kollar, Community Development Director

**AGENDA DATE:** April 21, 2009

**TITLE:** Regulation of Residential Exterior Paint Colors

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### **RECOMMENDED ACTION**

Staff recommends that the City Council provide direction concerning whether to regulate exterior paint colors for residential structures.

### **BACKGROUND**

Councilmember Molina has requested this topic be scheduled for City Council study session consideration, with a second provided by Councilmember Batey. This subject has been the focus of City Council and/or Planning Commission discussion previously, most recently early in calendar year 2008 (Attachment 1). At that time, the City Attorney's office issued a confidential memorandum to the Council defining the opportunities and constraints associated with a municipality's regulating the exterior color of residential structures.

### **DISCUSSION**

A little over a year ago, the question arose about whether the City should more stringently regulate the exterior colors that residences may be painted. The topic was discussed separately by the City Council and Planning Commission. No definitive direction emerged during that time toward regulating exterior residential paint colors.

The Municipal Code contains some design guidelines relating to residential exterior paint colors (Attachment 2), but such are 'advisory' more than regulatory. If the City Council wanted to actually prescribe what colors residential structures could be painted, specific, directive language would have to be developed/adopted for inclusion in the Municipal Code.

**ATTACHMENTS/EXHIBITS**

1. Planning Commission memorandum, January 24, 2008
2. Excerpt of design guidelines from Municipal Code

Prepared By:  
Kyle Kollar  
Community Development Director

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





CITY OF MORENO VALLEY  
Community Development Department  
Planning Division

## MEMORANDUM

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To: Planning Commission  
From: John C. Terrell, Planning Official  
Date: January 24, 2008  
Subject: Single Family Residential Paint Colors

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### Background

Early last year, then Mayor Charles White received a constituent request for the City to consider regulating the repainting of existing single family homes. The constituent noted that existence of homes painted “extreme colors such as turquoise, orange or purple....in some cases, the results appear tasteful, but in others it is tacky.”

Subsequently, the Mayor requested an analysis from the City Attorney’s office as to the legality in regulating single family residential paint colors. The City Attorney’s conclusion was that the City can regulate single family residential paint colors but must be cautious not to do so in a manner that makes content-based, viewpoint based or racial/cultural distinctions in choosing acceptable colors or color combinations. The City Attorney’s memo will be provided under separate cover.

Late last year, the City Council discussed the issue briefly at a Study Session and referred the issue to the Planning Commission for review and recommendation.

### Discussion

The City’s Municipal Code provides a number of design guidelines regarding paint colors (see Attachment #1). The guidelines encourage the use of simple color schemes that are compatible with the building architecture. Base walls are encouraged to be light colored, a guideline which often conflicts with the darker earth tones currently in favor. The use of bright colors such as fluorescent, hot or “day glo” colors are strongly discouraged. Colors are also encouraged to be used to express identity and individuality.

The design guidelines have traditionally been used to assess new development projects, both residential and non-residential, as well as additions and renovations of existing structures. All new residential and non-residential structures have approved color palettes. The guidelines have also been used from time to time as the basis to regulate the repainting of commercial structures. The City does not have a specific list of approved colors for use in residential or non-residential structures.

The regulation of the repainting of single family residential is not a common practice for cities, and generally left to homeowners’ associations where they exist. Planning staff is aware of smaller desert communities that informally regulate repaint colors (e.g. Rancho Mirage). The City Attorney identified one city with specific written regulations on single family repaint colors.



## Single Family Residential Paint Colors

January 24, 2008

Page 2

That city, Cerritos, is a relatively small (xx square mile), middle class community built out in the 1970's. Excerpts from that city's website are included as Attachment #2.

The Planning Division receives occasional inquiries from homeowners relative to the need for approval of the repaint of their homes. These homeowners are advised to check with their homeowners association, or if there is none, to check with their neighbors prior to repainting. These homeowners have not been desirous of unusual paint colors.

The planning and code enforcement staff also receives occasional complaints about the colors of repainted homes. None of the complaints to planning staff have involved bright colors. The most recent example was a complaint about a light steel blue gray house in a tract of shades of beige. Enforcement of any paint color regulations would more likely be done by Code Enforcement after the repainting has occurred.

Potential discussion points for the Planning Commission include the following:

1. Is this considered a significant issue in Moreno Valley?
2. Is it appropriate for the City to regulate single family residential repaint colors?
3. If so, what level of priority should be given to this issue relative to other code issues?
4. If so, what standards should be set (e.g. adhere to a list of approved paint colors or define only most offensive paint schemes)?

Attachments



4. New developments should respect the view of existing developments. Large developments should maintain view corridors which are oriented toward an existing or proposed amenity such as a park, open space or natural feature.

5. Trash enclosures, loading areas, mechanical equipment and outdoor storage areas shall be screened from public view. Enclosures shall be compatible with the project architecture and shall not detract from the overall design theme.

6. New residential flag lots shall be permitted only in hillside subdivisions and only when no other alternatives are available.

7. Natural drainage courses should be retained in their natural state.

8. Building mass and scale should be in proper proportion to the site, open spaces, street location and surrounding developments.

9. All exterior wall elevations of buildings and screen walls shall have architectural treatments enhancing the building appearance. Uniform materials and consistent style should be evident in all exterior elevations of a building. Secondary materials should be used to highlight building features and to provide visual interest.

10. Building massing should be varied to provide interesting form, proportion and scale. Monolithic forms are discouraged; massing variety should be three dimensional.

11. Building design and siting should be compatible with surrounding land uses and with the climate and physical setting of Southern California.

12. Building architecture should be compatible with surrounding existing or planned architectural character. Within commercial centers, materials, textures, colors and architectural detailing shall be compatible with the center's specified design theme.

13. Shadow patterns created by architectural elements such as overhangs, projections and recesses of stories, balconies, reveals and awnings are encouraged, adding to building interest and aiding in climate control.

14. Multi-story buildings should be detailed to reduce their vertical appearance as much as possible. This can be done by articulating the separate floor levels with horizontal bands, by increasing the level of detail on lower floors, by progressively lessening building mass on upper floors and by using heavier materials on lower floor facades.

15. Building entries should be articulated through massing treatment and should incorporate detailed design elements.

16. Roofs should be designed to be attractive when viewed from adjacent buildings or roadways. Roof-mounted equipment shall be concealed from public view.

17. Base walls and other large expanses should be light colored. Soft tones ranging from white to very light pastels are encouraged. Natural light colors, such as off-whites, beige and sand, are also acceptable.

18. Building accent elements, like doors, window framing, chimneys, trim, railing, awnings and light fixtures, should contrast with the main building color, producing added interest and a lively streetscape. Care should be taken not to use too many bright colors or too many different types of details to avoid an overwhelming or cluttered building.

19. The use of simple color schemes using no more than three colors is recommended.

20. All paint products, awning fabric or other color elements should be durable and fade resistant and shall be recommended by the manufacturer for the proposed use and location.

21. The use of bright colors such as fluorescent, hot or "day glo" colors is strongly discouraged.



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# 2009

## City of Moreno Valley

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- Closed Session
- Council Meeting
- Study Session
- Holidays

### Holidays

- 01/01/09 New Year's Day
- 01/19/09 Martin Luther King's Birthday
- 02/16/09 President's Day
- 05/25/09 Memorial Day
- 07/03/09 4th of July

- 09/07/09 Labor Day
- 11/11/09 Veteran's Day
- 11/26 - 11/27/09 Thanksgiving
- 12/24 - 12/25/09 Christmas



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# 2008

## City of Moreno Valley

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- Council Meeting
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- Holidays
- Council Recess

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