



**Ivy House
Revised Development Plan Permit 2021-2429
Tentative Tract Map 2021-2428
Amended Master Development Plan 2021-2430**

Development Services Department

Presentation by

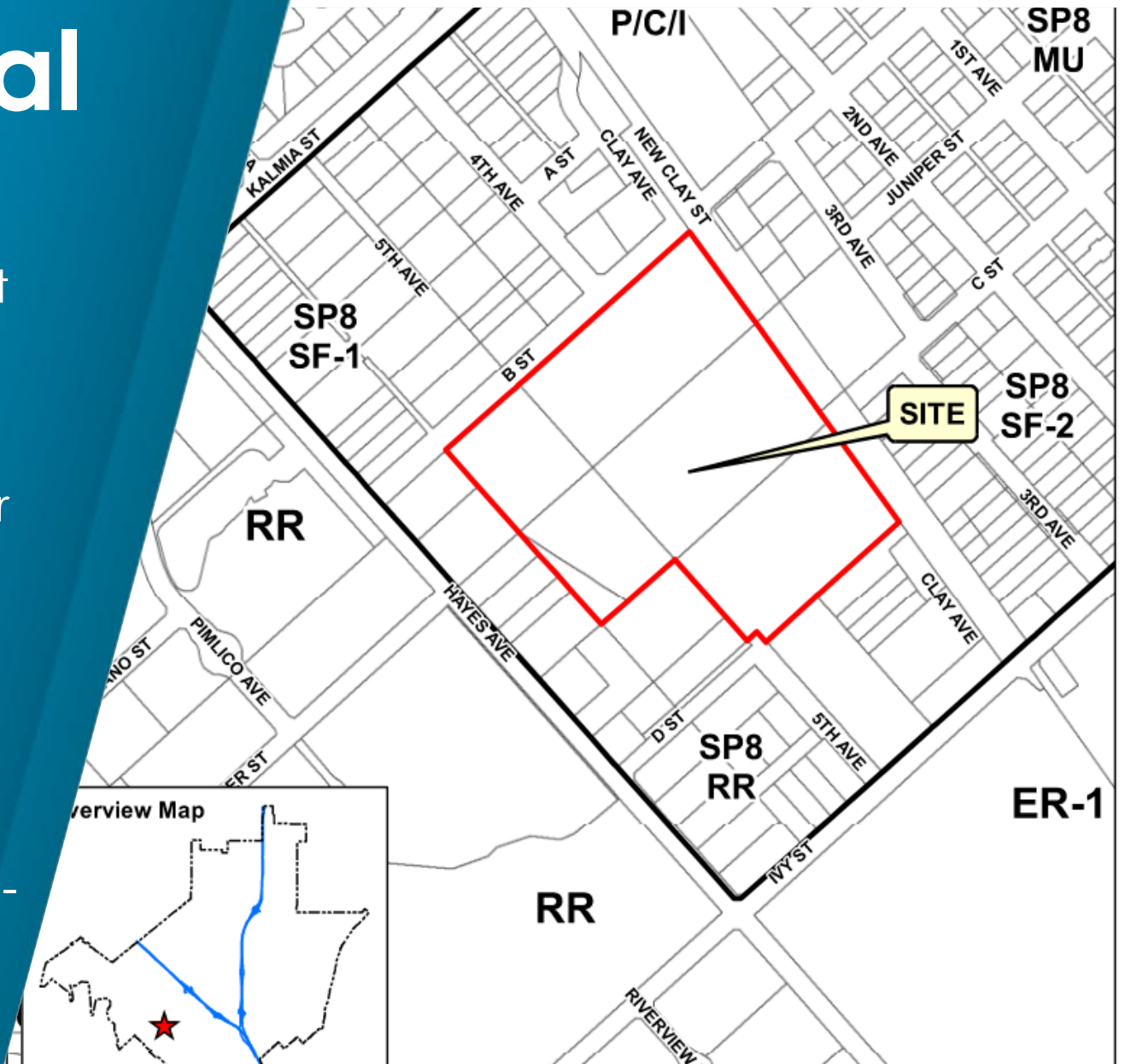
Aaron Rintamaki, Associate Planner

City Council October 3, 2023

Project Proposal

Revised Permit, Amended Master Development Plan, and Tentative Tract Map:

- A Master Development Plan to establish development standards for the site
- The subdivision of 22 acres into 62 single-family residential lots
- A Development Plan for the construction of the site into 62 single-family residential homes



