

**CITY OF MURRIETA  
1 TOWN SQUARE  
MURRIETA, CA**



**Tuesday, September 19, 2023  
4:45 PM CLOSED SESSION  
6:00 PM REGULAR MEETING**

The City of Murrieta intends to comply with the Americans with Disabilities Act (ADA). Persons with special needs should call the City Clerk Department at (951) 461-6031 or email at [CityClerk@murrietaca.gov](mailto:CityClerk@murrietaca.gov) at least 72 hours in advance. Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the public counter at City Hall located at 1 Town Square, Murrieta, CA during normal business hours.

Any presentation requiring the use of the City of Murrieta's equipment must be submitted to the City Clerk's department 24 hours prior to the scheduled City Council meeting at City Hall located at 1 Town Square, Murrieta, CA; via email at [CityClerk@MurrietaCA.gov](mailto:CityClerk@MurrietaCA.gov) or call (951) 461-6031. Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the public counter at City Hall located at 1 Town Square, Murrieta, CA during normal business hours.

**Lori Stone  
Mayor**

**Cindy Warren  
Mayor Pro Tem**

**Lisa DeForest  
Council Member**

**Jon Levell  
Council Member**

**Ron Holliday  
Council Member**

**Kim Summers, City Manager  
Tiffany Israel, City Attorney  
Cristal McDonald, City Clerk**

**MURRIETA CITY COUNCIL (CC)  
MURRIETA COMMUNITY SERVICES DISTRICT (CSD)  
MURRIETA FIRE DISTRICT (FD)  
MURRIETA LIBRARY BOARD (LB)  
MURRIETA REDEVELOPMENT SUCCESSOR AGENCY (RSA)  
MURRIETA HOUSING AUTHORITY (HA)  
MURRIETA FINANCING AUTHORITY (FA)**

**\*\*\* The City is utilizing a new agenda management system. If you have any questions, please reach out to the City Clerk Department at (951) 461-6030 or via email at [CityClerk@MurrietaCA.gov](mailto:CityClerk@MurrietaCA.gov).**

**4:15 PM CLOSED SESSION**

**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENTS - CLOSED SESSION ITEMS ONLY**

**ANNOUNCEMENT OF CLOSED SESSION ITEMS**

**CLOSED SESSION**

- CS1. Conference with Legal Counsel – Anticipated Litigation  
The City Council will conduct a closed session, pursuant to Government Code sections 54956.9(d)(2) and (d)(3), because there is a significant exposure to litigation in one case.
  
- CS2. Conference with Legal Counsel – Anticipated Litigation  
The City Council will conduct a closed session, pursuant to Government Code sections 54956.9(d)(4), because there is a significant exposure to litigation in one case. The City Council will confer with the City Manager, Police Chief, Community Services Director, Administrative Services Director and City Attorney regarding the possible participation in an amicus brief in the following case: Gloria Johnson, et al. v. City of Grants Pass (US Court of Appeals for the Ninth Circuit Case Nos. 20-35752; 20-35881; US District Court for the District of Oregon Case No. 1:18-cv-01823-CL)
  
- CS3. Conference with Legal Counsel – Existing Litigation  
The City Council will conduct a closed session, pursuant to Government Code section 54956.9(d)(1), to confer with legal counsel regarding litigation to which the City is a party. The title of such litigation is as follows: Rashiem Bolden, Shantag Scott vs. City of Murrieta, et al; Case Number 5:22-cv-01550-JGB-SHKx; United States District Court for the Central District.

**RECESS TO CLOSED SESSION**

**6:00 PM REGULAR MEETING**

**CALL TO ORDER**

**ANNOUNCEMENT OF CLOSED SESSION ACTION**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

**PRESENTATIONS**

Received After Agenda Printed - Girl Scout Troop 1000 Presentation

Presentation - Girl Scouts Bronze Award Update

**Proclamation - Constitution Week**

Received After Agenda Printed - Constitution Week Handout

**APPROVAL OF AGENDA****CITY MANAGER - ADMINISTRATIVE UPDATE****GOVERNING BODY COMMISSION/COMMITTEE/BOARD (CCB) REPORTS**

Governing Body CCB Reports is the opportunity for the City Council to provide a brief report on conferences, seminars, and Commission, Committees, and/or Boards meeting attendance. Reports shall not exceed three minutes. The City Clerk will use the computerized timer.

Received After Agenda Printed Governing Body Reports

**PUBLIC COMMENTS (NON-AGENDA)**

At this time any person may address the governing bodies on any subject pertaining to City business, which does not relate to any item listed on the printed agenda. Normally no action may be considered or taken by the governing bodies on any matter not listed on the agenda. Each speaker will be limited to three minutes.

**CONSENT CALENDAR - APPROVAL OF ITEMS 1 – 11**

All matters listed on the Consent Calendar are to be considered routine by the governing bodies, and will be enacted by one motion in the form listed. There will be no discussion of these items unless, before the governing body votes on the motion to adopt, specific items are removed from the Consent Calendar for separate motions.

**1. Waive Reading of All Ordinance Adoptions on the Agenda and Read by Title Only****Recommended Action:**

Waive reading, by title only, of all Ordinances and Resolutions. Said Ordinances and Resolutions which appear on the public agenda shall be determined to have been read by title and further reading waived.

**2. Minutes****Recommended Action:**

Approve the minutes of the September 5, 2023, Regular Meeting.

**3. Murrieta General Employees' Association Successor Memorandum of Understanding**Recommended Action:

Adopt Resolution No. 23-4704 entitled: *A Resolution of the City Council of the City of Murrieta, California, Approving, Adopting and Implementing a Successor Memorandum of Understanding between the City of Murrieta and the Murrieta General Employees' Association for the period July 1, 2022, through June 30, 2024.*

**4. Agreement with American Security Group**Recommended Action:

- 1) Approve a three-year agreement with Amergroup Inc. dba American Security Group for an amount not to exceed \$68,000;
- 2) Authorize the exemption from bidding requirements; and
- 3) Authorize the City Manager to execute the agreement with American Security Group.

**5. Reinstating Urgency Ordinance Adopting Multi-Family Objective Design Standards**Recommended Action:

- 1) Waive full reading and adopt, by a four-fifths vote, Urgency Ordinance No. U-596-23 entitled: *An Urgency Ordinance of the City Council of the City of Murrieta, California, Reinstating Urgency Ordinance No. U-590-23, 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;*
- 2) Find that said actions are exempt from the California Environmental Quality Act (CEQA) as this item meets the required actions of CEQA Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning, because the Urgency Ordinance directs staff to adopt and implement design standards which will not cause a significant environmental impact and implements a uniformly applied development policy or standard that is consistent with the General Plan draft Housing Element policy to further regulate multi-family residential development; and
- 3) Direct City staff to prepare, execute, and file with the Riverside County Clerk a notice of exemption within five (5) working days of the adoption of this Ordinance.

**6. Multi-Family Residential and Mixed-Use Objective Design Standards**Recommended Action:

Conduct the second reading by title only and with further reading waived, adopt Ordinance No. 595-23 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.*

**7. Acceptance of Public Improvements in Tract Map 28532-3**Recommended Action:

- 1) Accept the Public Improvements in Tract Map 28532-3 located east of Whitewood Road and north of Triple C Ranch Road; and
- 2) Direct the Public Works Department to perform continued maintenance on the aforementioned public improvements in conformity with the City of Murrieta's maintenance standard.

**8. Acceptance of Public Improvements in Tract Map 28532-5**Recommended Action:

- 1) Accept the Public Improvements in Tract Map 28532-5 located East of Whitewood Road, West of Menifee Road, and south of Keller Road; and
- 2) Direct the Public Works Department to perform continued maintenance on the aforementioned public improvements in conformity with the City of Murrieta's maintenance standards.

**9. Acceptance of Public Improvements in Tract Map 28532-3 & 5**Recommended Action:

- 1) Accept the Public Improvements in Tract Map 28532-3 & 5 located both east of Whitewood Road, north of Triple C Ranch Road and east of Whitewood Road, west of Menifee Road, and south of Keller Road; and
- 2) Direct the Department of Public Works to perform continued maintenance on the aforementioned public improvements in conformity with the City of Murrieta's maintenance standard.

**10. Acceptance of Public Improvements in Tract Map 32718**Recommended Action:

- 1) Accept the Public Improvements in Tract Map 32718 located west of Menifee Road, south of Keller Road, and east of Whitewood Road; and
- 2) Direct the Department of Public Works to perform continued maintenance on the aforementioned public improvements in conformity with the City of Murrieta's maintenance standard.

**11. Acceptance of Public Improvements in Tract Map 34445**Recommended Action:

- 1) Accept the Public Improvements in Tract Map 34445 located west of Whitewood Road, south of Keller Road; and
- 2) Direct the Public Works Department to perform continued maintenance on the aforementioned public improvements in conformity with the City of Murrieta's maintenance standards.

**PULLED CONSENT CALENDAR ITEMS****DISCUSSION****12. Consider Adoption of Resolution for CalPERS 180-Day Wait Period Exception for Post-Retirement Employment - Extra Help Public Safety Dispatch Services**Recommended Action:

Adopt Resolution No. 23-4705, entitled: *A Resolution of the City Council of the City of Murrieta, California, for CalPERS 180-Day Wait Period Exception - Government Code Sections 7522.56 & 21224.*

**GOVERNING BODY ANNOUNCEMENTS**

Governing Body Announcements is the opportunity for the City Council to provide miscellaneous reports and announcements. Announcements shall not exceed two minutes. The City Clerk will use the computerized timer.

Received After Agenda Printed - Governing Body Announcements

Governing Body Announcements is the opportunity for the City Council to provide miscellaneous reports and announcements. Announcements shall not exceed two minutes. The City Clerk will use the computerized timer.

**COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS**

This is the opportunity for Council Members to request items and receive consensus for items to be added to a future agenda. There will be no discussion or debate on the requests; a brief explanation of the request may be given.

**ADJOURNMENT**



# CITY OF MURRIETA

## City Council Meeting Agenda

### Report

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9/19/2023  
Agenda Item No.

---

Subject:  
Received After Agenda Printed - Girl Scout Troop 1000 Presentation

# Girl Scout Troop 1000



**Bronze Award Project**





# Bronze Award Project

“Take Action” in our community



Sustainable

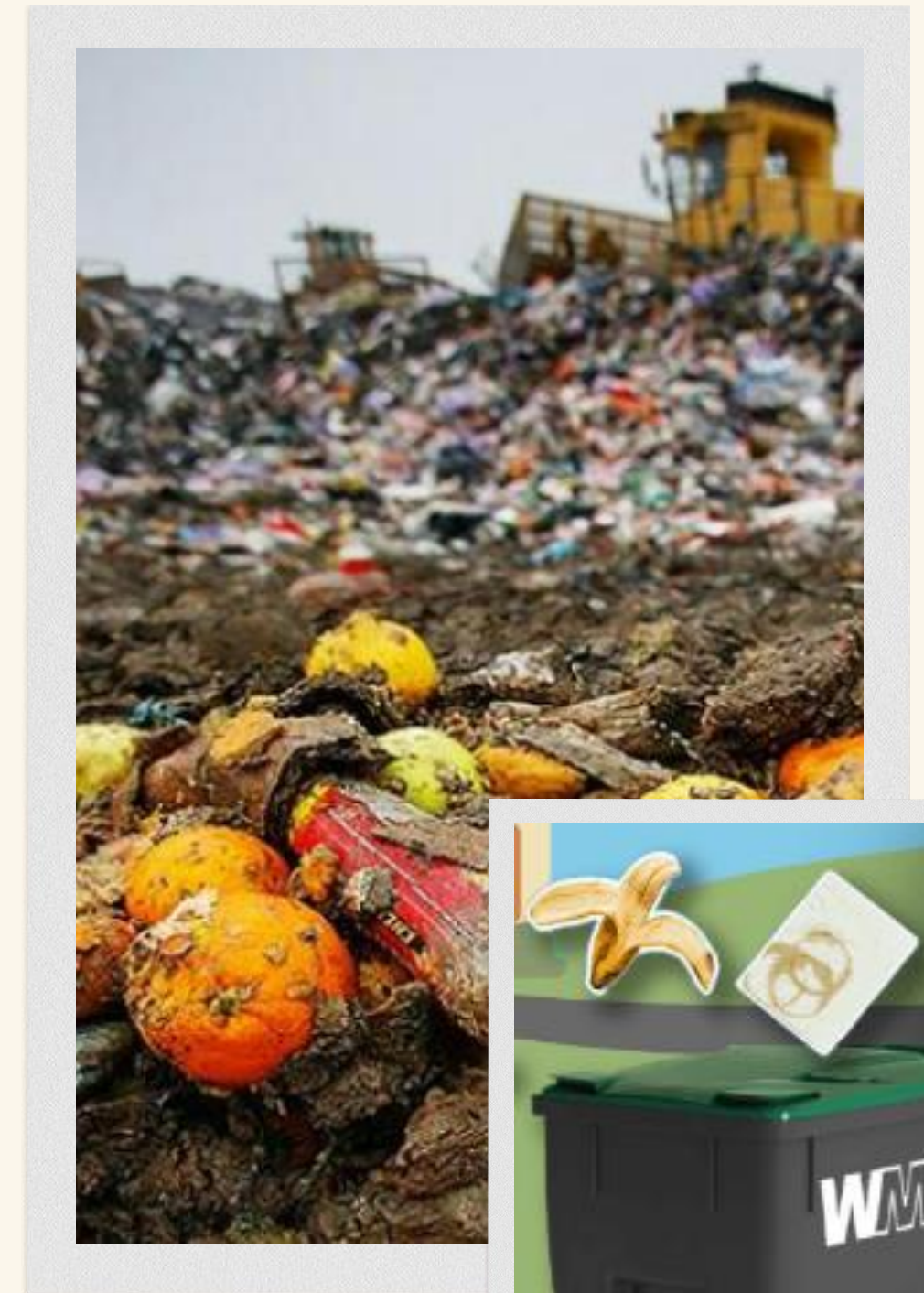
Work as a team

Leadership

Help the Planet

# The Problem

Food waste fills up landfills and does not get composted. AND the new California law but, no one knows about it!



