



# Multi-Family Residential and Mixed-Use Residential Objective Design Standards

**Development Services Department**

Presentation by

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Placeworks, Alan Loomis

Public Hearing Item # 13 City Council September 5, 2023

# Multi-Family Objective Design Standards

City Council Adopted Urgency Ordinance  
Effective May 2, 2023





# AGENDA

- 1 ODS Refresher
- 2 Community Input
- 3 Final Document
- 4 Ministerial Process
- 5 Recommendation





# ODS Refresher

# Refresher

- Implementation measure from Housing Element
- Funded by LEAP grant
- Fulfills State SB-35 mandate
- Simplified administrative review for projects to speed up process and meet applicability requirements
- Sets a Minimum Standard of Quality
- ODS are not a “one-size fits all” approach to development
- Implemented in the DTSP, TOD Overlay Zone, Multi-Family Zones and Commercial/Business/Innovation

# Where ODS Apply

Legend

TOD Overlay



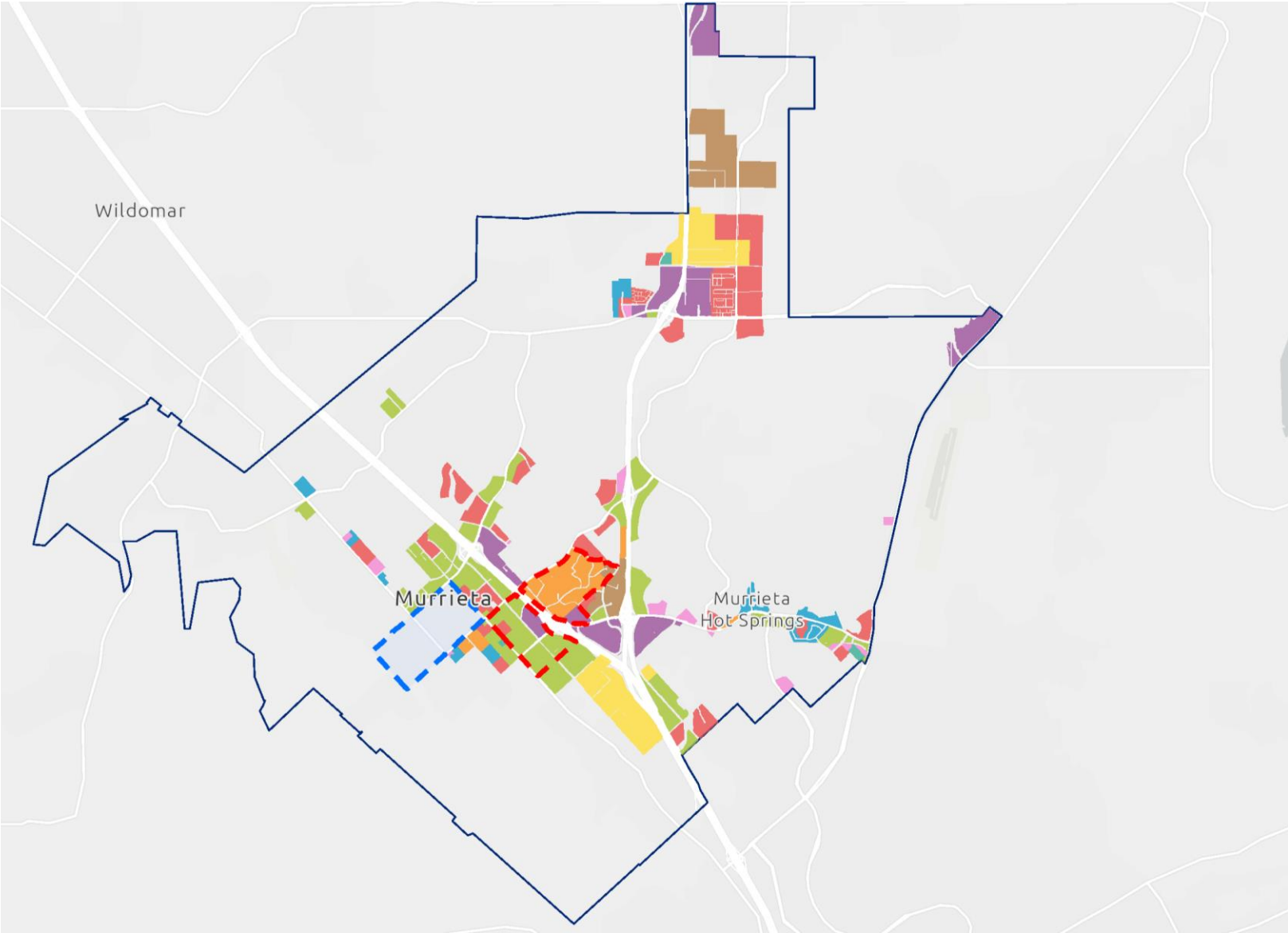
Specific Plans



Zoning

- Multi-Family 2, Residential
- Multi-Family 1, Residential
- Community Commercial
- Regional Commercial
- Office
- Innovation
- Neighborhood Commercial
- Office Research Park
- Multi-Family 3/4, Residential