IVY HOUSE

May 6, 2008 City Council Approved

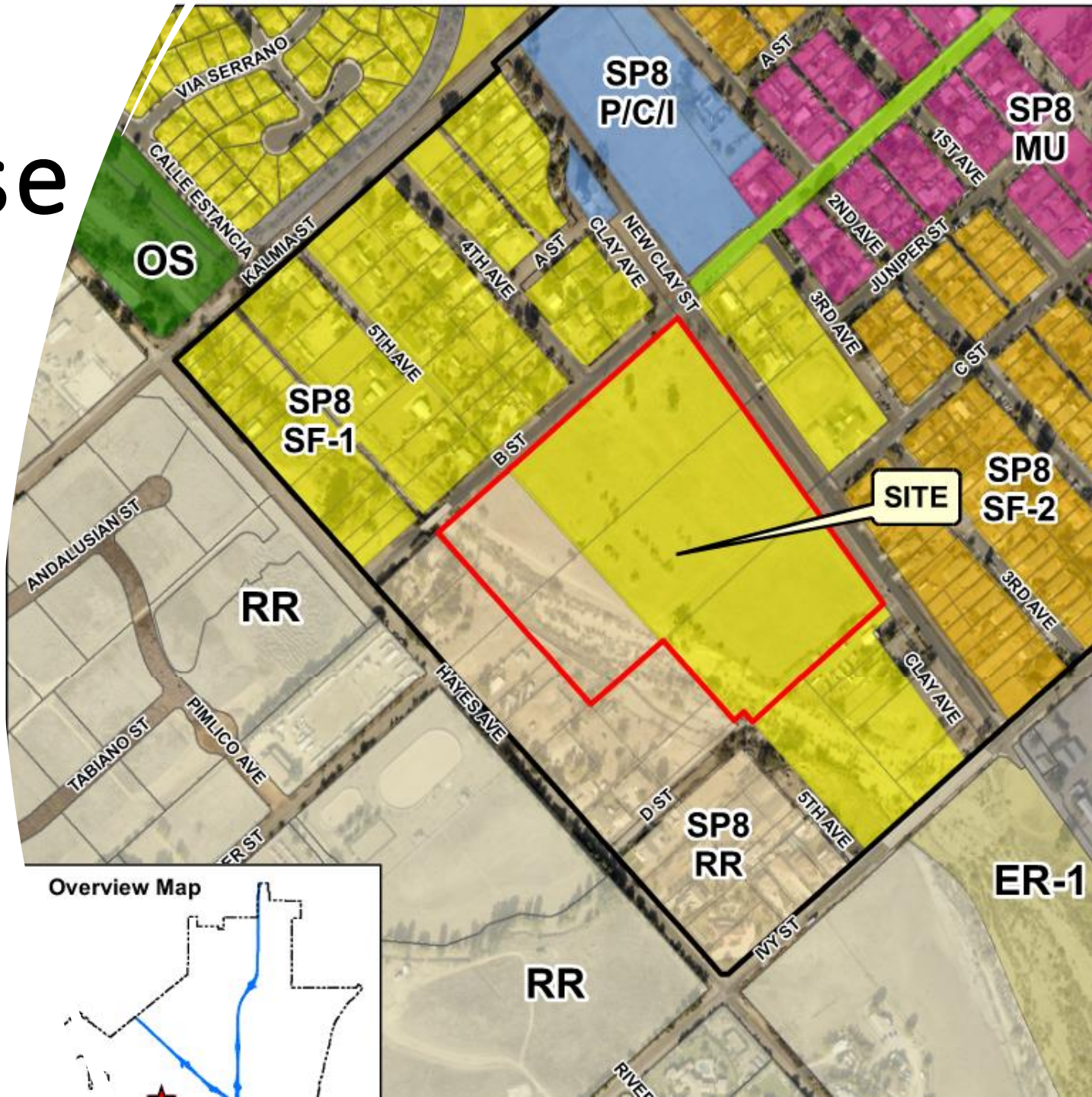
- Master Development Plan – established development standards for the future home construction
- Tentative Tract Map – Subdivision to establish residential lots
- Development Plan – Implementation of the Master Development Plan to construct the housing project known as Ivy House.



Existing Land Use

Land Use and Zoning:

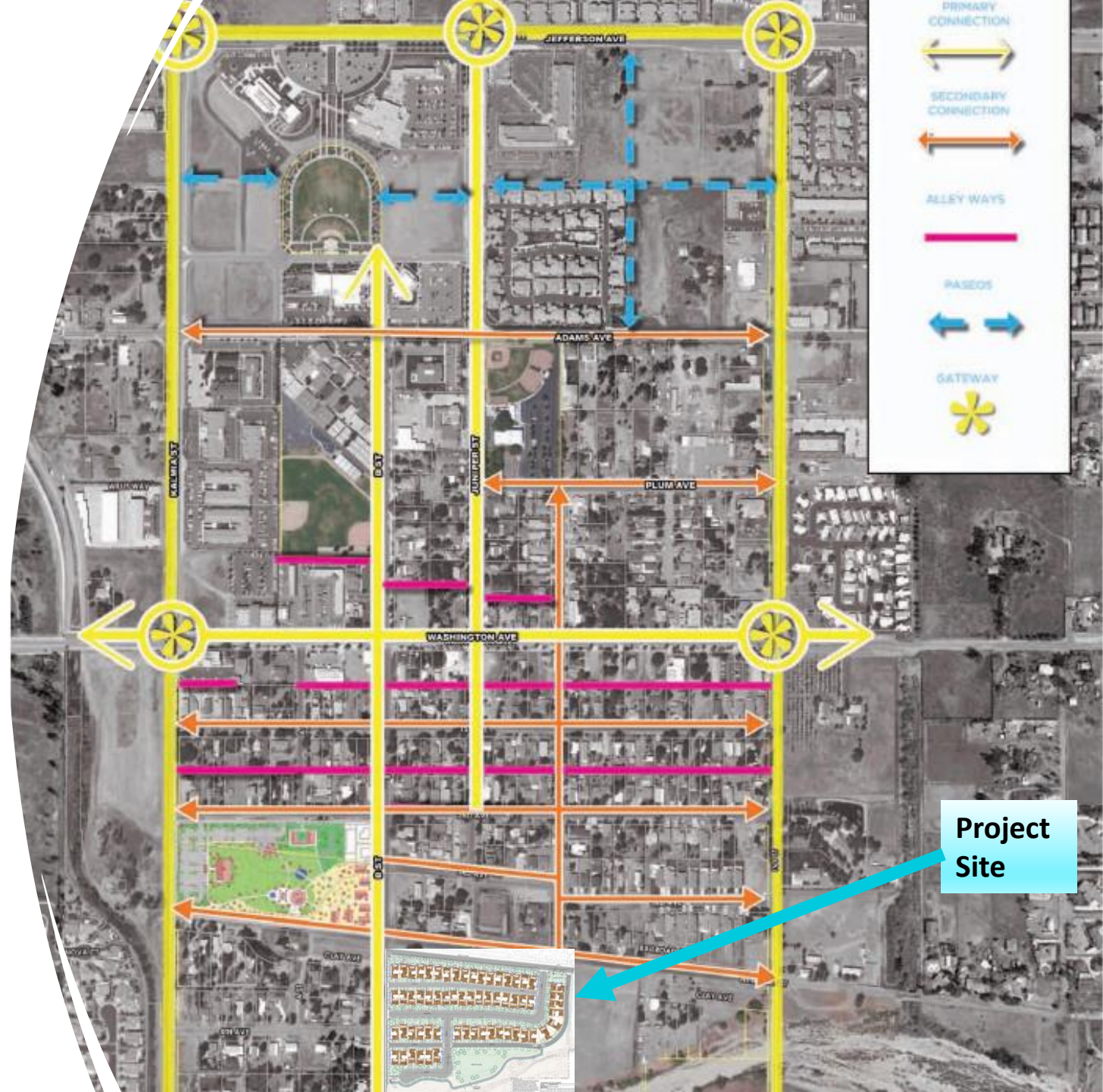
- General Plan Designation – Single Family Residential
- Zoning Designation – Residential Single Family 1