# Our Plan

## Who can we help?

City of Murrieta residents

## How can we help them?

Educational game at events

## When and Where?

Murrieta Birthday Bash  
Thursday Night Markets  
Summer Movie Nights

# 5 Educational Game Booths in July & Aug



# Results & Suggestions

## Numbers

417 residents informed  
5 events

## Suggestions for the Future

- Most people did NOT know that food waste goes in the green bin.
- Candy helps
- “Would you like to play a game?”
- “Did you know...food waste goes in Green bin now?”
- “California composts for you.”
- “There is a new law”

# Thank You

City of Murrieta for letting us help you.  
And for helping us with our project.

Kristen Crane – Mentor

Isaac Bravo

Dominique Samario

Mr. Art from Waste Management





# CITY OF MURRIETA

## City Council Meeting Agenda

### Report

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9/19/2023  
Agenda Item No.

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Subject:  
Received After Agenda Printed - Constitution Week Handout

# We the People

**Protected  
under the  
Constitution**

Join Us As We Celebrate September 17-23

# Constitution Week







# CITY OF MURRIETA

## City Council Meeting Agenda

### Report

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9/19/2023  
Agenda Item No.

---

Subject:  
Received After Agenda Printed Governing Body Reports



**Governing Body Reports  
Murrieta City Council  
September 19, 2023  
Ron Holliday, Council Member**



# Governing Body Reports

## September 19, 2023

Ron Holliday, Council Member

**EMAIL: [RHolliday@MurrietaCA.gov](mailto:RHolliday@MurrietaCA.gov)**

09/11/23

Attended the Western Regional Council of Governments Assembly.





# CITY OF MURRIETA

## City Council Meeting Agenda Report

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9/19/2023  
Agenda Item No. 1.

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TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Cristal McDonald, City Clerk

SUBJECT: Waive Reading of All Ordinance Adoptions on the Agenda and Read by Title  
Only

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### **RECOMMENDATION**

Waive reading, by title only, of all Ordinances and Resolutions. Said Ordinances and Resolutions which appear on the public agenda shall be determined to have been read by title and further reading waived.



# CITY OF MURRIETA

## City Council Meeting Agenda Report

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9/19/2023  
Agenda Item No. 2.

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TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Cristal McDonald, City Clerk

PREPARED BY: Kimberly Ramirez, Deputy City Clerk

SUBJECT: Minutes

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### **RECOMMENDATION**

Approve the minutes of the September 5, 2023, Regular Meeting.

### **ATTACHMENTS**

1) September 5, 2023 Minutes

**CITY OF MURRIETA  
1 TOWN SQUARE  
MURRIETA, CA**



**SEPTEMBER 5, 2023  
4:30 PM WORKSHOP  
6:00 PM REGULAR MEETING  
MINUTES**

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**Lisa DeForest  
Mayor**

**Lori Stone  
Mayor Pro Tem**

**Cindy Warren  
Council Member**

**Jon Levell  
Council Member**

**Ron Holliday  
Council Member**

**Kim Summers, City Manager  
Tiffany Israel, City Attorney  
Cristal McDonald, City Clerk**

**MURRIETA CITY COUNCIL (CC)  
MURRIETA COMMUNITY SERVICES DISTRICT (CSD)  
MURRIETA FIRE DISTRICT (FD)  
MURRIETA LIBRARY BOARD (LB)  
MURRIETA REDEVELOPMENT SUCCESSOR AGENCY (RSA)  
MURRIETA HOUSING AUTHORITY (HA)  
MURRIETA FINANCING AUTHORITY (FA)**

**YOU MAY VIEW THE MEETING LIVESTREAMED VIA THE CITY'S WEBSITE AT  
<https://murrieta.legistar.com/Calendar.aspx>**

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**To view the agenda reports either click on the item title or open the agenda packet on Legistar. Please note due to the size of the packet, downloading the packet may take a moment. \*\*\***

**4:30 PM WORKSHOP**

**CALL TO ORDER 4:34 p.m.**

**ROLL CALL**

Present: Council Member Cindy Warren  
Council Member Jon Levell  
Council Member Ron Holliday (*Arrived at 4:35 p.m.*)  
Mayor Pro Tem Lori Stone  
Mayor Lisa DeForest

Absent: None

**WORKSHOP**

WS1. Murrieta Public Art Policy Workshop

Staff Report and PowerPoint presentation provided by Public Information Officer Dominique Samario.

Public Comments:

Casey Jurado: Spoke in favor of a Public Art Policy.  
Connie McConnell: Spoke in favor of a Public Art Policy.  
Jessica Large: Spoke in favor of a Public Art Policy.

Action: The City Council requested to move forward and bring back a policy for review with additional details on funding and budget needs.

**RECESS** 5:03 p.m.

**6:00 PM REGULAR MEETING**

**CALL TO ORDER** 6:01 p.m.

**ROLL CALL**

Present: Council Member Cindy Warren  
Council Member Jon Levell  
Council Member Ron Holliday  
Mayor Pro Tem Lori Stone  
Mayor Lisa DeForest

Absent: None

**PLEDGE OF ALLEGIANCE** Council Member Warren

**INVOCATION** Salvador Rangel, Calvary Baptist Church

**PRESENTATIONS**

Proclamation - Retirement Recognition Susan Weigman, Police Services Technician II

**APPROVAL OF AGENDA**

Action: It was moved by Council Member Warren, seconded by Mayor Pro Tem Stone to approve the Agenda for September 5, 2023.

The motion carried by the following vote:

Ayes: Warren, Levell, Holliday, Stone, DeForest  
Noes: None  
Absent: None

**CITY MANAGER – ADMINISTRATIVE UPDATES**

Fire Chief Bernie Molloy presented the City Council with the new Plaque of Reaccreditation from the Commission on Fire Accreditation International.

Community Senior Program Manager Brian Crawford provided a PowerPoint presentation on the California Oaks Community Pool Design & Reconstruction.

City Manager Kim Summers provided an update on new City Hall hours of Monday – Friday from 8 am – 5 pm.

**GOVERNING BODY COMMISSION/COMMITTEE/BOARD (CCB) REPORTS**

Council Member Warren: Provided attendance/reported the following:  
• Riverside Transit Authority Commission  
• Riverside County Transportation Commission

Council Member Holliday: Provided attendance/reported the following:  
• Western Riverside Council of Governments

Mayor Pro Tem Stone: Provided attendance/reported the following:  
• Southwest Riverside County Women’s Elected Leaders Collaborative  
• Riverside County Habitat Conservation Agency

**PUBLIC COMMENTS (NON-AGENDA)**

Oscar Fernandez: Spoke on concerns regarding closed restrooms at the Senior Center.

**CONSENT CALENDAR - APPROVAL OF ITEMS 1 – 10**

Action: It was moved by Council Member Holliday, seconded by Council Member Warren to approve Consent Calendar Item Nos. 1-10.

The motion carried by the following vote:

Ayes: Warren, Levell, Holliday, Stone, DeForest  
Noes: None  
Absent: None



## 1. Waive Reading of All Ordinance Adoptions on the Agenda and Read by Title Only

Recommended Action:

Waive Reading of All Ordinance Adoptions on the Agenda and Read by Title Only. Waive reading, by title only, of all Ordinances and Resolutions. Said Ordinances and Resolutions which appear on the public agenda shall be determined to have been read by title and further reading waived.

## 2. Minutes

Recommended Action: Approve the minutes of the August 1, 2023, Regular Meeting and August 15, 2023, Regular Meeting.

## 3. Check Register June 2023

Recommended Action: Adopt Resolution No. 23-4701 entitled: *A Resolution of the City Council of the City of Murrieta, California, Ratifying the Check Register for the Month of June 2023* in the amount of \$3,826,004.11 (Check Numbers 154774-155299).

## 4. Check Register July 2023

Recommended Action: Adopt a Resolution 23-4702 entitled: *A Resolution of the City Council of the City of Murrieta, California, Ratifying the Check Register for the Month of July 2023* in the amount of \$7,571,300.55 (Check Numbers 155300-155661).

## 5. Monthly Investment Transaction Report for July 2023

Recommended Action: Receive and file the Monthly Investment Transaction Report for July 2023.

## 6. Treasurer's Report - Quarter 4 of Fiscal Year 2022/23

Recommended Action: Receive the Fiscal Year 2022/23 Treasurer's Reports for Quarter 4 (April-June 2023).

## 7. Agreement for Professional Legal Services Between the City of Murrieta and Liebert Cassidy Whitmore

Recommended Action:

- 1) Authorize a three-year Agreement with Liebert Cassidy Whitmore for Professional Legal Services in the amount not to exceed \$300,000 per year; and
- 2) Authorize the City Manager to execute the agreement; with the option to extend for up to two, additional one-year periods.

## 8. Award for On-Call Professional Real Estate Services

Recommended Action:

- 1) Award a two-year agreement to Kosmont Real Estate Services dba Kosmont Realty, for oncall professional real estate services in an amount not to exceed \$150,000;
- 2) Authorize the City Manager to execute the agreement with the option to extend for up to three additional one-year terms; and
- 3) Amend the FY 2023/24 and FY 2024/25 Operating Budget by \$150,000 and appropriate funding from the General Fund unassigned fund balance.

## 9. Big Tex Ordnance Budget Appropriation

Recommended Action: Appropriate \$85,000 in the budget to 4030030-64200 for the purchase of sound suppressors for the Police Department.

## 10. Tyler Technologies, Inc. Second Amendment for Energov Data Conversion

Recommended Action:

- 1) Approve Amendment No. 2 to an existing agreement with Tyler Technologies, adding data conversion services by ratifying the cost proposal;
- 2) Authorize the City Manager's designee to execute Amendment No. 2; and
- 3) Appropriate funding in the Fiscal Year 2023/24 Operating Budget in the amount of \$98,000 to Account No. 1107500-71020 for a one-time Energov data conversion cost.

**PULLED CONSENT CALENDAR ITEMS None****PUBLIC HEARINGS**

## 11. Murrieta Hills Specific Plan - City Council Voting District

*Item No. 11 Murrieta Hills Specific Plan - City Council Voting District was heard after Item Nos. 12 and 13 due to a time certain hearing.*

Staff report and PowerPoint presentation provided by Deputy City Clerk Kimberly Ramirez.

*The public hearing was opened at 6:52 p.m.*

Public Testimony:

None.

*The public hearing was closed at 6:52 p.m.*

Action: It was moved by Council Member Warren, seconded by Council Member Levell to:

- 1) Hold Public Hearing No. 4, to receive input and testimony;

- 2) Conduct the second reading and adopt Ordinance No. 594-23 entitled: *An Ordinance of the City Council of the City of Murrieta, California, Amending Section 1.21.030 of the Murrieta Municipal Code and Adopting Revised District Voting Boundaries, into District 1;* and
- 3) Direct the City Clerk to fulfill any administrative requirements in accordance with the law.

The motion carried by the following vote:

Ayes: Warren, Levell, Holliday, Stone, DeForest  
 Noes: None  
 Absent: None

12. Sale of City Owned Real Property Located Northwest of the Intersection of Clinton Keith Road and McElwain Road

Staff report and PowerPoint presentation provided by Deputy Development Services Director Jarrett Ramaiya.

*The public hearing was opened at 6:27 p.m.*

Public Testimony:

Dave Scott: Spoke in favor of the sale of City-owned property.

*The public hearing was closed at 6:28 p.m.*

Action: After discussion it was moved by Council Member Warren, seconded by Mayor DeForest, to:

- 1) Adopt Resolution No. 23-4703 entitled: *A Resolution of the City Council of the City of Murrieta, California, Declaring A City-Owned Parcel as Exempt Surplus and Approving the Sale of City-Owned Real Property Located Northwest of the Intersection of Clinton Keith Road and McElwain Road, Murrieta, CA (APN: 392-270-005) to Ashdon Development for \$70,200.00;*
- 2) Authorize the City Manager to direct and execute all related escrow, closing, and similar documents necessary to finalize the sale of the Property upon conclusion of the 30-day notice period to Housing and Community Development; and Amend the Fiscal Year 2023/24 Operating Budget to Appropriate Budget for the Sale of Land and Escrow Expenses.