City of Murrieta





# Community Input



# Community Input

- Online survey
  - Available from November 16, 2022, to February 9, 2023
  - Focused on architecture and design, open space and mobility, key demographic information
  - Gathered 56 total responses
- Market Nights Booth
  - Thursday, May 18<sup>th</sup>, 2023
  - Shared key information about the Public Draft ODS
  - Follow up survey focusing on design, recreational amenities and site planning
  - Gathered 36 total responses





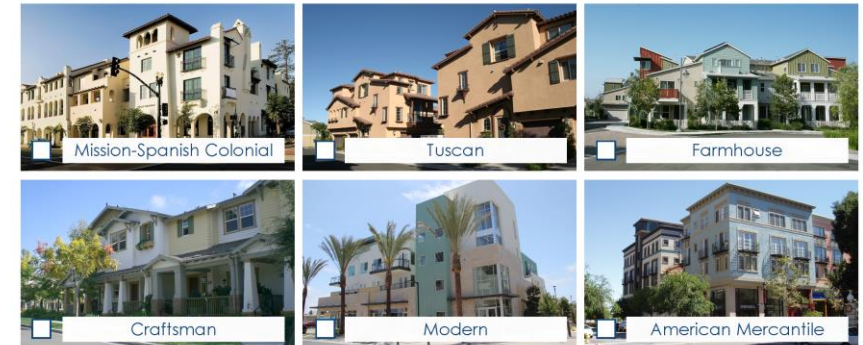
# Key Take-Aways

- Community preference for Spanish Colonial revival and Craftsman style Architecture
  - Followed by American Mercantile and Farmhouse
- Desire for walking and hiking trails, bike trails and nature paths incorporated into development
- Preference for open space to be provided centrally in new developments
- Community members would use and enjoy more parks, dog parks, walking trails and playgrounds incorporated into new development

## CITY OF MURRIETA MULTI-FAMILY DESIGN GUIDELINES SURVEY



1. Using the images below, select the **top 3** architectural styles you think are most appropriate for multi-family housing in Murrieta.



2. Choose your **top 3** preferred open space amenities for multi-family housing.

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Green Space/Parks | <input type="checkbox"/> Benches       | <input type="checkbox"/> Walking Paths |
| <input type="checkbox"/> Dog Parks         | <input type="checkbox"/> Firepits      | <input type="checkbox"/> Benches       |
| <input type="checkbox"/> Playgrounds       | <input type="checkbox"/> Picnic Tables |  |

3. Based on the 3 images below, choose your favorite open space layout in a multi-family housing development.



- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Central Open Space | <input type="checkbox"/> Corner Open Space | <input type="checkbox"/> Open Space Provided in Walking Paths |
|---|--|---|





# Final Document

# ODS Outline



Chapter 1: Purpose



Chapter 2: General Standards



Chapter 3: Building Types



Chapter 4: Architectural Styles



Chapter 5: Standards Compliance Checklists



# Key Changes to ODS

- Permitted Styles in the Innovation, Office and Commercial Zones
  - Revised to allow Modern in the Office, Innovation, and TOD districts only.
  - Revised to limit Office zoned areas south or west of Jefferson Avenue or abutting to the 3 DTSP styles or Farmhouse.
- Permitted Styles adjacent to the DTSP
  - Revised to require Craftsman, Spanish Colonial Revival and American Mercantile on properties abutting the DTSP on Ivy, Kalmia, Jefferson, and Hayes
- Consistency with the Housing Element
  - Revising language requiring enclosed and covered parking
- Standard document clean up
  - Clarifying language and requirements, grammar clean up, visual and graphic clean up, formatting consistency reviews



# Ministerial Process

# Key Changes to Project Review Process

Update	Related Policy(s)
<b>Ministerial Review Process</b>	Policy 1.2, Policy 1.3, Policy 2.5, Policy 3.1, Policy 3.3

- **Policy Action 2-5: Residential Development in the TOD Overlay District**
  - Specifically, when available and necessary the City will utilize waivers and regulatory incentives to encourage the development of units affordable to low and very low-income households in the TOD.
- **Policy Action 3-3: Development of Housing for Extremely Low and Lower-Income Housing**
  - Evaluate and amend the zoning code by committing to establish incentives above and beyond state law, expedite permit processing and clarity outreach to other appropriate methods.
- **Policy Action 3-5: Adopt Residential Development Standards:**
  - Adoption of the Design Guidelines will allow for a new ministerial approval process with objective standards for qualifying Multi-Family projects, removing constraints due to the discretionary permit process, such as findings and hearings.