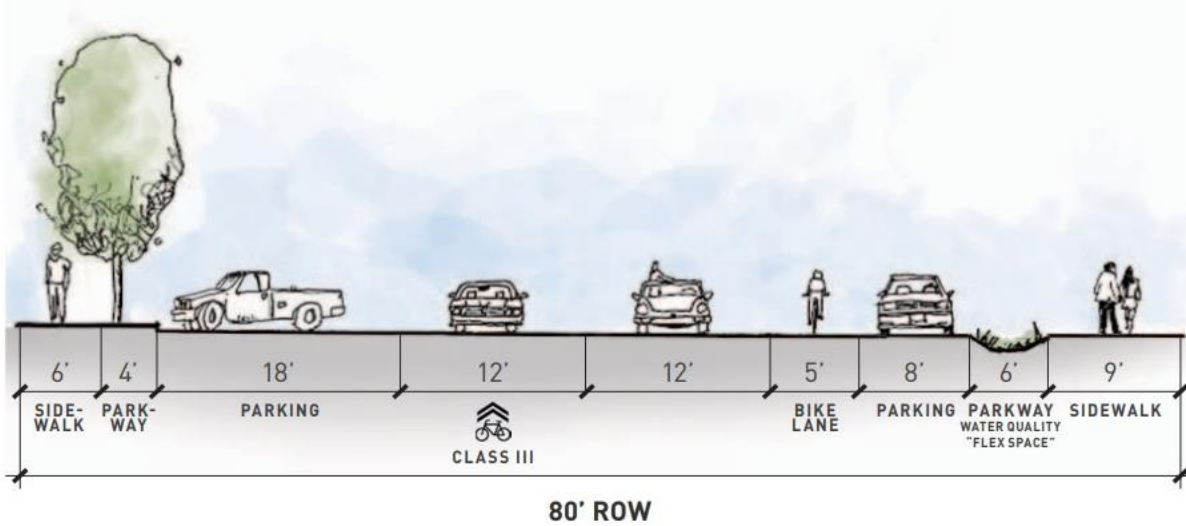


Downtown Murrieta Specific Plan

The Vision

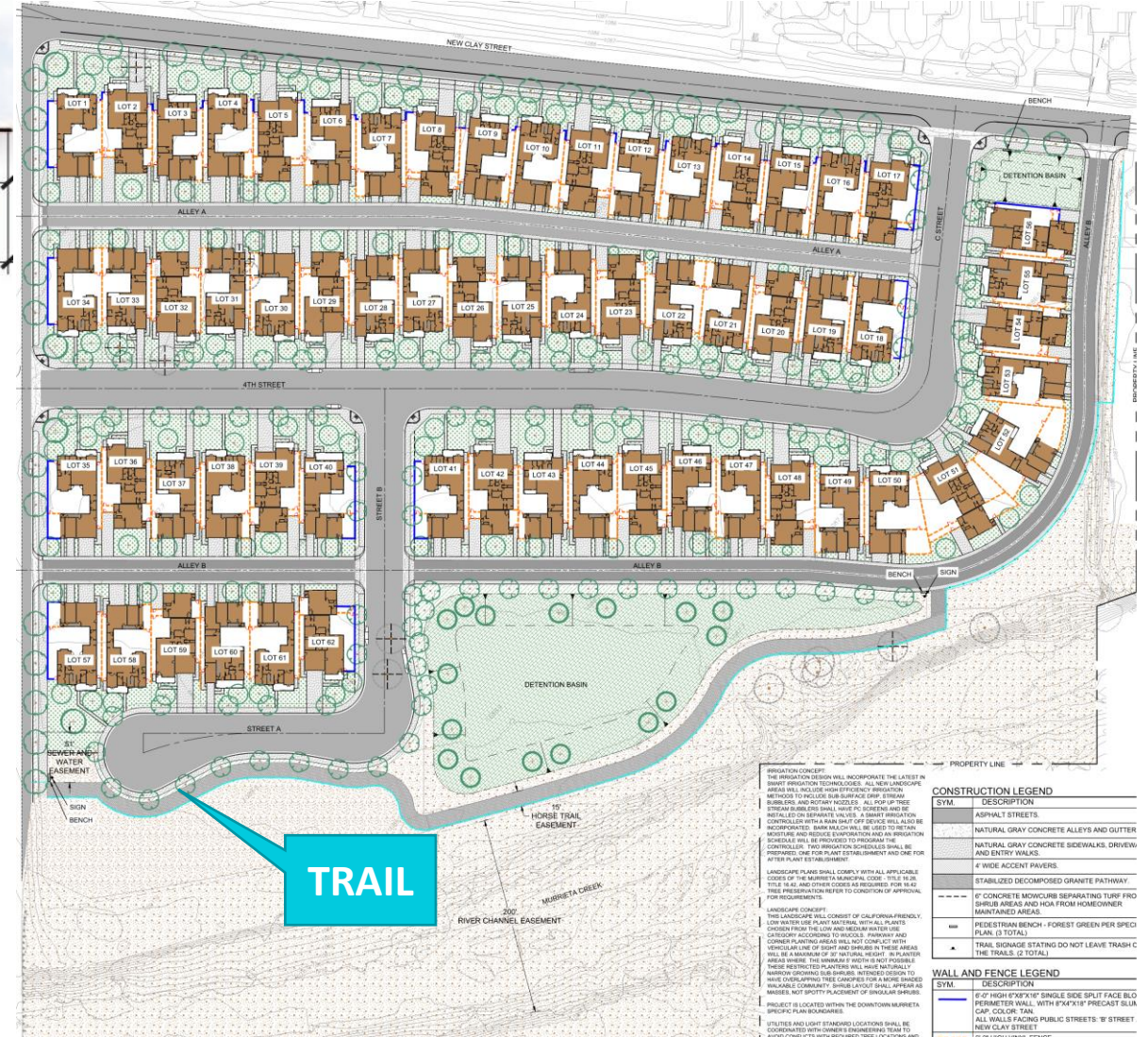
- *Historic Character and Pedestrian Activity*
- *Sustainable Development and Open Space*
- *Attractive Residential Neighborhoods with diverse housing options*