The motion carried by the following vote:

Ayes: Warren, Levell, Holliday, Stone, DeForest  
 Noes: None  
 Absent: None

13. Multi-Family Residential & Mixed-Use Objective Design Standards

Staff report and PowerPoint presentation provided by City Planner Carl Stiehl.

*The public hearing was opened at 6:48 p.m.*

Public Testimony:

None.

*The public hearing was closed at 6:48 p.m.*

Action: After discussion it was moved by Council Member Warren, seconded by Council Member Holliday to:

- 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.

The motion carried by the following vote:

Ayes: Warren, Levell, Holliday, Stone, DeForest  
 Noes: None  
 Absent: None

**GOVERNING BODY ANNOUNCEMENTS**

Council Member Warren, Council Member Holliday, Mayor ProTem Stone, and Mayor DeForest provided their Governing Body Announcements to be made part of the City's website for public review.

**COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS**

Council Member Holliday: Review the process for Council Member requests for future agenda items.

Consensus was received.

The pros and cons of becoming a Charter City. Provided the option to bring this back as a workshop or an item for discussion.

Consensus was received.

**ADJOURNMENT** 7:00 p.m.

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Cristal McDonald, City Clerk



# CITY OF MURRIETA

## City Council Meeting Agenda Report

9/19/2023  
Agenda Item No. 3.

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TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

APPROVED BY: Kim Summers, City Manager

PREPARED BY: Diego Chavez, Administrative Services Director

SUBJECT: Murrieta General Employees' Association Successor Memorandum of Understanding

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### **RECOMMENDATION**

Adopt Resolution No. 23-4704 entitled: *A Resolution of the City Council of the City of Murrieta, California, Approving, Adopting and Implementing a Successor Memorandum of Understanding between the City of Murrieta and the Murrieta General Employees' Association for the period July 1, 2022, through June 30, 2024.*

### **PRIOR ACTION/VOTE**

On August 6, 2019, the City Council adopted Resolution No. 19-4133, approving a Memorandum of Understanding with the Murrieta General Employees' Association with the City of Murrieta for the term of July 1, 2019, through June 30, 2022 (Vote: 5-0).

On May 5, 2020, the City Council adopted Resolution No. 20-4237, approving a side letter of agreement with the Murrieta General Employees' Association (Vote: 5-0).

On July 11, 2022, the City Council adopted Resolution No. 22-4597, approving a Tentative Agreement for a Successor Memorandum of Understanding between the City and the Murrieta General Employees' Association covering the period July 1, 2022, through June 31, 2024 (Vote: 4-0-1).

### **CITY COUNCIL GOAL**

Maintain a high performing organization that values fiscal sustainability, transparency, accountability and organizational efficiency.

### **BACKGROUND**

Most employees of the City of Murrieta (City) are represented by an employee organization and governed by a Memorandum of Understanding (MOU) setting forth compensation, benefits, and other terms and conditions of employment. Through collective bargaining, the City periodically negotiates with the respective employee organizations to establish updated wages, hours, and working conditions for represented employees, including tentative agreements for successor memoranda of understanding affecting compensation, benefits, and other terms and conditions of employment. All such items must be voted on by each employee organization's

membership, known as ratification, and subsequently approved by the City Council. Once approved by the City Council, the terms of tentative agreements for successor MOUs are then memorialized in the successor MOU and brought back to the City Council for final approval.

The previous MOU between the City and the Murrieta General Employees' Association (MGEA or Association), adopted by City Council Resolution No. 19-4133, covered the period July 1, 2019, through June 30, 2022. MGEA currently represents 133 non-sworn City employees in various job classifications across the organization.

The City and the Association met and conferred in good faith in 2022 and came to a Tentative Agreement on a fair and equitable package of total compensation for a successor MGEA MOU for the period July 1, 2022, through June 30, 2024. The members of the MGEA voted to ratify the Tentative Agreement, and the City Council approved the Tentative Agreement on July 11, 2022, per Resolution No. 22-4597.

Since that time, the labor representatives of the City and MGEA met, conferred, and mutually prepared a written successor MGEA MOU in accordance with the Tentative Agreement deal points approved by the City Council on July 11, 2022. Staff has prepared Resolution No. 23-4704 (Attachment 1), which includes a fully executed copy of the successor MGEA MOU for the period July 1, 2022 - June 30, 2024, and remains subject to final City Council approval, adoption, and implementation.

### **FISCAL IMPACT**

The fiscal impact for the two (2) year term, Fiscal Years (FY) 2022/23 and 2023/24, is \$2,479,811. A budget adjustment for FY 2022/23 was included in the mid-year budget update last year based upon the adoption of the Tentative Agreement by Resolution 22-4597. The fiscal impact for FY 2023/24 was included in the current biennial budget. There are no changes resulting from the adoption of the MGEA MOU for the period July 1, 2022 - June 30, 2024.

### **ATTACHMENTS**

- 1) Resolution No. 23-4704 with Exhibit A (MGEA MOU)

**RESOLUTION NO. 23-4704**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, APPROVING, ADOPTING AND IMPLEMENTING A SUCCESSOR MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF MURRIETA AND THE MURRIETA GENERAL EMPLOYEES' ASSOCIATION FOR THE PERIOD JULY 1, 2022 THROUGH JUNE 30, 2024**

**WHEREAS**, the City of Murrieta (“City”) endeavors to recruit and retain the most qualified and talented employees to serve its citizens; and

**WHEREAS**, the salaries and benefits offered by the City to its employees are designed to aid in the City’s recruitment and retention efforts; and

**WHEREAS**, Section 36506 of the California Government Code requires that the City Council of the City fix compensation of all appointive officers and employees by resolution or ordinance; and

**WHEREAS**, the current Memorandum of Understanding (“MOU”) between the City and the Murrieta General Employees’ Association (MGEA), adopted by City Council Resolution No. 19-4133 covering the period July 1, 2019 through June 30, 2022 (“MGEA MOU 2019-22”) expired June 30, 2022; and

**WHEREAS**, the City and MGEA met and conferred in good faith and reached a Tentative Agreement on a fair and equitable package of total compensation for a successor MGEA MOU for the period July 1, 2022 through June 30, 2024, pursuant to the Meyers-Milias-Brown Act (“MMBA”) (Government Code sections 3500-3511) and the City’s Employer-Employee Relations Resolution No. 93-214; and

**WHEREAS**, the members of the MGEA voted to ratify the Tentative Agreement, and the labor representatives of the City and the MGEA executed the Tentative Agreement for a successor MGEA MOU; and

**WHEREAS**, the City Council approved the Tentative Agreement for a successor MOU between the City and the MGEA on July 11, 2022 through adopting Resolution No. 22-4597; and

**WHEREAS**, the City and MGEA met and conferred in good faith pursuant to the Tentative Agreement and Resolution No. 22-4597 on drafting the successor MGEA MOU for the period July 1, 2022 through June 30, 2024, pursuant to the MMBA and the City’s Employer-Employee Relations Resolution No. 93-214; and

**WHEREAS**, the City and MGEA have prepared and executed the successor MGEA MOU for the period July 1, 2022 through June 30, 2024, subject to City Council approval, adoption and implementation.



**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1.** The recitals set forth above are true and correct and incorporated herein by this reference.

**Section 2.** The successor MGEA MOU for the period July 1, 2022 – June 30, 2024, a fully executed copy of which is attached hereto as Exhibit A, is approved, adopted and implemented.

**Section 3.** The City Manager is hereby authorized and directed to implement the provisions of the MGEA MOU for the period July 1, 2022 – June 30, 2024, including the resulting changes to compensation and benefits.

**Section 4.** The City Clerk shall certify the adoption of this resolution effective September 19, 2023.

**PASSED, APPROVED, AND ADOPTED** this 19th day of September 2023 by the City Council of the City of Murrieta, State of California.

\_\_\_\_\_  
Lisa DeForest, Mayor

ATTEST:

\_\_\_\_\_  
Cristal McDonald, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Tiffany Israel, City Attorney

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )  
CITY OF MURRIETA )

I, Cristal McDonald, City Clerk of the City of Murrieta, California, do hereby certify that the foregoing Resolution No. 23-4704 was duly adopted by the City Council of the City of Murrieta at the regular meeting thereof, held on the 19th day of September 2023, and was signed by the Mayor of said City, and that the same was passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Cristal McDonald, City Clerk

**EXHIBIT A**

**MEMORANDUM OF UNDERSTANDING BETWEEN  
THE CITY OF MURRIETA AND  
THE MURRIETA GENERAL EMPLOYEES' ASSOCIATION**



**JULY 1, 2022, TO JUNE 30, 2024**

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**MEMORANDUM OF UNDERSTANDING BETWEEN  
THE CITY OF MURRIETA AND  
THE MURRIETA GENERAL EMPLOYEES' ASSOCIATION  
PERIOD JULY 1, 2022, TO JUNE 30, 2024**

**SECTION I – ADMINISTRATION**

**ARTICLE 1.01 INTENT AND PURPOSE**

It is the intent and purpose of this Memorandum of Understanding (hereinafter referred to as MOU) to set forth the understanding of the parties reached as a result of meeting and conferring in good faith regarding but not limited to matters relating to benefits, wages, hours and terms and conditions of employment between employees represented by the MURRIETA GENERAL EMPLOYEES ASSOCIATION (hereinafter referred to as "ASSOCIATION") represented by the negotiations team and the CITY OF MURRIETA (hereinafter referred to as "CITY") represented by management and the Murrieta City Council members.

**ARTICLE 1.02 RECOGNITION**

Pursuant to the provisions of Resolution 95-360 of the City of Murrieta, the CITY has recognized the ASSOCIATION as the exclusive representative of the employee classifications of the CITY, as adopted by the City Council in Resolution 95-360. The CITY shall recognize the ASSOCIATION as the exclusive representative of all employees in these classifications for the purpose of meeting its obligation under this MOU, the Meyers-Miliias-Brown Act, Government Code Section 3500 *et seq.*, and the Employer-Employee Relations Resolution No. 95-360 when the CITY rules, regulations, or laws affecting wages, hours, and other terms and conditions of employment are appropriately amended or changed.

**ARTICLE 1.03 IMPLEMENTATION**

The CITY and the ASSOCIATION acknowledge that this MOU shall not be in full force and effect until ratified by the ASSOCIATION membership and adopted by the Murrieta City Council.

**ARTICLE 1.04            TERM OF MOU**

The term of this MOU shall be July 1, 2022, through June 30, 2024. This MOU shall remain in full force and effect until a successor MOU has been ratified by the ASSOCIATION membership and adopted by the Murrieta City Council.

**ARTICLE 1.05            UNFAIR EMPLOYEE RELATIONS PRACTICE**

It is agreed that it shall be an unfair employee relations practice for the CITY and/or the ASSOCIATION or its representatives:

- A. To interfere with, restrain, discriminate, intimidate, or coerce employees in the exercise of the rights recognized or granted in this MOU.
- B. To refuse to meet and confer in good faith with the ASSOCIATION, or its representatives to refuse to meet and confer in good faith with the CITY on matters within the scope of representation or under Reopeners during the term of the MOU. However, and with the exception of meetings regarding a successor MOU, during the term of this MOU, neither party shall be compelled to engage in the meet and confer process as regards provisions specifically provided for in this MOU.

**ARTICLE 1.06            MANAGEMENT RIGHTS**

The ASSOCIATION recognizes the prerogative of the CITY and the City Manager to operate and manage its affairs in all respects in accordance with its responsibilities and powers or authority which the CITY has not officially abridged, delegated, or modified by this MOU and such powers or authority are retained by the CITY. These management rights include but are not limited to the following:

- A. To utilize personnel, set hours of work, methods, procedures, and means in an appropriate and efficient manner. It is understood that changes to individual employees' work hours are within the scope of management rights. This does not include changing work schedules and/or flex schedules such as the 9/80, 4/10, 3/12, etc., for an entire employee group, division, or department.
- B. To manage and direct the employees of the CITY.
- C. To maintain the efficiency of governmental operations.
- D. To hire, schedule, promote, transfer, assign, train, or retrain employees in positions within the CITY, including determining the procedures and standards of selection for employment and promotions.

- E. To suspend, demote, discharge, or take other appropriate disciplinary action against the employee for just cause.
- F. To determine the size and composition of the workforce and to lay off employees. Lay-off actions shall be implemented based upon the recognized lay-off procedure.
- G. Determine and/or change the facilities, methods, technology, means, organizational structure, and size and composition of the workforce and allocate and assign work by which the CITY operations are to be conducted.
- H. To establish and enforce dress and grooming standards.
- I. To determine the content of job classifications.
- J. To establish and modify productivity and performance programs and standards, including, but not limited to, quality and quantity standards, and to require compliance therewith.
- K. To determine methods of financing.
- L. To exercise complete control and discretion over its organization and the technology of performing its work.
- M. To determine the mission of the CITY and the methods and means necessary to efficiently fulfill the mission including: the transfer, alteration, curtailment, or discontinuance of any goods or services; the establishment of acceptable standards of job performance; the purchase and utilization of equipment for the production of goods or the performance of services; and the utilization of students, part-time, and/or contract employees.
- N. It is understood by the parties that every incidental duty is not always specifically described. Nevertheless, it is intended that all such duties shall be performed by the employee if they are a logical assignment to the job classification.
- O. The ASSOCIATION recognizes that the CITY has statutory rights and obligations in contracting for matters relating to CITY operations. The right of contracting or subcontracting is vested in the CITY including, but not limited to, the exercise of said contracting and subcontracting rights in the event of an emergency or essential public need or where it is not economical for CITY employees to perform said work.