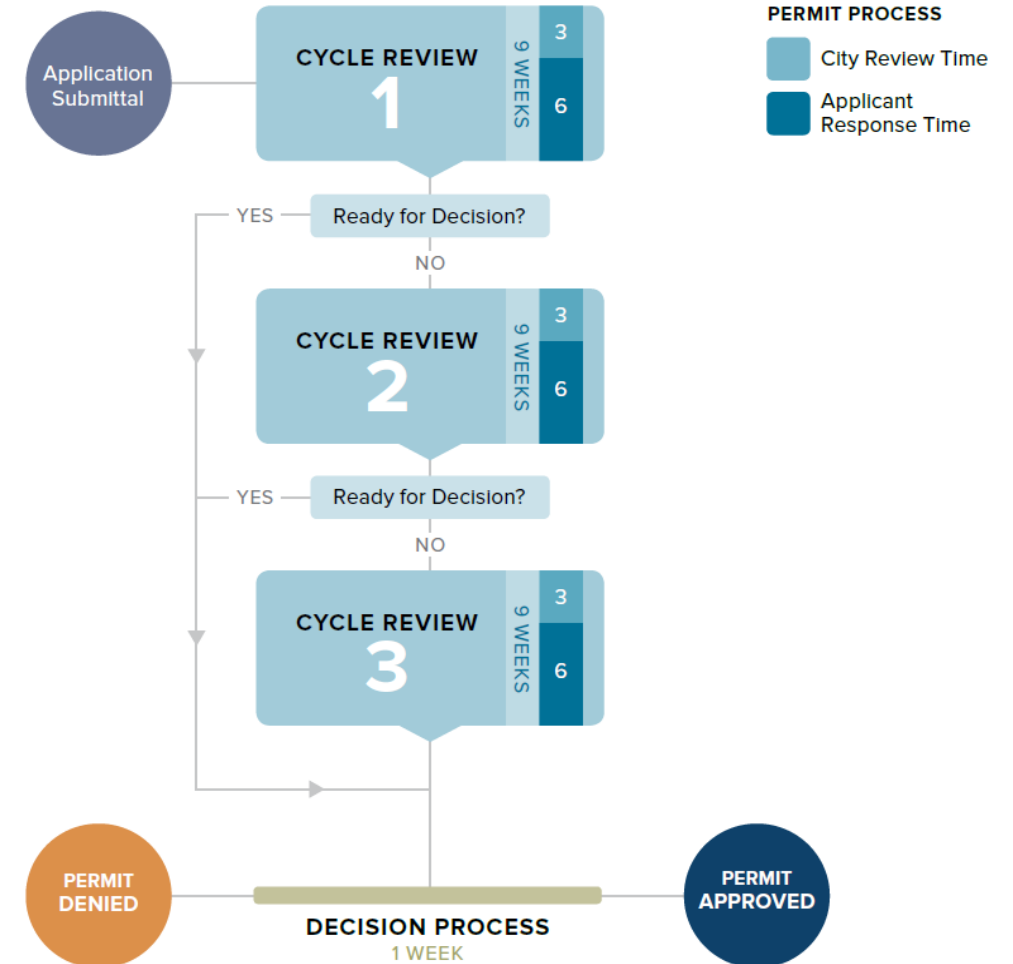


# Ministerial Permit Process

## Level 2 Flow Chart

What's the ministerial process?

- Pre-Application
- Ministerial Development Plan
  - Review for compliance with ODS
  - No CEQA
  - No Public Notice, No Public Hearing
  - Director Level Decision
- Plan Check Building, Fire, Landscape and Grading



# Key Changes to Project Review Process

Ministerial Development Plan Multi-Family Residential:

- TOD - 20% or more affordable to low-income households
- DTSP - 20% or more affordable to low-income households
- State Law - SB 6, SB 35, AB 2011 - affordable projects

All other projects continue with existing Development Plan Process and will have ODS review with Development Plan