The Vision

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IRRIGATION CONCEPT: THE IRRIGATION DESIGN WILL INCORPORATE THE LATEST IN SMART IRRIGATION TECHNOLOGIES. ALL NEW LANDSCAPE AREAS WILL INCLUDE SMART IRRIGATION METHODS TO INCLUDE SUB-SURFACE DRIP, STREAM BUBBLE DROPS, AND MICRO-IRRIGATION. STREAM BUBBLE DROPS WILL HAVE PO SCREENS AND BE INCORPORATED TO SERVE WALKWAYS. A SMART PRODUCTION CONTROLLER WITH A RAIN SHUT-OFF DEVICE WILL ALSO BE INCORPORATED. BIRDS WILL BE USED TO DETECT LEAKS AND SCHEDULES WILL BE PROVIDED TO PROGRAM THE CONTROLLER. TWO IRRIGATION SCHEDULES SHALL BE PROVIDED: ONE FOR PLANT ESTABLISHMENT AND ONE FOR AFTER-PLANT ESTABLISHMENT.

LANDSCAPE PLANS SHALL COMPLY WITH ALL APPLICABLE CODES OF THE MUNICIPAL ORDINANCE, TITLE 16.36, TITLE 16.42, AND OTHER CODES AS REQUIRED FOR 16.42 THIS PRESENTATION REFER TO CONDITIONS OF APPROVAL FOR REQUIREMENTS.

LANDSCAPE CONCEPT: THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW WATER USE PLANT MATERIAL PLANTS CHOSEN FROM THE LOW AND MEDIUM WATER USE CATEGORY ACCORDING TO THE CALIFORNIA WATER CONSERVATION AND CONTROL ACT. PLANTINGS WILL BE A MIXTURE OF NATURAL AND CULTIVATED PLANTS WHERE THE MATERIALS WIDTH IS NOT POSSIBLE THESE ARE PROTECTED BY NATURAL PLANTINGS. NARROW SPACING SUB-IRRIGATION: INTENDED DESIGN TO AVOID OVERLAPPING THE SPACING FOR A MORE EFFICIENT AND UNIFORM SPACING OF PLANTS. SPACING SHALL BE UNIFORM, NOT SPOTTY PLACEMENT OF SINGULAR SHRUBS.

PROJECT IS LOCATED WITHIN THE DOWNTOWN MURBETA SPECIFIC PLAN BOUNDARIES.

FILTERES AND LIGHT STANDARD LOCATIONS SHALL BE COORDINATED WITH OWNER'S ENGINEERING TEAM TO AVOID CONFLICT WITH SIGNAGE TO TRAFFIC AND

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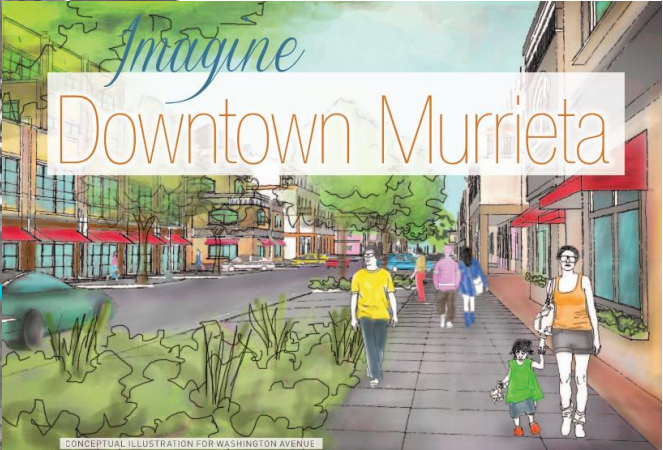
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CONSTRUCTION LEGEND	
SYM.	DESCRIPTION
---	ASPHALT STREETS
---	NATURAL GRAY CONCRETE ALLEYS AND GUTTER
---	NATURAL GRAY CONCRETE SIDEWALKS, DRIVEWAY AND ENTRY WALKS.
---	# WIDE ACCEMENT PAVERS.
---	STABILIZED DECOMPOSED GRANITE PATHWAY.
---	6" CONCRETE ADWALDS SEPARATING TURF FROM SHRUB AREAS AND HIGH FROM HOMEOWNER MAINTAINED AREAS.
---	PRECASTER BENCH - FOREST GREEN PER SPEC PLAN. (3 TOTAL)
---	TRAIL SIGNAGE STATING DO NOT LEAVE TRASH C THE TRAILS. (2 TOTAL)
WALL AND FENCE LEGEND	
SYM.	DESCRIPTION
---	6" HIGH 6"X6"X16" SINGLE SIDE SPLIT FACE BLO PERIMETER WALL WITH 6"X4"X16" PRECAST SLUA CAP. COLOR: TAN.
---	ALL WALLS FACING PUBLIC STREETS: "B" STREET, NEW CLAY STREET.
---	6" X 6" X 16" BLOCK, DECAPE