- P. The CITY retains the right to establish reasonable work rules of conduct. Any dispute with respect to these work rules shall not be subject to arbitration of any kind but any dispute with respect to the reasonableness of the application of said rules may be subject to the grievance and arbitration procedures as set forth in this MOU. Any change in personnel rules, policies, and/or procedures impacting terms and conditions of employment of classifications represented by the ASSOCIATION shall require prior meeting and conferring.
  
- Q. Any dispute with respect to MANAGEMENT RIGHTS shall not in any way be subject to arbitration.

#### **ARTICLE 1.07 EMPLOYEE RIGHTS**

It is agreed that each individual employee shall have the following rights, which he/she may exercise in accordance with applicable laws, ordinances, rules and regulations:

- A. The right to form, join, and participate in activities of the ASSOCIATION for the purpose of representation on matters of his/her employee relations with the CITY or not to join or participate in the activities of any organization or association.
  
- B. The right to be free from interference, intimidation, restraint, coercion, discrimination, or reprisal on the part of the management representatives, the supervisor, other employees, or employee organizations with respect to his/her membership or non-membership in any employee organization or with respect to any lawful activity associated therewith which is within the scope of representation.
  
- C. It is the intent of the CITY to afford ASSOCIATION members all rights of employment granted under state workers' compensation laws and state and federal anti-discrimination laws. Furthermore, the CITY intends to comply fully with the Family Medical Leave Act of 1993 and the California Family Rights Act of 1995. Nothing in this MOU is intended to restrict employees' rights under either Act.

#### **ARTICLE 1.08 ASSOCIATION ACTIVITY**

- A. Release Time. ASSOCIATION members shall be granted one (1) hour of paid release time per year to attend an annual membership meeting. In addition, all ASSOCIATION members shall be provided paid release time to attend MOU ratification meetings not to exceed three (3) per year if such meetings are scheduled during their normal work shift. ASSOCIATION Board, ratification, and membership meetings may be held on CITY property using CITY meeting facilities, subject to availability. Five (5) calendar days advance notice shall be given to Human Resources for membership, ratification, and ASSOCIATION Board meetings when release time is involved. ASSOCIATION Board members shall be granted paid release time for up to six (6) ASSOCIATION

Board meetings per calendar year. ASSOCIATION negotiating members shall each be entitled to up to one (1) hour of paid release time before each meet-and-confer session and one half (½) hour of paid release time after each meet-and-confer session for preparation and discussions.

- B. Representatives of the ASSOCIATION having business with the officers and individual members of the ASSOCIATION may confer with such officers or members during the course of the workday for a reasonable length of time, provided that such activities do not impede the operation of the CITY.
- C. The ASSOCIATION shall advise the CITY, in writing, of its negotiators and shall be limited to designating three (3) negotiators who are CITY employees each calendar year. (The ASSOCIATION can designate alternates, however, only 3 employees shall be eligible for paid release time as provided for herein). CITY employee representatives shall be paid regular salary for the time spent annually in negotiations during regular work hours, except no payment will be made for negotiating time outside the representative's normal workday. The names of the duly chosen employee representatives of the Bargaining Unit shall be submitted to Human Resources sufficiently in advance of the regularly scheduled meetings so as to permit the scheduling of operations within the CITY. The provisions of this MOU shall be limited to conferences or negotiations held with respect to wages, hours, and conditions of employment. In addition to the 3 employee negotiators, ASSOCIATION may retain, at its sole expense, one or more non-employee consultants.

Supervisors shall not unreasonably deny release time. However, release time shall be denied at the sole discretion of a supervisor if the efficient operation of the CITY so requires.

- D. Bulletin Boards. The CITY shall provide a bulletin board at City Hall, the Maintenance Yard, the Library, the old City Hall, and the Police Department and permit the use of the same for ASSOCIATION announcements. A reasonable amount of time will be allowed for members of the ASSOCIATION to post announcements. The bulletin board will be subject to the following provisions. All notices shall be posted by an officer of the ASSOCIATION and shall relate to the following matters:
  - 1. ASSOCIATION recreational and social affairs.
  - 2. ASSOCIATION meetings.
  - 3. ASSOCIATION appointments.
  - 4. ASSOCIATION elections.
  - 5. Results of ASSOCIATION elections.
  - 6. Reports of committees of the ASSOCIATION.
  - 7. Rulings or policies of the ASSOCIATION.

8. Judicial and quasi-judicial decisions affecting any members of the bargaining unit such as the results of fact finding, grievances, etc. Any other material authorized by the City Manager or his designated representative.

Notices and announcements shall not contain anything political or controversial or anything negatively reflecting upon the CITY, any of its employees or officers, or any labor organization among its employees, and no material, notices, or announcements which violate the provisions of this section shall be posted. Notices and announcements shall be approved by the City Manager or designee prior to posting.

- E. ASSOCIATION notices, logos, and decals shall not be permitted on any CITY property or equipment except as provided for in this Article, paragraph D.
- F. ASSOCIATION officers and board members shall be allowed reasonable access to City telephones, email, and other communications technology to conduct normal ASSOCIATION business. The CITY agrees to provide the ASSOCIATION with an account number to access CITY copy machines. The ASSOCIATION, in turn, agrees to reimburse the CITY for the cost of copies produced on CITY copiers.
- G. New Employee Orientation. In accordance with Assembly Bill 119, the CITY shall notify the ASSOCIATION Board when a new employee is hired into the bargaining unit. The Board will notify the CITY when a new employee has signed a membership card authorizing membership dues deduction and when such deductions shall begin. The CITY shall also, upon request, provide the ASSOCIATION Board lists of employees in the bargaining unit. The CITY shall also provide reasonable paid release time for one ASSOCIATION Board member to meet with a new employee for the purpose of discussing membership in the ASSOCIATION.
- H. Dues Deductions. The CITY shall deduct dues on a regular payroll basis from the pay of all ASSOCIATION members. Such deductions shall be authorized in writing on a form approved and provided by the ASSOCIATION for this purpose. The membership cards shall be retained by the ASSOCIATION. The CITY shall rely on a certification from the ASSOCIATION for the authorization, modification, or cancellation of any/all dues deductions. The CITY shall remit such funds to the ASSOCIATION within thirty (30) days following their deduction.
- I. Maintenance of Membership. Unless prohibited by law, any employee in the ASSOCIATION who has authorized ASSOCIATION dues deductions on July 1, 2019 (the effective date of this Memorandum of Understanding) or at any time subsequent to the effective date of this Memorandum of Understanding, shall continue to have such dues deductions made by the CITY during the term of this Memorandum of Understanding, provided however, that any employee in the ASSOCIATION may terminate such dues during the month of June of each year of the Memorandum of Understanding by notifying the ASSOCIATION in writing of his/her election to terminate dues deduction. Such notification shall be delivered in person or by U.S. Mail to an ASSOCIATION Board member and contain the employee's name, job classification, department, and signature indicating the employee no longer wishes to be a member of the ASSOCIATION. The ASSOCIATION will notify the CITY's Human Resources Office within a reasonable time thereafter

and request the CITY to process dues cancellations within the next available pay period.

- J. Indemnification. In accordance with Senate Bill 866, the ASSOCIATION shall indemnify, defend, and hold the CITY harmless against any liability arising from any claims, demands, or other action relating to the CITY's compliance with the terms of this Section.

## **ARTICLE 1.09 SEVERABILITY CLAUSE**

Should any provision of this MOU or any application thereof, be unlawful by virtue of any federal, state, or local law or regulation, such provision shall be effective and implemented only to the extent permitted by said law, regulation, or resolution. In all other respects, the provisions of this MOU shall continue in full force and effect for the life thereof.

If any provision of this MOU is held by a final decision of a court of competent jurisdiction to be unlawful or invalid, such provision shall be immediately subject to renegotiation between the parties. The parties shall comply with the final court decision until the negotiation process is completed, either by means of agreement and City Council adoption of the MOU or in the alternative, by means of the impasse resolution procedures set forth in Resolution No. 93-214.

## **SECTION II – COMPENSATION**

### **ARTICLE 2.01 COMPENSATION**

- A. The CITY and the ASSOCIATION agree to use the following cities as comparative survey agencies: Carlsbad, Chino, Corona, Escondido, Hemet, Indio, Oceanside, Redlands, Temecula, and Upland. The parties will also discuss and agree on Total Compensation elements and appropriate market levels during the meet-and-confer process. Based on the results of those discussions, the ASSOCIATION reserves the right to make additional proposals related to salary increases and the term of the MOU.
- B. All represented employees hired on or before July 3, 2022, and still employed at the time of payment processing shall receive a one-time stipend of one thousand five hundred dollars (\$1,500), payable the second full pay period in July 2022.
- C. During the term of this agreement, employees represented by the ASSOCIATION shall receive the following cost of living adjustments:
  - a. Five percent (5%) effective the first full pay period in July 2022.
  - b. Four percent (4%) effective the first full pay period in July 2023.

## **ARTICLE 2.02 HOLIDAY PAY**

Represented employees who work the holidays listed in Article 2.15(B) shall be paid at the rate of time and one-half for those holidays actually worked. The time and one-half pay shall not apply to the hours worked on the holiday time designated as the Floating Holiday.

## **ARTICLE 2.03 TEMPORARY ASSIGNMENT PAY**

As a result of vacancies, leaves of absence, or other reasons, it may be necessary to temporarily reassign the duties of an authorized position to another employee. When such assignments require the employee to assume substantial additional duties which are outside the scope of the employee's regular assignment for a period in excess of fourteen (14) consecutive calendar days, the employee shall be entitled to a salary adjustment to reflect the new duties. The following shall apply in these instances:

- A. Approval required. Upon the recommendation of the Department Head and with the approval of the City Manager, an employee may temporarily be assigned to a higher-level classification to perform duties provided that:
  - 1. The higher-level position is vacant and is approved by the City Manager for new or continued staffing.
  - 2. An employee is called upon to perform substantially the duties of the higher-level position, and the duties for the higher-level position are outside the scope of the employee's current classification as determined by the City Manager and the Department Head.
  - 3. The vacancy is expected to continue for at least fourteen (14) consecutive calendar days but not longer than one (1) calendar year, and
  - 4. The employee possesses the minimum qualifications to perform the work of the higher-level position.
- B. Salary. The employee in such a temporary assignment shall be entitled to a salary adjustment of approximately five (5) percent or the "A" step of the salary range of the higher-level position, whichever is greater, for the duration of the temporary assignment beyond the first fourteen (14) days. Such an assignment shall not extend beyond 180 calendar days without the approval of the City Manager.

**ARTICLE 2.04 ASSIGNMENT PAY – TRAINING**

Employees holding the position of Public Safety Communications Dispatcher will be compensated an additional five (5) percent over the employee's base rate of pay for each day or portion thereof, during which they are assigned a trainee employee by the Police Chief or the Police Chief's designee

**ARTICLE 2.05 SPANISH LANGUAGE PAY**

The CITY shall establish a Spanish Language Pay program that will provide an additional two and one-half percent (2.5%) of base pay for employees called upon to speak Spanish in assisting the public during the course and scope of performing assigned duties based on business necessity. The number of members to be eligible shall be determined by the CITY. To receive the Spanish Language Pay benefit, an employee must be certified as bilingual on a conversational level by passing an examination established by the CITY. Any employee expected to employ the bilingual skill shall be given the opportunity to test for certification within thirty (30) calendar days of designation by the Department Director to employ such skill when called upon. It is understood that those receiving Spanish language compensation may, on occasion, be required to leave their specific work location to assist other non-bilingual employees in serving the public. It is also understood that employees not receiving Spanish Language Pay shall not be required to or expected to speak Spanish to assist the public on other than an incidental basis.

**ARTICLE 2.06 COURT ASSIGNMENT PAY**

The CITY shall pay a minimum of two hours at the rate of time and one-half for authorized court assignments, including court appearances as well as being placed “on call” for such appearances when such appearances occur outside the regular work shift.

**ARTICLE 2.07 COMPENSATORY TIME**

Employees who earn Compensatory Time in lieu of overtime may accrue such leave time up to a maximum of 80 hours at any given time.

Twice each year (in June and December), employees who have accrued compensatory hours may request to cash out all or a portion of these accrued hours. Requests must be made in writing to the Finance Department through the chain of command. Maximum cash out in any year shall be eighty (80) hours.

**ARTICLE 2.08 WORKING OUT OF CLASS**

Should a situation arise wherein an employee is being called upon to substantially perform the preponderant duties of a higher job classification, said employee may submit a written request to the CITY for a classification review. Said request shall be submitted to the employee’s Department Head, who will consult with Human Resources.

