



**AGENDA**  
**CITY COUNCIL OF THE CITY OF MORENO VALLEY**  
**MORENO VALLEY COMMUNITY SERVICES DISTRICT**  
**CITY AS SUCCESSOR AGENCY FOR THE**  
**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF**  
**MORENO VALLEY**  
**MORENO VALLEY HOUSING AUTHORITY**

**September 18, 2012**

**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 Mel Alonzo, ADA Coordinator at 951.413.3705 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.*

William H. Batey II, Mayor Pro Tem  
Jesse L. Molina, Council Member

Richard A. Stewart, Mayor

Robin N. Hastings, Council Member  
Marcelo Co, Council Member

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**\*THE CITY COUNCIL RECEIVES A SEPARATE STIPEND FOR CSD MEETINGS**

**STUDY SESSION - 6:00 PM  
SEPTEMBER 18, 2012**

**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. SR-60 EAST OVERLAY AREA FOR HIGHEST AND BEST LAND USES (CEDD/15 MIN.)
2. DISCUSSION REGARDING INTEREST RATE CHARGED TO DELINQUENT CIVIL CITATIONS (CA/15 MIN.) ❖
3. DISCUSSION OF REMEDIES RELATED TO SQUATTERS IN RESIDENTIAL PROPERTIES (CA/15 MIN.) ❖
4. CITY COUNCIL REQUESTS AND COMMUNICATIONS

AGENDA  
September 18, 2012

(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/City as Successor Agency for the Community Redevelopment Agency/Housing Authority 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, City as Successor Agency for the Community Redevelopment Agency and Housing Authority 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**

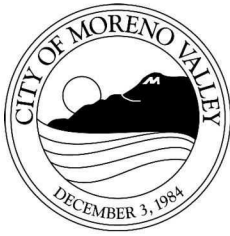
Number of Cases: 5

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

Number of Cases: 5

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

## **ADJOURNMENT**



APPROVALS	
BUDGET OFFICER	<i>CAF</i>
CITY ATTORNEY	<i>[Signature]</i>
CITY MANAGER	<i>[Signature]</i>

## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Barry Foster, Community & Economic Development Director

**AGENDA DATE:** September 18, 2012

**TITLE:** SR 60 – EAST OVERLAY AREA FOR HIGHEST AND BEST LAND USES

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**RECOMMENDED ACTION:**

The City Council discuss the idea of retaining a planning consultant to prepare a study to establish an Overlay Area along the SR 60-East area, from Nason to the easterly City limits to help determine the highest & best land uses along the largely undeveloped freeway corridor.

**BACKGROUND**

The City of Moreno Valley has made economic development a top priority. Part of the City’s Economic Development Action Plan is a goal of ‘capitalizing on the opening of Skechers USA and begin to re-evaluate land uses in eastern Moreno Valley in conjunction with the expiration of the Moreno Highlands Specific Plan and supporting Development Agreement’. The 1.82 million sq. ft. Skechers USA facility was developed on the southerly side of SR 60 as part of the Highland Fairview Corporate Park-situated between Redlands and Theodore. Recently, the 943,000 S.F. WestRidge Commerce Center was approved for this area and several other projects have been proposed for this largely undeveloped area, including the 41 million sq. ft. World Logistics Center (WLC).

The development of a Specific Plan and environmental review is currently underway for the proposed World Logistics Center. In addition to considering the WLC project, the City of Moreno Valley should examine future development opportunities along the SR 60 East corridor—from Nason to the easterly City limits. The use of an overlay zone is a common planning technique that has been used in Moreno Valley before with the medical overlay zone.

**DISCUSSION**

In April 2012, at a joint City Council/Planning Commission Study Session, the idea of examining the highest and best land uses along SR 60-East was introduced. The concept of creating an Overlay Zone along SR 60 East was discussed at the Study Session as a way to help determine the most suitable land uses for this largely undeveloped freeway corridor. At the August 23, Planning Commission meeting, it was a unanimous request by the Planning Commission members to suggest that the City pursue an overlay plan to help establish the most effective land uses for the SR 60 East corridor. The following represents a proposed methodology from City staff (Community & Economic Development Director and Planning Official) to help with a planning effort to look at the highest and best land uses along SR 60 East—from Nason to the easterly City limits.

- Pursue a budget appropriation of \$50,000 for the purpose of retaining a planning consultant for an Overlay Study for the SR 60-East corridor
- Undertake a Request for Proposal (RFP) process to retain the services of a qualified planning consultant
- Prepare an Overlay Study to determine the highest and best land uses along the SR 60 East corridor—from Nason to the easterly City limits.

City staff believes it can do an RFP process to retain a consultant and then complete a draft Overlay Study within a 90 to 120 day time period. A draft Overlay Study with suggested land uses would then be presented to the Planning Commission and City Council for consideration.

Prepared By:  
Barry Foster  
Community & Economic Development Director

Reviewed By:  
John Terell  
Planning Official

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