



## Report to City Council

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**TO:** Mayor and City Council

**FROM:** Angelica Frausto-Lupo, Community Development Director

**AGENDA DATE:** May 5, 2026

**TITLE:** ORDINANCE ADOPTING ASSOCIATED ZONING TEXT AND ZONING ATLAS AMENDMENTS TO IMPLEMENT THE LAND USE POLICIES AND REGULATIONS OF THE 2024 GENERAL PLAN UPDATE (REPORT OF: COMMUNITY DEVELOPMENT) (DISTRICTS: ALL DISTRICTS)

**TITLE SUMMARY:** Second Reading – Passage/Adoption of Ordinance No. 1042

**DISTRICT:** All Districts

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### **Recommendation(s)**

1. Pass and adopt Ordinance No. 1042, by title only, adopting the associated Title 9 (Planning and Zoning) Text and Zoning Atlas Amendments to implement the land use policies and regulations of the 2024 General Plan Update approved by the City Council.

### **SUMMARY**

This is the Second Reading (Passage/Adoption) of Ordinance No. 1042 adopting the associated Zoning Text and Zoning Atlas Amendments to implement the land use policies and regulations set forth and described in the 2024 General Plan Update, respectively introduced and approved by the City Council at its regular meeting on April 21, 2026.

### **DISCUSSION**

Ordinance No. 1042 is related to the “MoVal 2040 Project” (PEN25-0020), which consists of:

1. 2024 General Plan Update (“2024 GPU”), which is a comprehensive General Plan Update that articulates a vision for the City’s growth over the next 20 years, which includes the implementation of five new General Plan land use designations consisting of Business-Flex, Corridor Mixed Use, Center Mixed Use, Downtown Center, and Highway Office/Commercial;
2. A 2024 Climate Action Plan (“2024 CAP”) that describes and demonstrates how the City will comply with the State’s greenhouse gas (GHG) emission reduction standards and goals and streamline environmental review of certain future development projects; and
3. Associated Zoning Text and Zoning Atlas Amendments to implement the land use policies and regulations, such as but not limited to zoning and development standards, and the goals and objectives set forth and described in the 2024 GPU.

At the April 21 City Council Public Hearing, the City Council took the following actions:

1. Adopted Resolution No. 2026-19, approving and adopting the Findings of Fact, Mitigation Monitoring and Reporting Program, and Statement of Overriding Considerations, and Certifying the 2024 Revised Final Program Environmental Impact Report of the MoVal 2040 Project;
2. Adopted Resolution No. 2026-20, approving the 2024 General Plan Update and 2024 Climate Action Plan; and
3. Introduced (First Reading) Ordinance No. 2026-1042, approving Associated Zoning Text and Zoning Atlas Amendments

The proposed action involves the passage and adoption (Second Reading) of Ordinance No. 1042 which amends the text of Title 9 (Planning & Zoning) of the Moreno Valley Municipal Code and the City’s official Zoning Atlas to ensure that the text of Title 9 and the zoning designations depicted in the Zoning Atlas are consistent with the land use policies and regulations set forth and described in the 2024 General Plan Update, which the City Council approved by Resolution No 2026-20 on April 21, 2026.

Zoning consistency with the General Plan is a requirement of State law, and zoning must be changed to re-establish consistency “within a reasonable time” upon adoption of a new General Plan Land Use Element (Government Code Section 65860(c)). The Governor’s Office of Land Use and Climate Innovation suggests that when possible, general plan amendments and related zoning changes should be considered simultaneously.

The MoVal 2040 Project’s associated Zone Text and Zoning Atlas Amendments will implement the newly established 2024 GPU zoning regulations and designations. Towards this end, the following new zoning designations have been developed:

- DC - Downtown Center
- COMU - Corridor Mixed Use
- CEMU - Center Mixed Use
- B-F - Business Flex
- H O/C - Highway Office/Commercial

A list of permitted uses and development regulations associated with the new zoning designations has been developed, consistent with the 2024 GPU policies and vision for each zoning designation.

Related documents can be found at the following locations:

Municipal Code Text Changes:

<https://moval.gov/cdd/pdfs/projects/mv2040/MuniCodeAmendment.pdf>

Permitted Uses:

<https://www.moreno-valley.ca.us/cdd/pdfs/projects/mv2040/PermittedUses.pdf>

Zoning Atlas Amendments:

<https://www.moreno-valley.ca.us/cdd/pdfs/projects/mv2040/ZoningAtlasAmendments.pdf>

## **ALTERNATIVES**

1. Conduct Second Reading and Pass and Adopt Ordinance No. 1042, by title only, adopting the associated Zoning Text and Zoning Atlas Amendments to implement the land use policies and regulations set forth and described in the 2024 General Plan Update approved by the City Council. (*Staff recommends this alternative since State law requires consistency between the City's General Plan and the City's Municipal Code and Zoning Atlas.*)
2. Do not Pass and Adopt Ordinance No. 1042. (*Staff DOES NOT recommend this alternative since State law requires consistency between the City's General Plan and the City's Municipal Code and Zoning Atlas.*)
3. Direct staff to make any recommended changes approved by a majority vote of the City Council. (*Staff DOES NOT recommend this alternative because it will cause further delay which will create uncertainty for the public and other stakeholders regarding future development proposals, plus the City Council retains the right to make necessary amendments in the future.*)

## **FISCAL IMPACT**

There is no fiscal impact with the recommended action.

## **NOTIFICATION**

The agenda was posted in accordance with the Brown Act.

## **PREPARATION OF STAFF REPORT**

Prepared By:  
Angelica Frausto-Lupo  
Director of Community Development

Department Head Approval:  
Sean Kelleher  
Assistant City Manager (Development)

Concurred By:  
Steven B. Quintanilla  
City Attorney

## **CITY COUNCIL GOALS**

**Positive Environment.** Create a positive environment for the future development of Moreno Valley.

**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.

## **CITY COUNCIL STRATEGIC PRIORITIES**

- 1. Economic Development**
- 2. Public Safety**
- 3. Library**
- 4. Infrastructure**
- 5. Beautification, Community Engagement, and Quality of Life**
- 6. Youth Programs**

## Report Approval Details

Document Title:	STAFFREPORT_CDD_2NDREAD_GPU_UPDATE.docx
Attachments:	- Ordinance GPU ZONE AMENDMENTS.docx - Exhibit A Text Amendments.pdf - Exhibit B Map Amendments.pdf
Final Approval Date:	Apr 30, 2026

This report and all of its attachments were approved and signed as outlined below:

Angelica Frausto-Lupo

Sean Kelleher

Natalia Medina

Felicia London, MPA

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