The City shall respond in writing to the employee within twenty (20) days of receiving the request for a classification review.

**ARTICLE 2.09 CALL OUT / STANDBY PAY**

A. Unit employees required to perform call-out or stand-by duties as described in Policy SOP #22 (Call-Out / Stand-by Policy) shall receive call-out benefits when returning to work after their normal shift and \$50.00 per day for each day assigned to stand-by duty. For each holiday included in a stand-by period, the affected employee shall receive an additional \$35.00.

B. Traffic Signal Technician:

When the Traffic Signal Technician is requested to respond from home after hours pursuant to Policy SOP # 22 to perform call-out duties, the CITY shall, in lieu of Standby Pay, compensate said ASSOCIATION member with a minimum of three (3) hours pay at time and one-half for each response.

It is further acknowledged by both the CITY and the ASSOCIATION that the Traffic Signal Technician is a single-incumbent classification. As such, the CITY understands that the ASSOCIATION member reserves the right to decline the call-out request if they feel that they are either unable to respond in a timely manner or is otherwise unfit for duty at the time the request is made. In such cases, the CITY shall call upon other resources to respond.

C. Public Safety Dispatchers:

Public Safety Dispatchers required to return to duty during off-duty time for training and meetings shall receive a minimum of two (2) hours pay at time and one-half based on their hourly rate.

**ARTICLE 2.10 SHIFT DIFFERENTIAL – POLICE DISPATCHER I, II**

Shift Differential shall apply only to unit members classified as Police Department Dispatcher I or II. An amount equal to five percent (5%) of the Police Dispatcher’s unadjusted base salary shall be paid for each full work week served as a dispatcher during the 1800-0600 hours shift.

**ARTICLE 2.11 CELL PHONE ALLOWANCE AND REIMBURSEMENT**

All unit employees authorized/required to use a personal cell phone in the course and scope of performing their duties shall receive a \$40.00 per month cell phone allowance. Employees incurring cell phone expense/cost in excess of the \$40.00 per month allowance may submit receipts for reimbursement for amounts above the \$40.00 per month cell phone allowance.

**ARTICLE 2.12 UNIFORM ALLOWANCE**

- A. All unit employees in the positions listed below shall be provided an annual uniform allowance in the amount of \$600. Payment shall take place on the first payday in January each year. The CITY will not provide extra payment for clothes or uniform items damaged regardless of fault. Classifications covered by this provision include:

- Code Enforcement Officer
- Community Services Officer I
- Community Services Officer II
- EMS Coordinator
- Police Services Technician I
- Police Services Technician II
- Property Evidence Technician
- Public Safety Dispatcher I
- Public Safety Dispatcher II

- B. All unit employees in positions listed below shall be provided an annual uniform allowance in the amount of \$1,850. Payment shall take place on the first payday in January each year, beginning January 2023. The CITY will not provide extra payment for clothes or uniform items damaged, regardless of fault. Classifications covered by this provision include:

- Fire Inspector

**ARTICLE 2.13 BOOT ALLOWANCE**

All unit employees in the positions listed below shall wear boots that meet Occupational Safety and Hazard Administration (OSHA) guidelines for foot protection and safety. Boots will be purchased by the City in an amount not to exceed \$250 per fiscal year per eligible employee. Classifications covered by this provision include:

- EMS Coordinator
- Fire Inspector
- Maintenance Worker I



Maintenance Worker II  
Public Works Equipment Operator  
Park Ranger  
Senior Maintenance Worker  
Public Works Inspector  
Building Inspector  
Fire Equipment Mechanic

#### **ARTICLE 2.14 LONGEVITY PAY**

At 15 years of continuous service, an employee will receive 2% of their base pay as longevity pay. At 20 years of continuous service, an employee will receive an additional 3% of their base pay.

### **BENEFITS**

#### **ARTICLE 2.15 HOLIDAYS**

- A. CITY employees shall be eligible for holidays as prescribed in this section of this MOU.
- B. The approved CITY holidays shall be as follows:
  - 1) New Year's Day
  - 2) Martin Luther King Jr. Day
  - 3) Presidents' Day
  - 4) Memorial Day
  - 5) Independence Day
  - 6) Labor Day
  - 7) Veterans Day
  - 8) Thanksgiving Day
  - 9) The day after Thanksgiving
  - 10) Christmas Eve Day
  - 11) Christmas Day
  - 12) New Year's Eve Day (Half-Day Holiday)
  - 13) One (1) Floating Holiday

- C. Holiday Value: The hour value for each holiday shall be equivalent to the employee’s authorized work schedule (e.g., If the holiday falls on a regularly scheduled nine (9) hour workday, the value of the holiday leave is nine (9) hours. If the holiday falls on a regularly scheduled ten (10) hour workday, the value of the holiday leave is ten (10) hours. If the holiday falls on a regularly scheduled twelve (12) hour workday, the value of the holiday leave is twelve (12) hours).
  
- D. Half-Day Holidays: For half-day holidays, employees shall not be required to work the last half of their regularly scheduled shift. The hour value for each half-day holiday shall be equivalent to half of the employee’s authorized work schedule (e.g., If the holiday falls on a regularly scheduled nine (9) hour workday, the value of the half-day holiday is four and a half (4.5) hours. If the holiday falls on a regularly scheduled ten (10) hour workday, the value of the half-day holiday is five (5) hours. If the holiday falls on a regularly scheduled twelve (12) hour workday, the value of the half-day holiday is six (6) hours.). The hours of operation and/or the work schedules of employees may be adjusted on half-day holidays for operational efficiency. Employees will be notified at least fourteen (14) days in advance of such changes.
  
- E. Procedure if Holiday Falls on Saturday or Sunday: For the Veterans Day holiday in 2023, facilities that are normally closed on Saturday will be closed to the public on Friday, with applicable City employees observing the Veterans Day holiday on Friday, November 10, 2023. Facilities normally open on Saturday will observe the holiday on the actual date (Saturday, November 11, 2023). MGEA members, however, would be required to advise their supervisor in writing at least two (2) weeks in advance if they plan on working on Friday, November 10, 2023, and not observe the holiday if their facility is normally closed on Saturday.

The Christmas Eve holiday (Sunday, December 24, 2023) and New Year’s Eve holiday (Sunday, December 31, 2023) will not be observed on a different day. Members who work at facilities normally closed on Sundays will not have their holiday bank hours reduced. Members can use the value of the holiday leave for these two holidays at another time.

- F. Procedure for Work Schedule Changes: Should an employee’s authorized work schedule (e.g., 9/80, 4/10, or 3/12) be changed, resulting in a change in regular hours worked (e.g., 9, 10, or 12), the hour value of holidays will be adjusted for any holidays remaining after the schedule change.
  
- G. Holiday Leave Bank
  - 1. Employees will be provided holiday leave hours on the first payday in July. Employees on a 9/80 work schedule will receive one hundred twelve and one half (112.5) hours of holiday leave. Employees on a 4/10 work schedule will receive one hundred twenty-five

(125) hours of holiday leave. Employees on a 3/12 work schedule will receive one hundred fifty (150) hours of holiday leave. An employee's holiday leave bank shall be reduced by the number of hours taken for each holiday or observed holiday.

2. Employees are required to use holiday leave each time a CITY-authorized holiday or observed holiday falls on a day when the employee would normally be scheduled to work.
  3. Holiday leave bank hours may be used only after the holiday or observed holiday has occurred unless the City Manager has granted an exception. The Floating Holiday may be used as paid leave at any time during the same fiscal year in which it was credited to the employee's holiday leave bank. Such time must be scheduled in advance and approved by the Department Head with consideration given to sufficient staff being available to continue the efficient operation of the department.
  4. Holidays, excluding the Floating Holiday, occurring during a Leave without Pay are not earned or vested. An employee on leave without pay for the entire fiscal year will not earn the Floating Holiday for that same year. Unearned holiday hours will be deducted from the employee's Holiday leave Bank.
  5. Any Holiday leave Bank hours that are not used by the last day of the last full pay period in June shall be cashed out on the final payday in June. Police Dispatchers and Lead Dispatchers can cash out up to eighty (80) hours of unused holiday leave hours on the first payday in June and December each year upon written request with thirty (30) days' notice to the CITY.
- H. Employees Required to Work on Holiday: Employees who work on the actual or observed holidays listed in Article 2.15(B) shall not have their holiday bank hours reduced and shall be paid at the rate of time and one-half for all hours actually worked on those holidays. Employees who work a partial day, defined as fewer hours than the employee's normal workday, shall be paid at the rate of time and one-half for all hours actually worked on those holidays and shall have their holiday bank reduced by the number of hours necessary to cover the difference in the number of hours of their regular shift if any. An employee who works both an observed and actual holiday shall only be eligible for holiday pay on one (1) such date and shall only receive the holiday leave value for one holiday.
- I. Procedure if Holiday Falls on Regular Day Off: If an actual or observed holiday occurs on a day that is the employee's regular day off and the employee is not required to work (on either the actual or observed date), their holiday bank hours shall not be reduced. The employee will be able to use the full holiday or half-day holiday leave hours at another time.

- J. Employees beginning employment during the fiscal year will start with a prorated Holiday Leave Bank. Hours will be credited in accordance with the employee’s authorized work schedule for each City authorized holiday that has not yet occurred.
- K. Employees separating employment with the CITY during the fiscal year will receive payment for unused holiday leave only for holidays that have already occurred and been earned, including the Floating Holiday, if the employee has not yet used them. Payroll will audit the holiday leave bank and make adjustments on the final paycheck if necessary.

**ARTICLE 2.16 INSURANCE & RETIREMENT BENEFITS**

**A. Medical Insurance**

The CITY shall provide funding for medical and related expenditures as follows: The CITY is a contracting agency for participation in the Public Employees Medical and Hospital Care Act (PEMHCA). Government Code § 22892 provides for the minimum employer contributions to allow enrollment in PEMHCA. Effective January 1, 2017, the CITY contribution to PEMHCA was set at \$128.00 monthly and shall, from calendar year to calendar year, be adjusted to correspond with statutory amended minimum employer contribution rates. (The CITY has been advised that, effective January 1, 2018, the minimum mandated employer contribution (“MEC”) under PEMHCA shall be \$133.00 monthly per employee). The monthly MEC per employee is \$149 for 2022, and \$151 for 2023.

The CITY shall fund a Section 125 Cafeteria Plan on behalf of each employee in the following amounts, which includes the MEC:

- Effective January 1, 2022, the total monthly contribution shall be \$1,611.16 per month.
- Effective January 1, 2023, the total monthly contribution shall be \$1,611.16 per month.
- Effective January 1, 2024, the total monthly contribution shall be \$1,647.83 per month.

This amount will be adjusted each January thereafter by fifty percent (50%) of the increase in premium cost (defined as the difference in the premium rate from the current year to the next, e.g., January 2023 to January 2024, etc.) for the lowest cost monthly family premium for a CalPERS sponsored HMO health insurance plan in Region 3 (excluding HealthNet Salud Y Más). In the event that premiums decrease from one January to the next, the City shall continue to pay the higher contribution amount based on the prior January’s premium. No increases in the City’s contribution will be required again until the relevant plan premium cost increases above the total amount then paid by the City toward the cafeteria plan. The 50% split will then be calculated \$only on the amount that the new relevant plan premium cost exceeds the premium cost that the City’s cafeteria plan contribution is based on.

The following 2 examples reflect the parties' understanding of how the City's contributions will be calculated based on the above formula:

Example 1:

Plan year 2021: Lowest Cost Family Plan - \$1,661.66

2021 Total City Contribution - \$1,562.56

Plan year 2022: Lowest Cost Family Plan - \$1,758.85

2022 City Contribution:  $\$1,758.85 - \$1,661.66 = \$97.19 / 2 = \$48.60 + \$1,562.56 = \underline{\$1,611.16}$

Example 2:

Plan Year 2023: Lowest Cost Family Plan - \$1,719.87

2022 Total City Contribution - \$1,611.16

2023 City Contribution:  $2023 \text{ Premium } (\$1,719.87) - 2022 \text{ Premium } (\$1,758.85) = <-\$38.98>$  (No contribution increase is triggered. City Contribution remains at \$1,611.16)

Example 3:

Plan Year 2024: Lowest Cost Family Plan - \$1,832.19

2023 Total City Contribution - \$1,611.16

2024 City Contribution:  $2024 \text{ Premium } (\$1,832.19) - 2022 \text{ Premium } (\$1,758.85) = \$73.34 / 2 = \$36.67 + \$1,611.16 = \underline{\$1,647.83}$

Any amount remaining from the CITY's contribution after the payment of the monthly premium, or eight hundred thirty-three dollars and forty-three cents (\$833.43), whichever is higher, may be used for other allowable Cafeteria Plan expenditures, such as Flexible Spending Account contributions, or taken as a taxable cash payment, limited to the provisions for taxable cash payment enumerated as follows.

Taxable Cash Payment (cash-in-lieu of health care):

1. Those employees working for the City of Murrieta on or before June 30, 2019, who elected and receive cash-in-lieu for Plan Year 2019 (Tier 1) shall be allowed to maintain the benefit. Should such an employee reduce or eliminate the cash-in-lieu benefit in future years, such election will be final: it cannot be increased or reinstated in the future though the employee can elect to further reduce the benefit until it is eliminated.