# Recommendation



# Recommendation:

1) Introduce Ordinance No. 595-23 for the final revised Multi-Family Residential and Mixed-Use Residential Objective Design Standards and code amendments related to Development Code sections 16.08.040, 16.56.020 and 16.56.025 entitled: An Ordinance of the City Council of the City of Murrieta, California, Amending Title 16 of the Murrieta Municipal Code to Revise the City's Development Code, to Implement Multi-Family Residential and Mixed-Use Residential Objective Design Standards and A Ministerial Development Plan Permit Process for Certain Qualifying Projects; and

2) Find that the adoption of the ordinance, including the final revised Objective Design Standards and code amendments, are exempt from the California Environmental Quality Act (CEQA) as the ordinance meets the required actions of CEQA Guidelines Section 15183 - Projects Consistent with a Community Plan or Zoning, since the ordinance directs staff to adopt and implement objective design standards and a ministerial permit process, provided future approvals will not result in a significant environmental impact and implements a uniformly applied development policy or standards that is consistent with Murrieta General Plan Housing Element policy to further regulate Multi-Family Residential and Mixed-Use Residential development.





# Additional Slides

# Mission-Spanish Colonial Revival

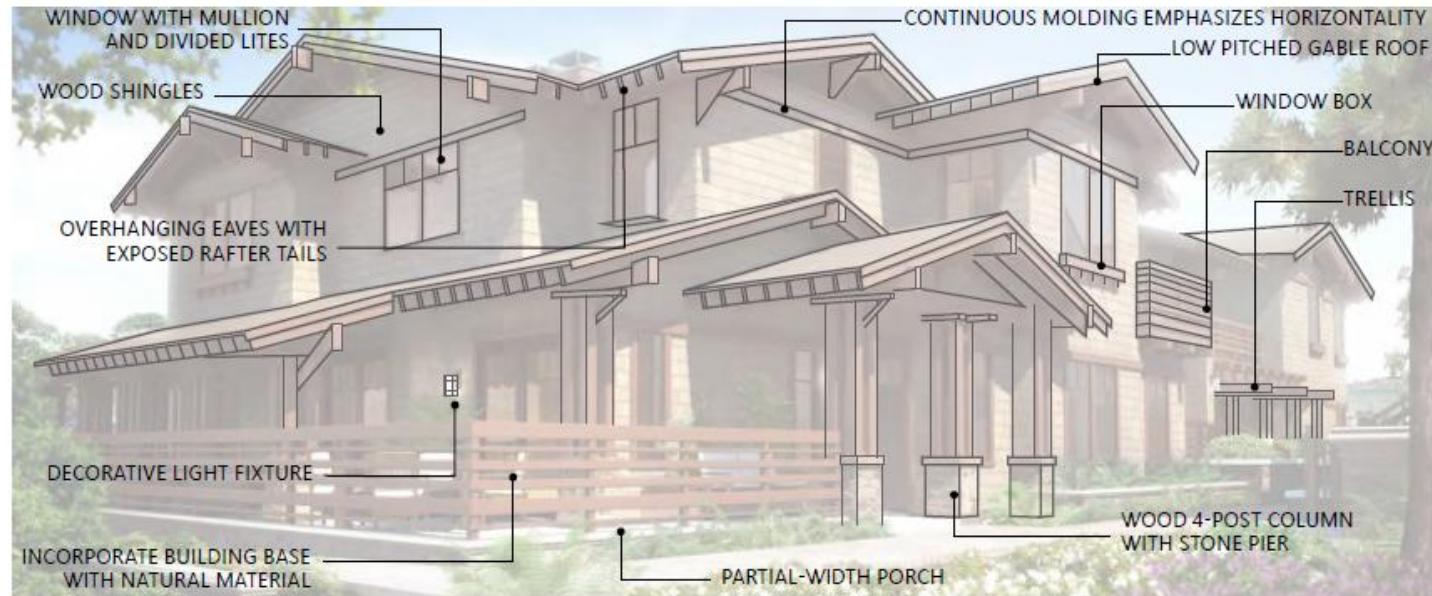
Derived from Spanish/Mediterranean and early Californian influences, this style emerged in the late 19th and early 20th centuries. Projects a visually rich environment with allusions to regional history. Generally, Spanish Colonial Revival style buildings are asymmetrically arranged. The style features low-pitched roofs with little or no overhang covered with S-Type clay red roofing tiles. These houses were almost always wood frame with stucco siding. The use of the arch was common, especially above doors, porch entries, and main windows.