Downtown Murrieta Specific Plan

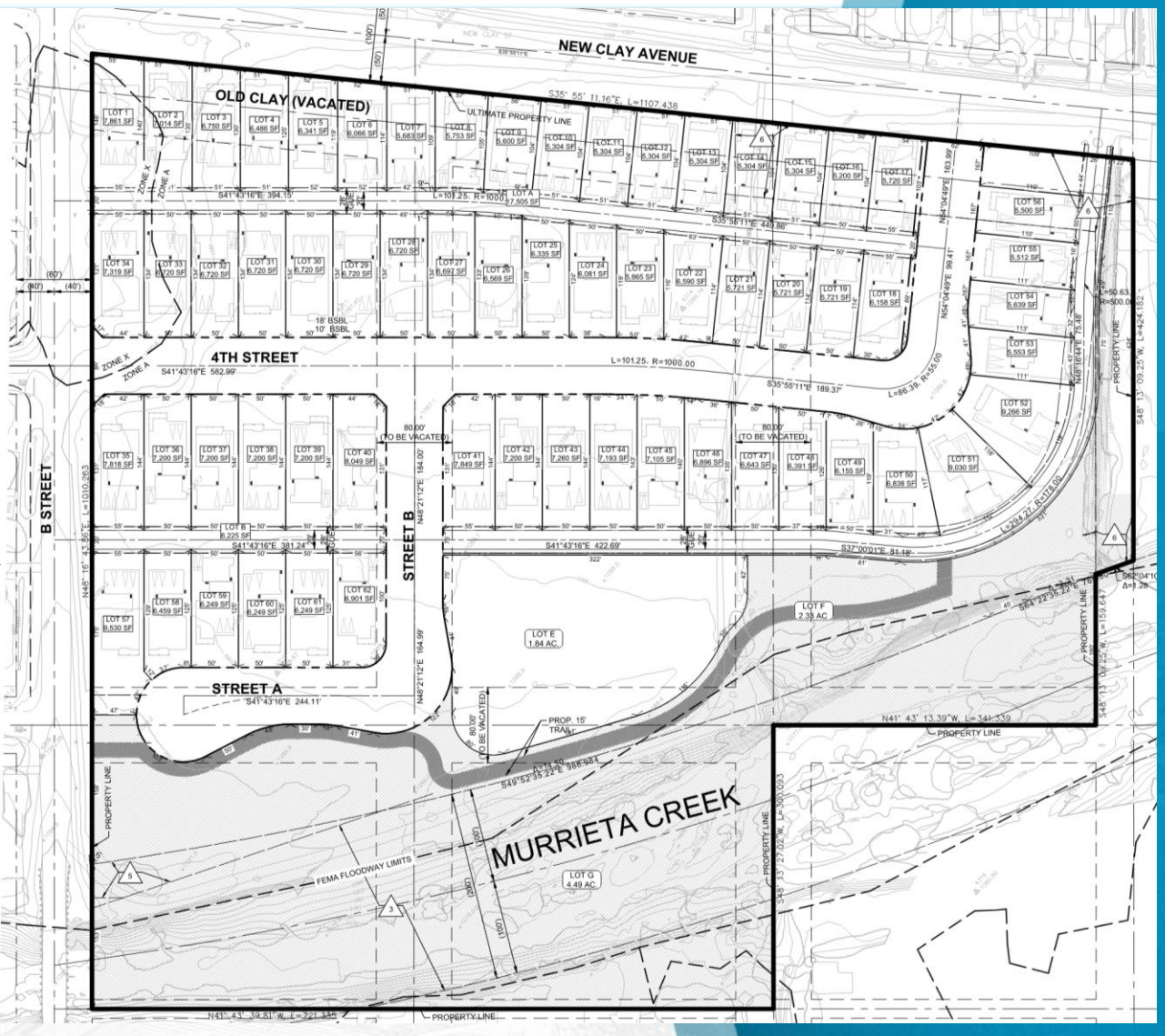
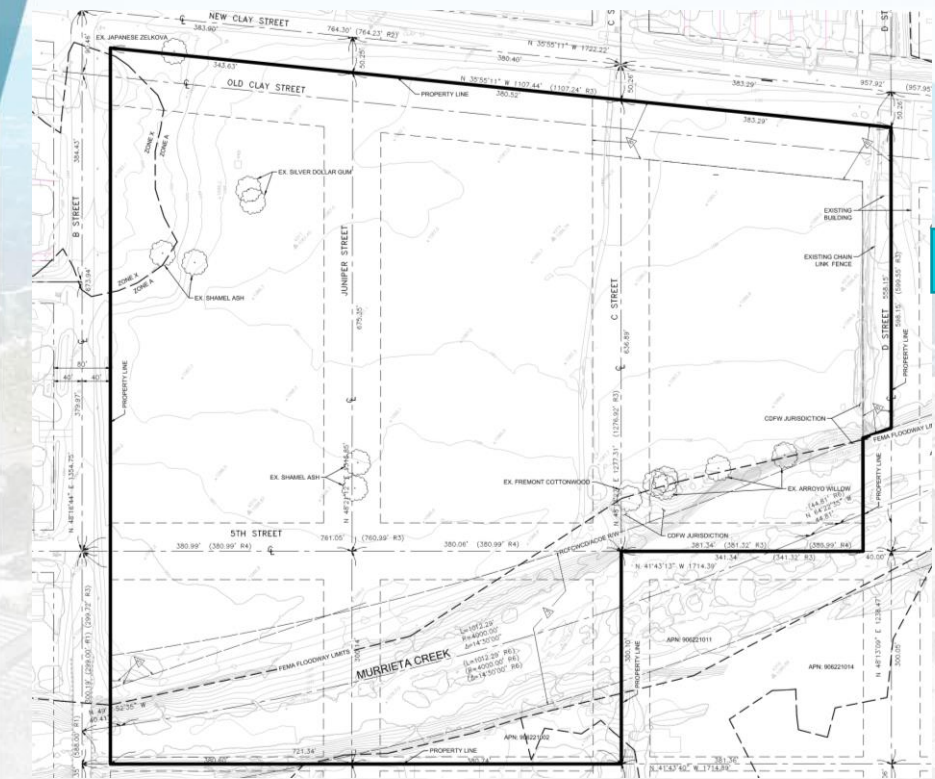