2. Any employee hired on or before June 30, 2019, that did not elect cash-in-lieu shall not be eligible for such this Plan Year or in any future Plan Year.
3. New employees hired on or after July 1, 2019, shall not be eligible to receive cash-in-lieu.

**B. Retiree Medical:**

Employees retiring from the City of Murrieta who choose to continue their CalPERS health insurance upon retirement are eligible to receive the following benefit based on their hire date with the City of Murrieta:

1. **Employees hired prior to January 1, 2008** – eligible retirees shall receive the monthly minimum mandated employer contribution to participate in PEMHCA (\$112.00 per month for the calendar year 2012) and a \$721.43 monthly contribution to a Retirement Health Savings Plan (RHS). The total monthly expenditure for pre-January 1, 2008, employees who thereafter retire, shall remain fixed at a maximum \$833.43 (consisting of the minimum mandated contribution to participate in PEMHCA, as from time to time exists, and the RHS contribution.)
2. **January 1, 2008, through July 14, 2014** (10 complete years of CITY service) – employees hired on and after January 1, 2008, and before July 15, 2014, and who thereafter retire from CITY service with a minimum of ten (10) complete years of service with the CITY, shall receive CITY-funded medical insurance for the retiree and eligible dependents, in an amount not to exceed \$360.00 per month up to the date of eligibility to receive Medicare. Upon employee eligibility for Medicare, the CITY contribution to medical insurance shall be in the minimum mandated amount for employer contributions to participate in PEMHCA.
3. **January 1, 2008, through July 14, 2014** (fewer than 10 complete years of CITY service) - for those employees hired on and after January 1, 2008, and before July 15, 2014, who then retire from CITY service with fewer than ten (10) full years of CITY service, the CITY medical insurance contribution shall be equivalent to the minimum mandated employer contribution to participate in PEMHCA.
4. **July 15, 2014, and later employees** – employees hired on or after July 15, 2014, are eligible to receive only the PEMHCA minimum mandated contribution. The minimum contribution will be \$100.

**C. Dental and Orthodontic:**

The CITY agrees to provide a dental and orthodontic benefit plan. The CITY also agrees to pay monthly premium payments for each employee and the employee's dependents.

**D. Vision Plan:**

The CITY agrees to provide a vision plan. The CITY also agrees to pay monthly premium payments for each employee and the employee's dependents.

**E. Life Insurance:**

The CITY agrees to provide life insurance coverage in the coverage amount of \$50,000 through an insurance company selected by the CITY. The CITY shall pay the full monthly premium for said life insurance. When available through the CITY, employees may purchase additional life insurance at a cost to be paid by the employee.

**F. Long-Term Disability:**

The CITY agrees to provide long-term disability insurance coverage through an insurance company selected by the CITY. The CITY shall pay the full monthly premium for said insurance coverage.

**G. Short-Term Disability:**

The CITY agrees to provide short-term disability insurance for all eligible represented classes through an insurer selected by the CITY. The CITY shall pay the full premium for said insurance.

**H. Cafeteria Plan:**

The CITY agrees to establish a Cafeteria Plan to allow employees to make pre-tax deductions from their earnings for the purposes of being reimbursed by a third-party administrator for eligible health and dependent care expenses. As part of this plan, the CITY agrees to provide a “premium-only plan” which will allow employees to make pre-tax deductions from their earnings for the purposes of paying their employee contributions for medical insurance premiums. The CITY will pay all administrative costs for this program.

**I. Public Employees Retirement System:**

1. The CITY will provide CalPERS retirement formula as outlined below:

Employees hired prior to December 30, 2012: Effective July 1, 2007, the CITY amended its CalPERS retirement contract to provide Section 21354.5 (2.7% at Age 55 Retirement Benefit Formula, One-Year Final Compensation) for represented employees. The CITY shall pay the full employer cost for this benefit. The employee rate will be eight (8) percent. Effective September 9, 2012, employees will pay six and one-half percent (6.5%) of the employee portion of the CalPERS retirement contribution. Effective June 30, 2013, members will pay the entire eight percent (8%) of the Employee portion of the CalPERS retirement contribution.

Employees hired on or after December 30, 2012: Effective December 30, 2012, the CITY amended its CalPERS retirement contract in accordance with Section 21354.5 of the Public Employees’ Retirement Law, to provide a 2% at age 60 (Three-Year Final Compensation) retirement benefit formula for represented employees hired on or after December 30, 2012. Effective January 1, 2013, this benefit only applies to employees hired who are, by CalPERS definition, a “Classic member”. The term Classic member is an individual who entered into membership with CalPERS or a reciprocal retirement system on or before December 31, 2012, and who do not meet the definition of a “New member” in Government Code (GC) Section 7522.04(f). Employees who receive this retirement benefit formula will pay the entire seven percent (7%) of the employee portion of the CalPERS retirement contribution.

Effective January 1, 2013, under the Public Employee’s Pension Reform Act of 2013 (PEPRA) the CITY will provide a 2% at age 62 (Three-Year Final Compensation) retirement benefit formula for represented employees hired as a “New Member” on or after January 1, 2013. CalPERS definition of a New Member means any of the following: 1. An individual who becomes a member of CalPERS for the first time on or after January 1, 2013. 2. An individual who is not subject to reciprocity (under GC 7522.02(c)). 3. An individual who was an active member of CalPERS or reciprocal retirement system and who, after a break in service of more than six months, returned to active membership in that system with a new employer. A New member will pay 50% of the normal cost rate for their defined benefit plan, which was seven percent (7%) as of July 1, 2019. The normal cost rate may fluctuate based on CalPERS actuarial valuations.

2. CalPERS 1959 Survivor Benefit. Effective November 7, 2004, the CITY agreed to provide the fourth level 1959 Survivor Benefit to represented employees. The CITY shall pay the employer's administrative costs for said benefit, and the employee shall pay his or her share of the monthly cost for said program.
3. Effective November 7, 2001, the CITY agreed to amend its contract with the California Public Employees Retirement System to provide Military Service Credit as Public Service (PERS Section 21024). Under this amendment, employees must pay the costs of purchasing their service credit.

## **ARTICLE 2.17 DEFERRED COMPENSATION**

For those employees participating in a CITY sponsored 457 Deferred Compensation Program, the CITY shall contribute a matching amount to the employee’s account on a dollar-for-dollar basis, not to exceed \$1,600 per year.

## **ARTICLE 2.18 TUITION REIMBURSEMENT PROGRAM**

After twelve (12) months of full-time employment with the CITY, regular full-time employees shall be eligible to receive financial assistance for approved courses completed at an accredited educational institution. The maximum reimbursable amount shall be \$3,500 (with a lifetime cap of \$13,800) per employee per fiscal year for allowable expenses as outlined in the CITY’s Tuition Reimbursement Policy. Reimbursement will be made provided: pre-approval was obtained; courses are satisfactorily completed; appropriate proof of successful completion is submitted to Human Resources; courses of instruction will enable the employee to perform their present duties more effectively or will prepare them for future opportunities which they could reasonably expect a promotion or transfer to at the CITY; the hours of instruction for the course do not conflict with the employee’s regularly scheduled work day; and reimbursement is limited to a maximum of two courses per semester or quarter. Both the CITY and MGEA believe that tuition reimbursements under this section are not subject to taxation, and the CITY’s practice of not subjecting them to tax withholding will continue.



**Repayment of Tuition Reimbursement:**

Employees are required to pay back a pro-rated amount of the tuition reimbursement received if the employee voluntarily separates from employment with the City within three (3) years of receiving such reimbursement. The repayment amount shall equal the remaining pro-rated portion of the compensation received. For example, an employee would be required to pay back half (1/2) of the compensation received if the employee voluntarily separates 18 months after receiving tuition reimbursement. The repayment may be deducted from the employee’s final check or leave cash-out with the written agreement of the employee.

**SECTION III – HOURS**

**ARTICLE 3.01 LEAVES**

All applicable leave accruals (i.e., annual), unless otherwise specified in this MOU, are calculated and credited to each employee based upon an eight (8) hour workday. All leave hours taken shall be based upon the length of a given employee's workday (i.e., 8 hrs, 9 hrs, 10 hrs, 12 hrs) and charged against the applicable accrued leave balance.

**A. Jury Leave**

Employees who are called for jury service in any court in the State of California or in the United States shall be granted a paid leave of absence to serve as a juror.

An employee summoned to and serving on jury duty shall submit evidence of the summons to Human Resources and may be absent from duty with full pay. The employee shall be entitled to retain the pay received for jury duty as partial or full reimbursement for the additional expenses associated with jury duty with no additional reimbursement by the CITY.

**B. Military Leave**

Military leaves of absence shall be governed by the provisions of Sections 395 *et seq.* of the Military and Veterans Code.

**C. Family Illness Leave**

When employees need a leave of absence due to a family illness, said leave time shall be taken and paid from accrued Annual Leave.

**D. Bereavement Leave**

An employee may use up to three work shifts of paid Bereavement Leave if required to be absent from work due to the death of a member of the employee’s immediate family. Additional time off may be authorized by the Department Head. Any additional time off will be charged to any available leave with pay or treated as leave without pay. However, if the employee provides documentation that 300 or more miles were traveled one way pursuant to the use of Bereavement Leave, an additional two (2) paid shifts of leave may be provided.

Immediate family shall be defined as: spouse, child, parent, sibling, grandparents; the aforementioned either natural, legally adopted, step or in-law, or any person over whom the employee acts as the legal guardian or a verifiable current member of the employee’s immediate household. The CITY and the ASSOCIATION agree that the definition of the immediate family shall include an ex-spouse if the employee is escorting dependent children to the funeral of an ex-spouse who was the parent of the dependent child or children.

**E. Annual Leave**

1. All employees covered by the terms and conditions of this MOU shall accrue Annual Leave per the following schedule:

Years of Service	Annual Accrual	Maximum Accrual
1 to 3 years	152 hours per year (19 days x 8 hrs)	544 hours
4 to 6 years	176 hours per year (22 days x 8 hrs)	544 hours
7 to 10 years	192 hours per year (24 days x 8 hrs)	544 hours
11 to 15 years	232 hours per year (29 days x 8 hrs)	544 hours
16+ years	272 hours per year (34 days x 8 hrs)	544 hours

2. The maximum amount of scheduled Annual Leave time which may be taken shall be thirty (30) working days in a fiscal year unless used for sick leave purposes. Additional Annual Leave for exceptional situations may be granted on a case-by-case basis by the City Manager.
3. A minimum of eighty (80) hours of Annual Leave and/or floating holiday must be used each fiscal year by the employee.
4. Annual Leave may be accrued up to a maximum of five hundred and forty-four (544) hours. When this maximum amount is reached, the employee will no longer accrue additional Annual Leave. Annual Leave accruals will re-commence in the next pay period following the use of Annual Leave which reduces this balance below the maximum allowed. It is incumbent upon the employee to manage their accrued annual time off so as not to exceed the maximum amount of five hundred and forty-four (544) hours.

5. Earned and accrued Annual Leave may be taken before the completion of the first year of service with the approval of the City Manager or designee. Annual leave may be taken for the purpose of sick leave after the completion of ninety (90) days of City service and does not require City Manager approval. [See Article 3.01(F) below for requirements related to the use of annual leave as sick leave].
6. Vacation Postponement. If an employee does not utilize his or her Annual Leave for the purposes of vacation in any fiscal year, the employee may, subject to the approval of the City Manager, be allowed such vacation leave during the succeeding fiscal year. In no event, however, shall any employee's vacation leave with pay exceed thirty (30) working days in any fiscal year.
7. Holidays Within the Annual Leave period. Holidays falling within the scheduled Annual Leave period shall not be considered as part of an employee's vacation. Should a holiday be declared during an employee's Annual Leave period, an equivalent number of Holiday Leave Bank hours will be used instead of the Annual Leave. Illness occurring during a scheduled Annual Leave period shall not be considered as unscheduled (sick) leave.
8. Unused Annual Leave. Any employee who is eligible for Annual Leave benefits and terminates their employment with the CITY will be paid for any unused Annual Leave hours.
9. Use of Annual Leave in excess of eighty (80) consecutive hours, excluding usage for qualified sick leave, will require the City Manager's approval.
10. Employees who have a balance of at least one hundred and sixty (160) hours and have used a minimum of eighty (80) hours in the past fiscal year can cash out a maximum of forty (40) hours of Annual Leave on the first payday in June and December each year.

**F. Sick Leave**

1. Personal Sick Leave:

When an employee is absent from work due to personal illness, injury, a health-related reason (such as the diagnosis, care, or treatment of a health condition), or preventive care, said leave time shall be taken and paid from accrued Annual Leave Bank.

2. Family Sick Leave:

When an employee is absent from work, or needs a leave of absence due to an illness or injury or health-related reason (such as the diagnosis, care, or treatment of a health condition) or preventive care of a qualified family member, said leave time shall be taken and paid from accrued Annual Leave Bank.