# Craftsman

The Craftsman or California Bungalow style is derived from the influential residential style that emerged in the early 20th century out of the Arts and Crafts movement. In City of Murrieta, this style is deployed to create a visually rich residential environment with allusions to regional history. As indicated in the accompanying precedent images and illustrative diagram, recognizable elements include the artful use of wood and natural materials, low-pitched gabled or hipped roofs, horizontal orientation and earth-toned colors. Common design elements also include exposed rafters and beams under eaves, decorative brackets and fasteners, full- or partial-width porches and large columns or piers. Though this style exhibits a horizontal emphasis, vertical architectural elements are often deployed to accentuate corners and entrances. Period Craftsman residences often featured exterior cladding of wood shingles or clapboard siding and details such as extended lintels and decorative lighting with geometric detailing.



# American Mercantile

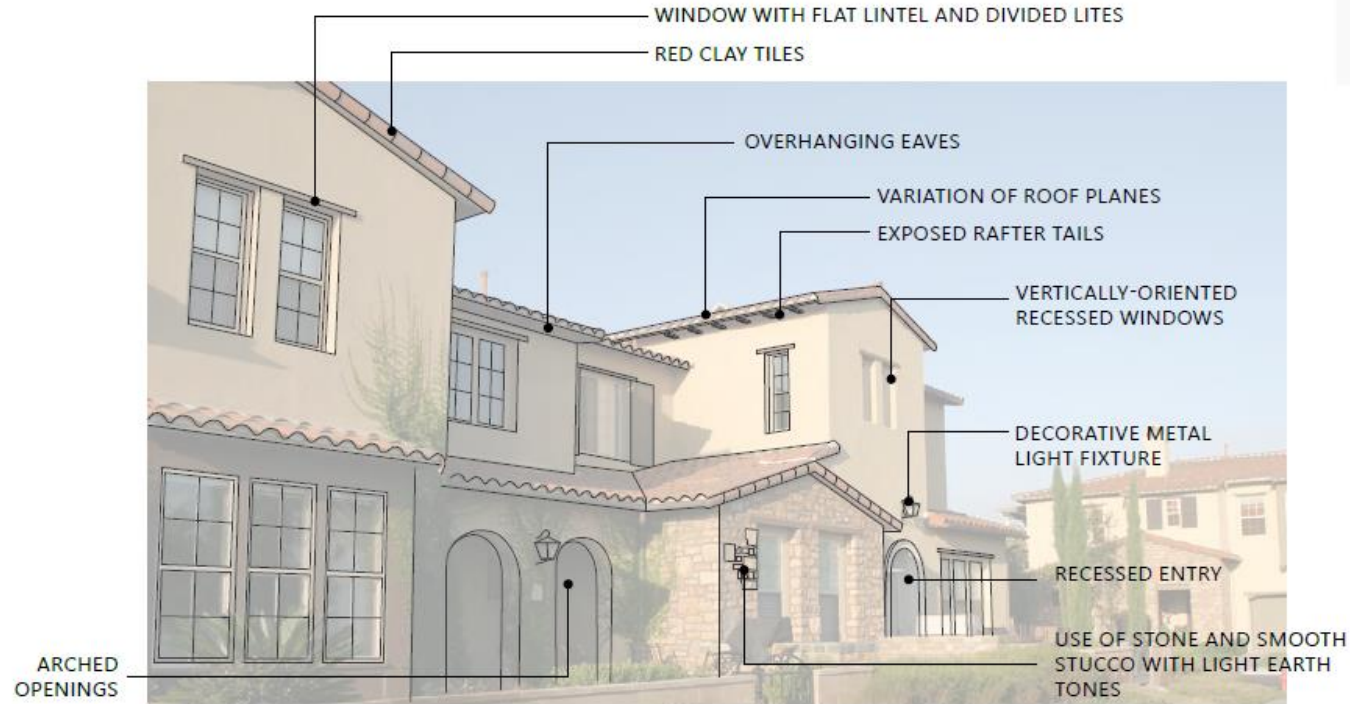
This building type began in the late 19th century when, in the process of identifying towns and cities, housing and offices were built over retail stores. This mixed-use strategy is still relevant today, as the reurbanization of existing urban centers becomes an established pattern.





# Tuscan

A interpretation of traditional Mediterranean architectural style based on precedents found in the Spanish Revival style joined by rural Italian elements. As indicated in the accompanying precedent images and illustrative diagram, recognizable elements include the use of stone and stucco, light earth tones, and red tiled roofs. Classical elements such as columns and arches and decorative iron work add visual complexity. Squared towers and projections speak to Italianate references. Porches and porticoes are common, as are vertically-oriented recessed windows.



# Modern

Modern architecture exhibits clean lines, geometry shapes and uses unconventional or industrial building materials, rejecting designs that are ornate, that use resources that are expensive to produce, or that damage the environment. Glass, metal, concrete, steel, and reclaimed materials are common building materials. Large windows and lots of them are characteristic of contemporary architecture, with large panels of glass that create opportunities for natural light, passive solar heating and the feel of openness.