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MASTER DEVELOPMENT PLAN

RESIDENTIAL DENSITY (DU/NET ACRE)	3.5
MINIMUM LOT AREA (SQ. FT.)	5,000
MINIMUM LOT WIDTH (FEET)	50
MINIMUM LOT DEPTH (FEET)	100
MAXIMUM BUILDING HEIGHT (FEET)	30
MINIMUM YARD/PARKING SETBACKS	
FRONT YARD SETBACK (FEET)	10 - to house, 5 - to porch
SIDE YARD SETBACK INTERIOR (FEET)	5
SIDE YARD SETBACK @ CORNER STREET (FEET)	10
ALLEY SETBACK (FEET)	>2'
STREETScape PROGRAM	
<u>LOCAL RESIDENTIAL ROADS</u>	
TRAVEL LANE (FEET)	10
PARKING WIDTH (FEET)	8
PARKWAY (FEET)	12
<u>NEW CLAY AVENUE</u>	
TRAVEL LANE (FEET)	12
PARKING WIDTH (FEET)	8
PARKWAY (FEET)	5
SIDEWALK (FEET)	5
VEGETATED BUFFER (FEET)	3
<u>B STREET</u>	
TRAVEL LANE (FEET)	12
PARKING WIDTH (FEET)	8
PARKWAY (FEET)	5
SIDEWALK (FEET)	5
BIKE LANE (FEET)	5





TENTATIVE TRACT MAP





Planning Commission

Public Comments raised at the June 14, 2023, meeting

- Proposed homes close to one another;
- Traffic Flow and Safety on adjacent streets;
- Source of water required to serve homes;
- The cumulative impact on the flood way;
- Missing sidewalk connections along the route to school for future residents; and
- Increased crime

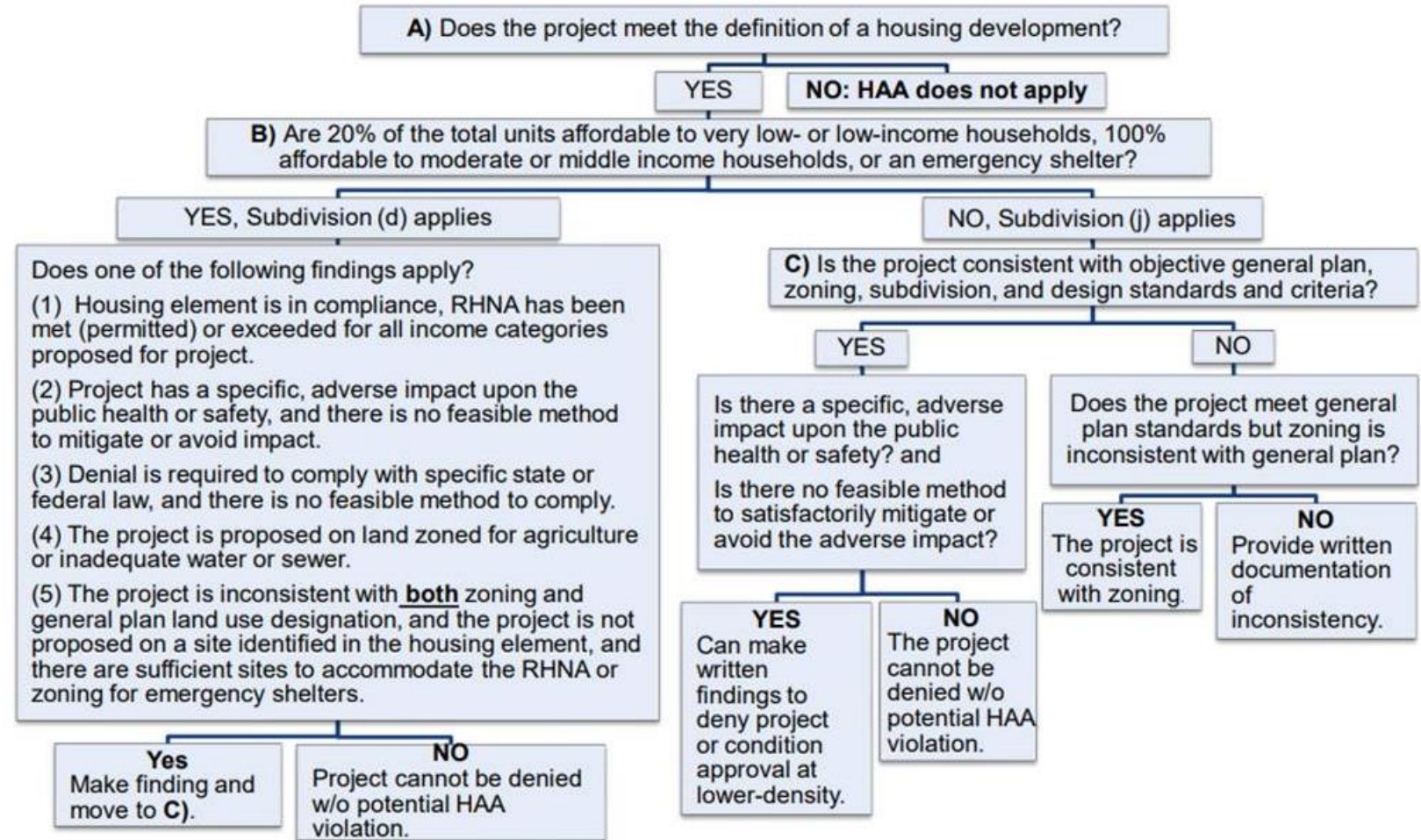
Recommendation:

Introduce and conduct the first reading of Ordinance No. 597-23 entitled:

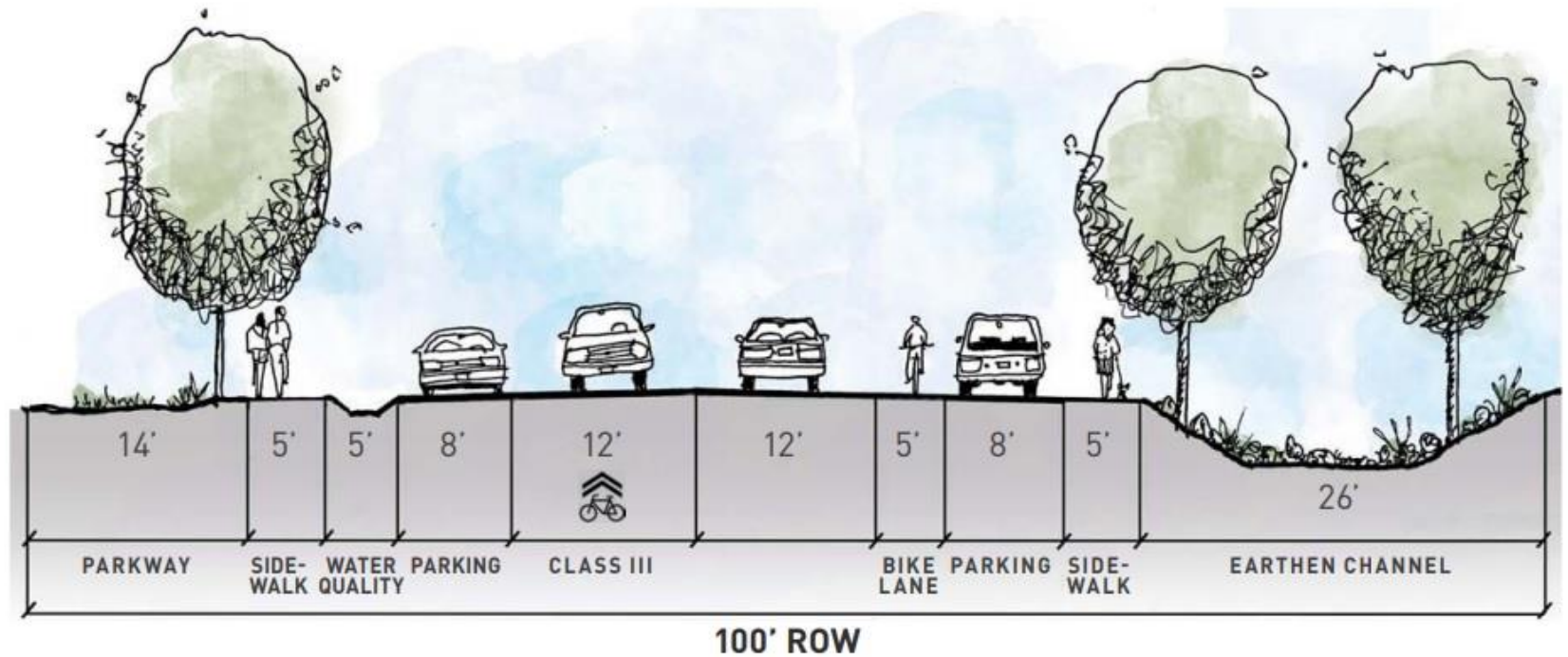
An Ordinance of the City Council of the City of Murrieta, California, Approving and Adopting Amended Master Development Plan MDP-2021-2430 on a 22-Acre Site to be Developed with 62 Single-Family Detached Lots with Related Improvements for Circulation, Infrastructure, and Murrieta Creek, Located East of Murrieta Creek, West of New Clay Avenue, and South of “B” Street within the Residential Single-Family 1 (RS-1) Zone of the Downtown Specific Plan Area (APN’s 906-193-001, 002, 906-212-001, 906-221-001, 002)

Housing Accountability Act Decision Matrix

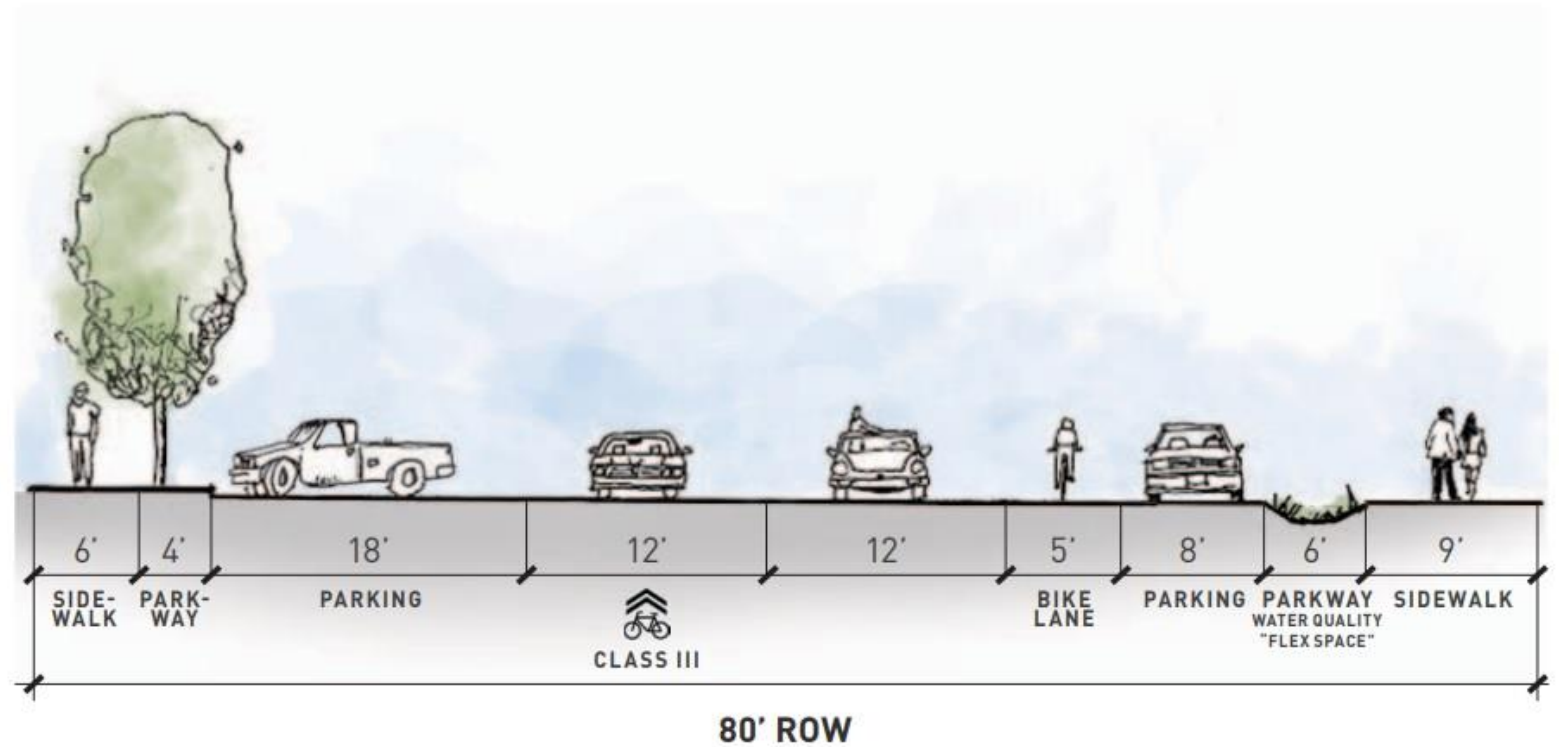
This decision tree generally describes the components of the HAA. Both affordable and market-rate developments are protected by components of the HAA. The statute contains detailed requirements that affect the applicability of the HAA to a specific housing project based on its characteristics.