For the purpose of Family Sick Leave, a qualified family member means the employee's: child (includes any age or dependency status, or for whom the employee is a legal ward of stands in loco parentis), parent (includes a person who stood in loco parentis of the employee as a child), parent-in-law, spouse, registered domestic partner, grandparent, grandchild, or sibling.

3. Other Statutory Use:

Leave time shall be taken and paid from accrued Annual Leave Bank to cover an absence for an employee who is a victim of domestic violence, sexual assault, or stalking to:

- a) Obtain or attempt to obtain a temporary restraining order or other court assistance to help ensure the health, safety, or welfare of the employee or their child(ren).
- b) Obtain medical attention or psychological counseling; services from a shelter, program, or crisis center; or participate in safety planning or other actions to increase safety.

4. Medical Certification:

In the event of sick leave absences due to personal illness or injury, which exceeds three (3) consecutive workdays, the Department Head or Human Resources may require a physician's statement indicating the employee's fitness to return to work.

**G. Leave Of Absence**

NOTE: It is the intent of the CITY to comply fully with the Family and Medical Leave Act of 1993, the California Family Rights Act of 1995, and the California Pregnancy Disability Leave Law. Nothing in this MOU is intended to restrict employees' rights under these laws.

Leave Without Pay. An employee may be allowed a Leave of Absence without Pay. This can be initiated by a written request from the employee or a family representative if the employee is unable to make the request. The request shall be directed to the employee's Department Head, who will forward it with a written recommendation to the City Manager for review and approval. The City Manager's decision to approve or deny the request shall, in all cases, be final. The City Manager may grant an employee a Leave of Absence without Pay for a period not to exceed six (6) months. During such Leave of Absence without Pay, Annual Leave, and Holiday Leave Bank credits will not accrue, and the employee will be excluded from all other compensation and fringe benefits. However, the employee, at his or her discretion and cost, may take advantage of the COBRA program so that applicable benefits may continue.

## H. Workers' Compensation Leave

When an employee is unable to work due to an accepted work-related injury, that employee shall receive Total Temporary Disability (TTD) benefits as provided by law. For sixty (60) workdays, the CITY shall pay the employee the difference between his/her regular base salary and the amount of the TTD payment. Any partial day off counts as a full day towards the sixty (60) days. Beyond the first 60 workdays of TTD, the employee shall have the option of using accumulated Annual Leave to supplement the TTD provided, however, the combined amount received from TTD and the supplement do not exceed 100% of base salary.

- I. During a pay period wherein an employee is supplementing his or her TTD with accrued Annual Leave, that employee will continue to accrue Annual Leave at their normal rate. This supplement shall be, at a minimum, equal to the employee's bi-weekly accrual rate. PAID LEAVE USE CONSIDERED HOURS WORKED FOR OVERTIME COMPUTATIONS

In determining an employee's eligibility for overtime pursuant to the FLSA, the use of paid leave time during an FLSA-designated work period shall be considered "hours worked" for purposes of determining FLSA eligibility for overtime.

## ARTICLE 3.02 WORK SCHEDULES

### A. Workweek:

The City defines the FLSA workweek for non-exempt employees as beginning at 12:00 a.m. on Sunday and ending at 11:59 p.m. on Saturday, except for employees on a 9/80 or 3/12 work schedule.

### B. Workweek for 9/80 Work Schedule:

Employees shall normally work a 9/80 work schedule. Employees working a 9/80 work schedule will have a regular day off every other week as determined by the City. For such employees working a 9/80 work schedule, each employee's designated workweek shall begin exactly four hours after the start of his/her eight-hour shift on the day of the week that corresponds to the employee's alternating regular day off.

### C. Workweek for 3/12 Work Schedule:

Public Safety Dispatchers working a 3/12 work schedule will have an alternating regular day off every other week as determined by the City. For such employees working a 3/12 work schedule, each employee's designated workweek shall begin exactly six hours after the start of his/her twelve-hour shift on the day of the week that corresponds to the employee's alternating regular day off.

D. Alternative Work and Lunch Schedules:

With the approval of the Department Director, a Manager may be given the discretion to approve alternative work and lunch schedules for his/her subordinate personnel. The CITY reserves the right to rescind alternative work and lunch schedules with five (5) days' notice.

E. 4/10 Work Schedules:

The parties have agreed to implement a 4/10 work schedule that provides for City Hall to be open Monday through Friday. The 4/10 work schedule for full-time employees can be any combination of workdays that allows an employee to be scheduled for four (4) consecutive ten (10) hour days totaling forty (40) hours of work in each defined FLSA workweek.

Approval of work schedules will be determined by the Department Head, with the assistance of the Human Resources Division and the approval of the City Manager. All requests by employees to work a 4/10 schedule must be in writing, approved in writing, with the specific defined workweek and work schedule identified in the approval, and placed in the employee's personnel file. The City's intent regarding 4/10 work schedules is for their use wherever feasible when requested by the employee and consistent with the operational needs of the department and the City. The City may cancel an approved 4/10 work schedule by providing the employee with no less than fifteen (15) days but with the goal of providing thirty (30) days advance notice. Employees wishing to change or cancel 4/10 work schedules must also provide at least fifteen (15) days but with the goal of providing thirty (30) days advance notice and obtain written approval from their Department Head, which must also be copied to Human Resources. Employees working 4/10 work schedules are prohibited from changing or switching their regular days off without prior approval from their Department Head due to the likelihood that overtime will result.

F. During the term of this agreement, the Labor Management Committee will discuss the following issues:

- a. Implementation of remote/hybrid work schedule where feasible

## **SECTION IV – WORKING CONDITIONS**

### **ARTICLE 4.01            PROBATION PERIOD**

- A. All newly hired employees represented by the ASSOCIATION shall serve a twelve (12) month probation period commencing on the designated effective date of employment.

- B. All newly promoted employees represented by the ASSOCIATION shall serve a six (6) month probation period commencing on the designated effective date of promotion. If the newly promoted employee does not pass probation as determined by the CITY, the CITY shall return the employee to the position they held immediately prior to the promotion.
- C. Any former employee who has passed probation and is recalled from a lay-off action shall serve a three (3) month probationary period commencing on the designated effective date of re-employment.
- D. Each employee serving a probation period shall, in accordance with CITY policies, receive a performance evaluation during his or her probation period.
- E. All probationary employees are "at will" and serve at the will and pleasure of the City Manager. They may be discharged at any time during the probationary period for any reason, with or without cause, and with no rights of appeal.

**ARTICLE 4.02                    GRIEVANCE PROCEDURES**

The CITY and the ASSOCIATION agree to meet and confer in order to amend the existing grievance procedure by clarifying language and establishing acceptable time frames for the filing of grievances.

- K. Matters Subject to the Grievance Procedures. A grievance is a complaint by an employee or the employee's ASSOCIATION that the employee has been adversely affected due to a misinterpretation or misapplication of this MOU, any other work rules, conditions of employment, or regulations of the CITY or department, or actions of management regarding employee relations. Disciplinary actions are subject only to the provisions of the disciplinary procedures section of this MOU and are not subject to the procedures of this section.
  - a. No punitive action will be assessed against an employee for utilizing the grievance procedure.
  - b. In a hearing or meeting with the supervisor, Department Head, or City Manager called to resolve a grievance, a maximum of two employees, or ASSOCIATION representatives, which may or may not include the grievant, may be excused from work, with the exception of those called as witnesses when both parties agree they are necessary to determine certain facts.
  - c. The preparation of grievances shall not unreasonably interfere with the employee's regularly assigned duties.
  - d. At any stage of the grievance process, both parties are entitled to representation.
- L. Informal Grievance Procedures. Every effort shall be made to resolve a grievance through discussion between the employee, and/or the employee's designated representative, and the employee's immediate supervisor. If, after such discussion, the employee does not feel the

grievance has been satisfactorily resolved, the employee shall have the right to discuss the matter with the supervisor's superior within the department. The informal grievance process shall be commenced not later than ten (10) calendar days after the employee/ASSOCIATION knew or reasonably should have known of the occurrence which is the subject of the grievance. Failure to timely initiate the grievance procedure, and to meet with the supervisor's superior not later than ten (10) calendar days after being advised of the supervisor's decision, shall be a bar to the further processing of the grievance.

- M. Formal Grievance Procedures. If the employee is not in agreement with the decision rendered in the informal grievance procedure, an employee shall have the right to present a formal grievance in writing to the Department Head within ten (10) calendar days after receipt of the decision at the informal grievance step. The Department Head shall meet with the employee and/or the employee's designated representative within ten (10) calendar days after receipt of the written grievance. The Department Head shall review the grievance, render a decision in writing, and return it to the employee and/or the employee's designated representative within ten (10) calendar days after meeting with the employee or the employee's designated representative.
- N. Appeal Procedures. If the employee disagrees with the decision reached by the Department Head, the employee may present an appeal in writing to the City Manager within ten (10) calendar days after the employee's receipt of the Department Head's decision. The City Manager shall set a meeting with the employee and/or the employee's designated representative to discuss the grievance within ten (10) calendar days. Within ten (10) calendar days following the meeting, the City Manager shall deliver a copy of the decision to the employee and/or the employee's designated representative. The City Manager's decision shall be final.
- O. Extension of Time Limits. All time limitations imposed by the grievance procedures described in this section may be extended by mutual written agreement between the CITY and the employee.

#### **ARTICLE 4.03 DISCIPLINARY AND APPEALS PROCEDURE**

- A. Standards of Conduct. All employees are expected to adhere to standards of reasonable and prudent conduct.
- B. Applicability of Discipline. Disciplinary action may be taken against any non-elected employee of the CITY. Employees represented by the ASSOCIATION shall have rights to the notice and hearing requirements set forth in this section.
- C. Discretion in Disciplinary Action. The City Manager, Department Head, and supervisors may exercise their discretion in applying discipline appropriate to the employee's offense(s) and work record with the CITY.



- D. Permitted Disciplinary Action. Any one or combination of the following disciplinary actions may be taken against any employee for offenses stated in this section or for any other just cause:

Oral admonishment  
Directive Memorandum  
Corrective Counseling Memorandum  
Written reprimand  
Suspension  
Reduction in salary  
Demotion  
Dismissal

- E. Oral Admonishment. Pre-disciplinary oral admonishments should be given in private. The supervisor shall include in the admonishment a review of appropriate departmental and/or CITY standards and policies, employee performance expected in the future, and the likely consequences of failure to correct performance or behavior within the period of time determined by the Department Head. Oral admonishments shall be memorialized in writing.
- F. Directive Memorandum. When oral communication has not been sufficient, a pre-disciplinary directive memorandum can be issued to inform and direct the employee in writing on how to complete a task and perform it correctly in the future. It may also be used to give general direction to one or more employees.
- G. Corrective Counseling Memorandum. The pre-disciplinary formal counseling process includes a dialogue between the supervisor and the employee and results in a corrective memorandum issued to the employee, which informs the employee that even after the previous direction, a task is still being completed incorrectly. This is a warning that further occurrences may result in disciplinary action and is the last pre-discipline step. The memorandum requires correction of performance.
- H. Written Reprimand. A written reprimand shall be prepared for the continued or more serious offense. The reprimand shall take the form of a memorandum, including a full, accurate, and factual statement of the reason for the reprimand. The memorandum shall be given to the employee in private. The supervisor shall explain appropriate departmental standards and policies, employee performance expected in the future, and likely consequences of failure to correct performance or behavior within the period of time determined by the Department Head. A copy of the memorandum shall be placed in the employee's personnel folder. The employee may respond to the memorandum in writing within fourteen (14) calendar days and have such response placed in the employee's personnel folder. A dated copy of the written reprimand shall be released to the employee.
- I. Suspension Without Pay. When the employee's undesirable conduct has been continuous, repeated, or is deemed by management to be of such severity that lesser penalties are inadequate or have proved ineffective, the Department Head may impose a suspension without pay. Such

suspension shall occur only after the notice procedures specified in subsections L through O have been complied with and shall be subject to appeal in accordance with subsections P through T of this section.

- J. Reduction in Salary. In lieu of, or in addition to other forms of discipline, when facts justify, the Department Head may impose a reduction in salary upon the employee to a lower step on the present salary range or to a lower salary range, as may be appropriate. The reduction may be for a limited period or an extended period, as specified by the Department Head. Any reduction in salary shall be subject to the notice procedures specified below in subsections L through O and shall be subject to appeal in accordance with subsections P through T of this section.
- K. Dismissal. When the employee's conduct has been of a continuous nature, uncorrected by previous discipline, or is of such a nature as to make further employment not in the CITY's interests or for other good cause, the Department Head shall have the right to dismiss the employee. Dismissal shall be the final termination of the employee's employment. Any action of dismissal shall be taken only in compliance with the notice procedures specified below in subsection L through O and shall be subject to appeal in accordance with subsections P through T of this section.
- L. Pre-disciplinary Procedures. An employee being considered for any discipline involving loss of time or wages shall be ensured due process through the application of subsections M through O pre-disciplinary steps described in this section.
- M. Written Notice. Written notice of any proposed disciplinary action shall be given to the employee in private. This notice shall include the proposed action, the intended effective date, and the specific reasons for such action. A written copy of the allegations of misconduct and the grounds for such allegations shall also be included, along with a copy of all supporting documentation upon which the department expects to rely. The employee is entitled to copies of all materials on which the allegations are based if there are any. The employee's right to respond orally or in writing, the right to respond in person or through a designated representative, the time in which the response should be made, and to whom and where it should be made, shall be specified in the notice of intended discipline.
- N. Employee Response. An employee is entitled to a reasonable time, not to exceed fourteen (14) calendar days, to answer a notice of proposed discipline. The Department Head may grant an extension of the response period if the employee can demonstrate a reasonable need. Should an employee respond, the Department Head shall consider the response in reaching a decision or disciplinary action. The employee is entitled to respond in writing or orally, personally or through a designated representative, or any combination thereof. If the employee requests a meeting to present a response, the meeting shall not be conducted as an adversarial hearing. The employee may neither cross-examine the department's witnesses nor present a formal case to support the

response. The employee shall be given the opportunity to make any representations the employee believes might affect the disciplinary decision. Extensions shall be permitted only with the consent of the Department Head. If the employee fails to respond within the time specified, the Department Head may proceed with a decision.