LARGE WINDOWS AND OPENING  
IN HORIZONTAL BANDS

RECTANGULAR SHAPE  
EMPHASIS ON HORIZONTAL  
AND VERTICAL LINES



FLAT ROOFS, EMPHASIS ON  
HORIZONTAL PLANES AND  
BROAD ROOF OVERHANGS

CLEAN AESTHETIC WITH  
MINIMAL ORNAMENT AND  
MOULDINGS

USE OF MODERN  
MATERIALS, LIKE  
REINFORCED CONCRETE  
AND STEEL

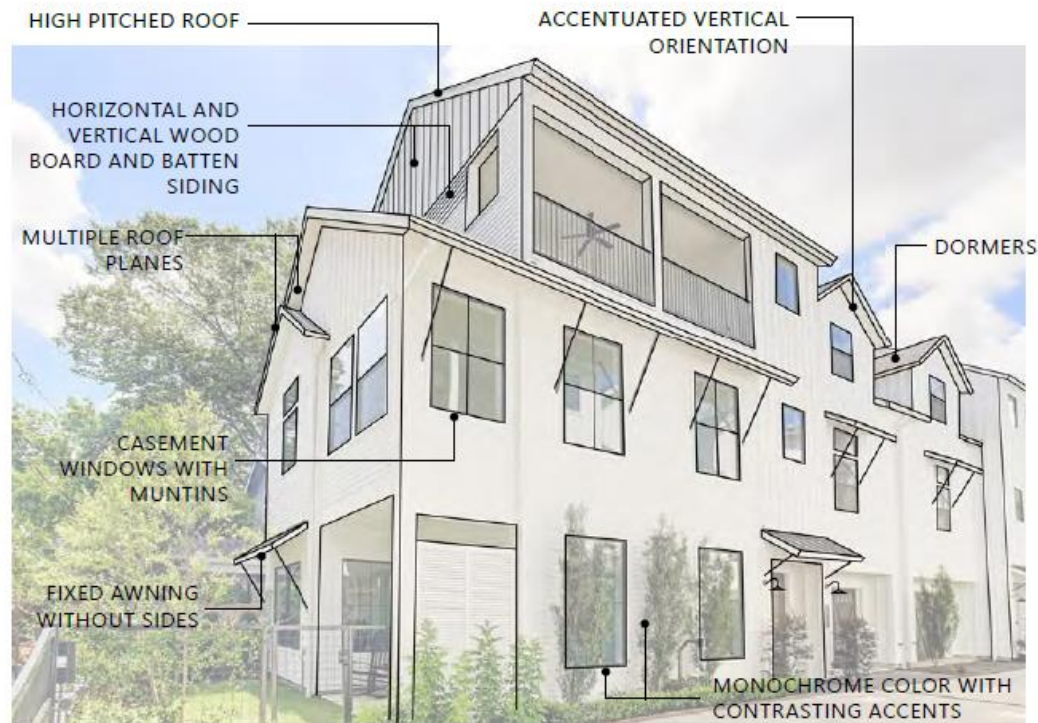
GLASS FROM FLOOR TO  
CEILING



# Farmhouse

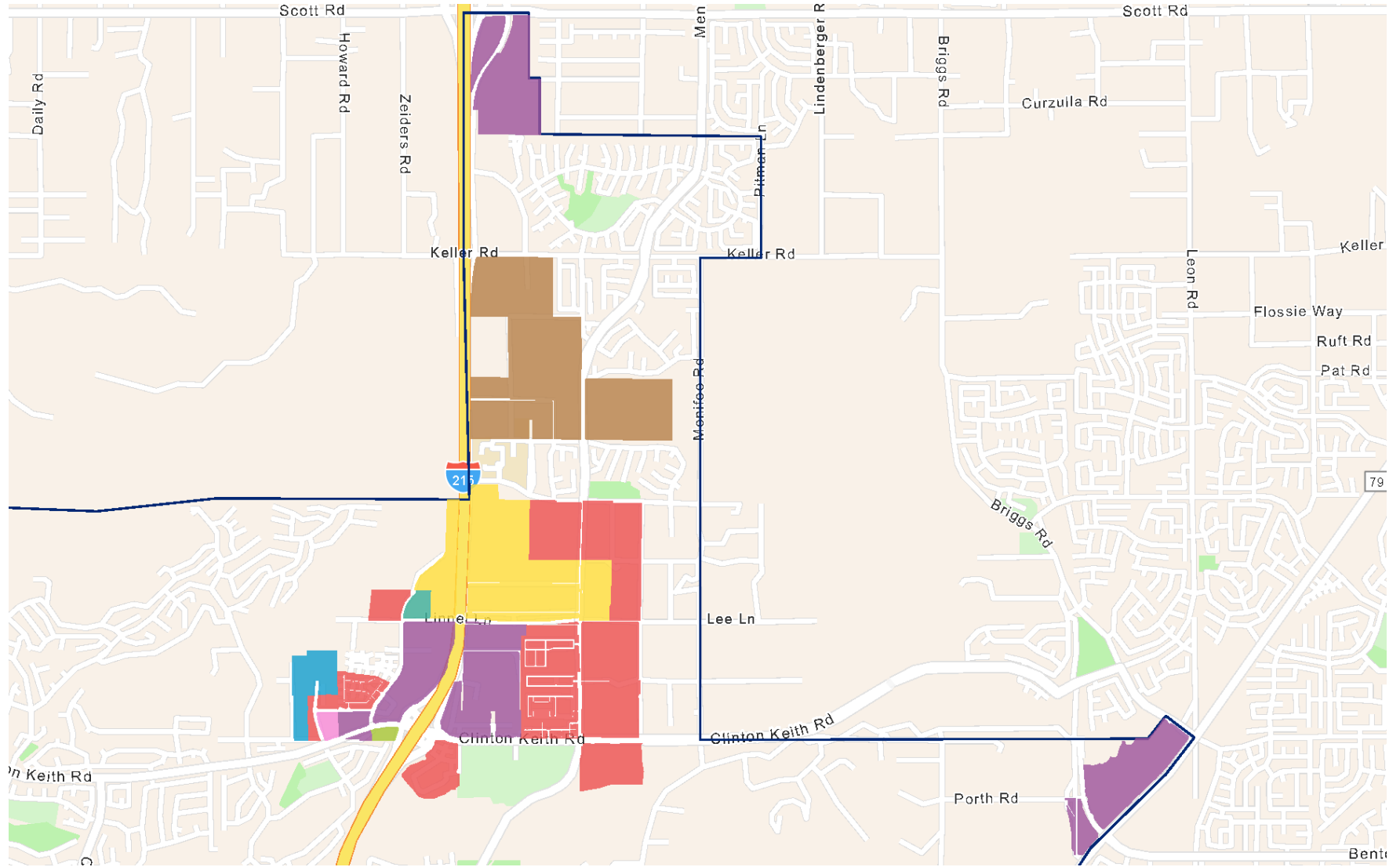
Farmhouse is an interpretation of traditional rural residential forms and materials. This style reflects City of Murrieta agricultural and ranching history and regional context. As indicated in the accompanying precedent images and illustrative diagram, the style utilizes elements such as vertical or horizontal wood siding, monochrome colors with contrasting accents and sparse or simple ornamentation. Roofs are typically medium to high-pitched. Minimal detailing often includes awnings, porches and wall-mounted gooseneck lights.

**This style shall be applied to building no taller than 3 stories.**



# Styles by Area - North

- Legend**
- TOD Overlay**
- Spanish American Mercantile Modern Farmhouse
- Specific Plans**
- Downtown Murrieta SPM 8
- Zoning**
- Spanish Craftsman Tuscan Farmhouse
    - Multi-Family 2, Residential
    - Multi-Family 1, Residential
  - Modern Farmhouse
    - Community Commercial
    - Regional Commercial
    - Office
    - Innovation
    - Neighborhood Commercial
    - Office Research Park
  - Spanish Craftsman Tuscan Farmhouse
    - Multi-Family 3/4, Residential