NEW CLAY STREET – KALMIA STREET TO IVY STREET

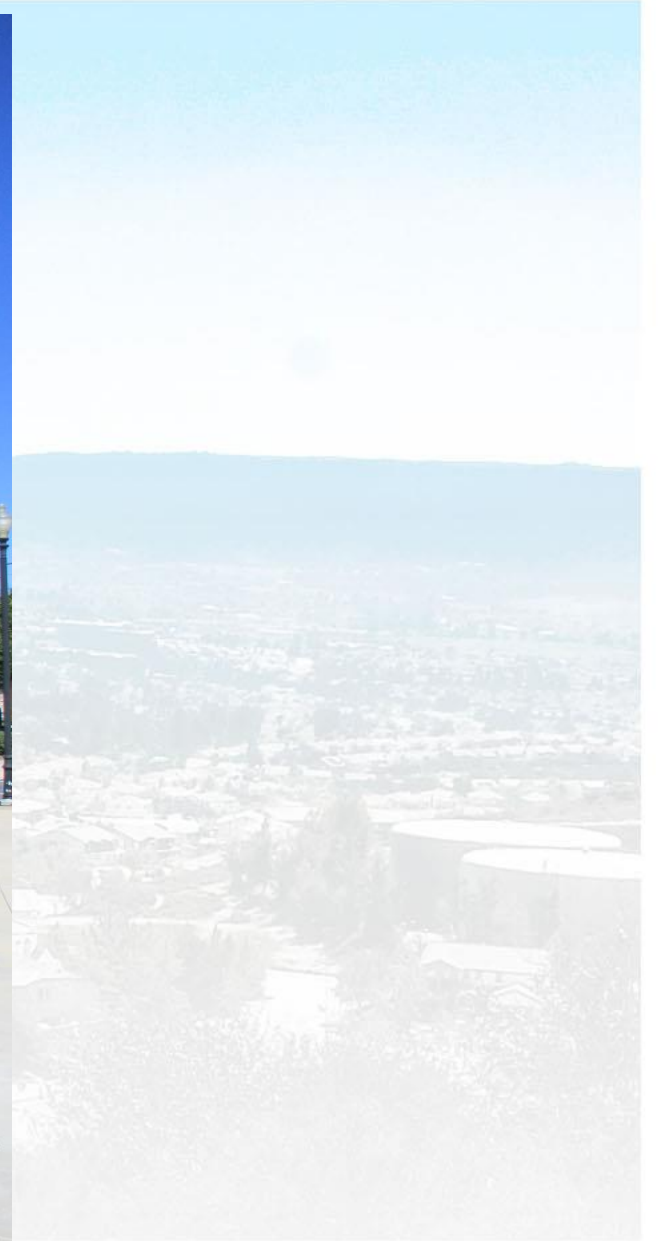


B STREET – HAYES STREET TO WASHINGTON AVENUE





MURRIETA
SOUTHERN CALIFORNIA





**Ivy House
Revised Permit 2021-2429 Tentative Tract Map
2021-2428
Master Development Plan 2021-2430**

Development Services Department

Presented by

Aaron Rintamaki, Associate Planner

City Council October 3, 2023





Recommendations:

- Consider and Approve the Addendum to the Mitigated Negative Declaration pursuant to the California Environmental Quality Act Guidelines (Cal. Code Regs. Title 14) Section 15164 (see Attachment 9); and Introduce the first reading, an Ordinance entitled: *An Ordinance of the City Council of the City of Murrieta, California, Approving and Adopting Amended Master Development Plan MDP-2021-2430 on a 22-Acre Site to be Developed with 62 Single-Family Detached Lots with Related Improvements for Circulation, Infrastructure, and Murrieta Creek Located East of Murrieta Creek, West of New Clay Avenue, and South of "B" Street within the Residential Single-Family 1 (RS-1) Zone of the Downtown Murrieta Specific Plan Area (APN's 906-193-001, 906-200-001, 002, 906-212-001, 906-221-001, 002); and,*
- Adopt a Resolution entitled: *A Resolution of the City Council of the City of Murrieta Approving the Environmental Determination, Amended Master Development Plan 2021-2430, Revised Tentative Tract Map 2021-2428, and Revised Development Plan Permit 2021-2429 for Ivy House, a 22-Acre Site to be Developed with 62 Single-Family Detached Lots and Related Improvements for Circulation, Infrastructure, and Murrieta Creek Drainage Channel Located East of Murrieta Creek, West of New Clay Avenue, and South of "B" Street Within the Residential Single-Family 1 (Rs-1) Zone of the Downtown Murrieta Specific Plan Area*