# Styles by Area - Central

## Legend

### TOD Overlay

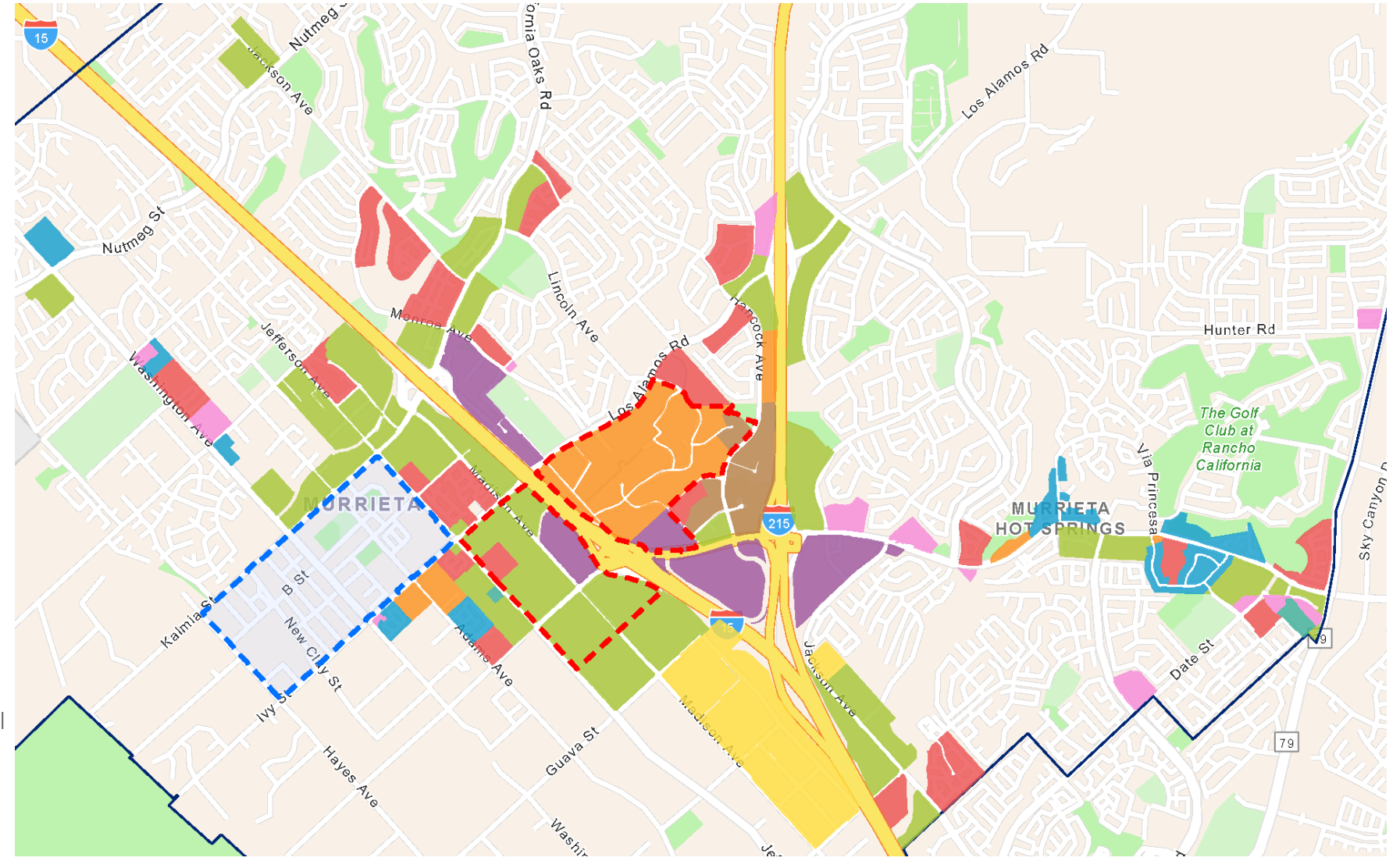
- Spanish American Mercantile
- Modern Farmhouse

### Specific Plans

- Spanish Craftsman
- American Mercantile
- Downtown Murrieta SPM 8

### Zoning

- Spanish Craftsman
- Tuscan Farmhouse
- Multi-Family 2, Residential
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# Checklist Example

Applicant completes first column

GENERAL STANDARDS				
Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Site Planning</b>				
Site design requirements shall be that specified for the zoning district in which the project is located.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Residential</b> complex developments with 8-14 buildings shall provide a minimum of two color schemes complementary to each other. The number of buildings in each color schemes shall be no more than 35 percent.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Residential</b> complex developments with 15-29 buildings shall provide one of the following. The number of buildings in each color schemes shall be no more than 30 percent. <ul style="list-style-type: none"> <li>• <b>Two</b> architectural styles from Chapter 4</li> <li>• <b>Two</b> building types with different color schemes</li> <li>• <b>Three</b> building scales and three color schemes</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Residential</b> complex developments with more than 30 buildings shall provide one of the following. The number of buildings in each color schemes shall be no more than 30 percent. <ul style="list-style-type: none"> <li>• <b>Three</b> architectural styles from Chapter 4</li> <li>• <b>Three</b> building types with different color schemes</li> <li>• <b>Four</b> building scales and four color schemes</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Pedestrian</b> linkages to nearby neighborhoods, schools, parks, commercial projects, and parking areas shall be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Architectural</b> styles capped at three (3) stories may allow to build additional story if the fourth story footprint is less than 70 percent of the ground level and is part of the development incentives.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Option for additional comments

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)