The Department Head has the right to conduct further investigations. If new charges result from this investigation, the employee shall be given another opportunity to respond.

- O. Department Head's Response. The Department Head shall provide a written answer to an employee's response at the earliest practical date, not to exceed fourteen (14) calendar days following the response of the employee. The Department Head shall deliver the notice of the decision to the employee at or before the time when the action will be effective. The answer shall be dated and signed by the Department Head. The answer shall inform the employee which of the reasons and grounds in the notice of proposed discipline have been sustained. The answer shall include a statement of the employee's right to appeal, as provided herein. Additionally, the time limit for an appeal and the specific discipline to be imposed or the decision not to impose discipline shall be detailed in the answer. The effective date of discipline shall be included in the answer.

If, the Department Head's decision results in a finding that the discipline is appropriate, the disciplinary action shall be immediately implemented, with restitution/reinstatement, if any, being made following conclusion of the City Manager level appeal.

- P. Appeal of Disciplinary Actions. Any employee may appeal the imposition of discipline within fourteen (14) calendar days after the receipt by the employee of the Department Head's answer. Appeals from discipline shall be in writing, signed by the appellant or the appellant's representative, and delivered to the City Manager.
- Q. Appeal Hearing. Upon receipt of a timely letter of appeal, the City Manager shall set a time for a hearing. The hearing shall be held within thirty (30) calendar days after receipt of the appeal letter. The City Manager shall give not less than seven calendar days' written notice to the appellant, and any such person requesting same, of the time and place of such hearing. Said hearing shall be scheduled during normal City Hall business hours. The hearing may be open to the public or closed at the appellant's option. The appellant may appear personally and represent himself/herself or be represented by another of the appellant's choosing.
- a. During the examination of witnesses, all other witnesses, except the parties, shall be excluded from the hearing.
  - b. No photography, still, or motion video shall be taken in the hearing room during the hearing. An audio recording will be permitted.
  - c. The City Manager, prior to or during a hearing, may grant a continuance for any reason deemed to be important to the manager in reaching a fair and proper decision.

- d. The City Manager shall give all parties to the action a reasonable opportunity to be heard on relevant issues. The department's representative shall first present an opening statement and oral and/or documentary evidence in support of the department's position. The appellant may present oral or documentary evidence and may cross-examine any witness called by the department. The appellant may make an opening statement on the appellant's behalf. The department's representative may cross-examine any witness called by the appellant. Both the department and the appellant may present rebuttal evidence. The department may then make a closing statement, followed by the appellant.
  - e. The City Manager shall not be bound by technical rules of evidence.
  - f. The City Manager may, at the manager's discretion, appoint a hearing officer to conduct the hearing on the manager's behalf and to report findings and recommendations to the manager for final decision. In this case, a copy of the hearing officer's report shall be provided to the appellant.
- R. Findings and Decisions. The City Manager shall, within fourteen (14) calendar days after the conclusion of the hearing or receipt of a hearing officer's report, cause findings and a decision to be prepared in writing. The City Manager shall determine whether the action of the Department Head is supported by the evidence. Should the City Manager find that none of the charges are supported by the evidence presented, the decision shall be that no disciplinary action be taken. A decision not to impose discipline shall be accompanied by a directive from the City Manager to delete all references to the appealed action from the appellant's personnel file. Should the City Manager find that any or all of the charges are supported, the manager shall affirm, overrule or modify in whole or in part the Department Head's disciplinary action. The City Manager shall cause a copy of the findings and decision to be delivered to the appellant and the appellant's designated representative. A copy will be forwarded to Human Resources for inclusion in the appellant's personnel file.
- S. Appellant's Status during Appeal. If the pre-disciplinary meeting with the Department Head results in a decision that discipline is appropriate, the disciplinary action shall be immediately implemented, with restitution/reinstatement, if any, being made following the conclusion of the City Manager level appeal.
- T. Time Limits. All time limitations of this section may be extended or shortened by mutual agreement of the parties.

#### **ARTICLE 4.04 PROHIBITION OF STRIKES**

- A. The ASSOCIATION, its officers, and members, shall neither cause nor counsel its members or any non-represented employees to strike for any reason, nor shall it in any manner cause them to directly or indirectly to commit any concerted acts of work stoppage, slow down, or refusal to

perform any customarily assigned duties for the employer, namely, the CITY, for any reason. The occurrence of any such acts or actions prohibited in this section by the ASSOCIATION shall be deemed a violation of this MOU.

- B. In applying the provisions of this section, all of its terms used here shall be given the meaning commonly understood.
- C. The ASSOCIATION shall not be liable where the acts or actions previously enumerated are not caused or authorized directly or indirectly by the ASSOCIATION.

#### **ARTICLE 4.05 POLITICAL ACTIVITIES**

While employees are encouraged to vote before or after normal work hours, any employee entitled to vote in any public election shall be afforded the necessary time off to do so in accordance with the provisions of the California Statutes or any other means that is satisfactory to the CITY and the ASSOCIATION. No employee shall receive compensation for replacing another employee while voting.

#### **ARTICLE 4.06 SUBSTANCE ABUSE POLICY**

It is the responsibility of all affected employees to cooperate to protect the lives, personal safety, and property of co-workers and fellow citizens. All employees shall take all reasonable steps to accomplish these goals and to minimize potential dangers. Towards this goal, employees will follow the CITY's drug-free workplace policy, which has been established and maintained separately from this MOU.

#### **ARTICLE 4.07 LAYOFF AND RETURN POLICY**

PURPOSE. To provide a policy to be followed in the event of a reduction in the workforce and subsequent recall for employment of affected employees represented by the ASSOCIATION.

1. **Layoff.** The CITY reserves the right to lay off employees for lack of work, budgetary reasons, technological changes, or other CITY actions that necessitate a reduction in the workforce. In the event of a layoff for budgetary reasons, the CITY will follow the seniority requirements of California Government Code § 45100.
1. The Department Head, in consultation with Human Resources, as approved by the City Manager, will implement the layoffs.

2. Prior to the layoff of any ASSOCIATION members, the CITY shall first eliminate all contractors who are performing substantially the same duties as performed by the impacted classifications. Temporary employees, seasonal employees, part-time employees, or employees in their initial probationary period in the impacted classification within the impacted department shall be laid off first. Subsequent layoffs in the impacted classification within the impacted department shall be laid off in the following order:
  - a. Least amount of CITY seniority
  - b. Least amount of classification seniority
  - c. If seniority under “a” and/or “b” is equal, an employee’s performance based on an average of all the performance evaluations within the current job classification will be evaluated by management to determine the layoff. In the event the average of performance evaluations is equal, education and certifications may be considered to determine the layoff.
3. An employee designated for layoff shall be entitled to “bump” into a position in a job classification and department in which the employee most recently held a full-time, non-probationary appointment and in which there is an employee with less City seniority. If this position no longer exists or title readjustment/reclassification has occurred, a reasonable accommodation shall be made to allow the laid-off employee to assume a position equal to that one level down from their current position. Cross-department “bumping” is prohibited unless the employee has previously held a full-time, non-probationary appointment in that department. “Bumping” shall, in all cases, be downward rather than lateral. In order to “bump” into a former job classification, an employee must meet the minimum qualifications for that job classification, including the physical ability to perform that assignment.

The displaced employee shall be considered as laid off for the same reason as the person who displaced him/her and shall, in the same manner, be eligible to "bump" as described in the paragraph above. In the event of a tie in City seniority, performance evaluations as described in 2.c above shall be utilized in implementing the lay-off.

4. Notice of layoff shall be given to the employee with as much advance notice as possible but no fewer than fourteen (14) calendar days before the implementation date. When said notice cannot be given, the employee shall be provided with salary and benefit compensation equal to what the employee would have received under the fourteen (14) calendar day notice on a pro-rata basis.
5. Laid-off employees shall receive compensation, less required taxes, only for applicable accumulated Annual Leave and holiday compensation leave he/she has due. Annual Leave shall be compensated based on the total number of accrued Annual Leave hours multiplied by the employee's base hourly rate of pay. Employees shall be compensated with a payment of his/her unused Sick Leave balance pursuant to Article 3.01(F) of this MOU.

6. An employee shall not continue to accumulate seniority, Annual Leave, or any other service-related benefits with the exception of any severance-related benefits the City provided to laid-off employees during the period of time they are laid off.
2. **Recall List.** The names of full-time, permanent employees who have been laid off shall be placed on a recall list for the position and job classification held at the time of lay-off for a period not to exceed twenty-four (24) months.

Individual names may be removed from the recall list for any of the following reasons:

1. The expiration of twenty-four (24) months from the date of placement on the list.
  2. Re-employment with the CITY in a regular full-time position.
  3. Failure to respond within fourteen (14) calendar days of mailing a certified letter regarding availability for employment. The certified letter shall be mailed to the employee's last known address.
  4. Failure to report to work within fourteen (14) calendar days of mailing a certified letter containing a notice or recall to a position.
  5. Written request to be removed from the list.
3. **Recall.** In the event of a recall from a layoff, employees shall be recalled in reverse order of lay-off providing that the recalled employee meets the minimum qualifications for the position to be filled.
    1. The classification for which the employee may be recalled to fill may be at a lower classification than the one which the employee held prior to being laid off. Financial compensation for recalled employees would be within the CITY's salary range for the classification being filled through the recall process. Returning employees shall be entitled to seniority accrued prior to layoff. Employees being recalled to a position at a lower salary level than the salary range for the position held prior to layoff may decline the recall and remain on the Recall List for the remainder of the twenty-four (24) month period.
    2. All returning employees must pass a physical examination appropriate for the respective job classification so as to ensure the returning employee is medically capable of performing the required duties. Any Americans with Disabilities Act (ADA) accommodations for disabilities existing prior to the layoff shall be continued and shall not be a reason to deem the recalled employee physically unqualified for the position being offered.
    3. All recalled employees shall serve a probationary period in accordance with Article 4.01 of the MOU between the CITY and the ASSOCIATION.

4. When vacancies occur, the CITY shall utilize the Recall List prior to conducting an outside recruitment for positions represented by the ASSOCIATION.

**ARTICLE 4.08            OTHER ITEMS**

Items not specifically addressed in the MOU shall continue to be addressed in Personnel Resolution, No. 91-64 and/or the Employee Relations Resolution, No. 93-214.

During the term of this agreement, the Labor Management Committee will discuss the following issues:

- a. flexing upwards into higher-level positions in a ladder series
- b. policy for filling vacancies, recruitments, promotions, and transfers



## APPENDIX A

### REPRESENTED CLASSIFICATIONS

ACCOUNTING ASSISTANT  
ACCOUNTING SPECIALIST  
ADMINISTRATIVE ASSISTANT  
ASSISTANT PLANNER  
BUILDING INSPECTOR I  
BUILDING INSPECTOR II  
BUILDING INSPECTOR III  
CIVIL ENGINEERING ASSISTANT  
CODE ENFORCEMENT OFFICER I  
CODE ENFORCEMENT OFFICER II  
COMM RISK/DISASTER PREPAREDNESS ADMINISTRATOR  
COMMUNITY SERVICES OFFICER I  
COMMUNITY SERVICES OFFICER II  
CRIME ANALYST  
DEVELOPMENT SERVICES TECHNICIAN  
EMS COORDINATOR  
EXECUTIVE ASSISTANT  
FIRE EQUIPMENT MECHANIC  
FIRE INSPECTOR  
FIRE PROGRAM ASSISTANT  
GIS TECHNICIAN  
HISTORIAN/ARCHIVIST  
INFORMATION SYSTEMS COORDINATOR  
INFORMATION SYSTEMS TECHNICIAN I  
INFORMATION SYSTEMS TECHNICIAN II  
JR PLANNER  
LIBRARIAN I  
LIBRARIAN II  
LIBRARY ASSISTANT I  
LIBRARY ASSISTANT II  
LIBRARY SPECIALIST  
MAINTENANCE WORKER I  
MAINTENANCE WORKER II  
OFFICE ASSISTANT I  
OFFICE ASSISTANT II  
PARK RANGER  
PLANS EXAMINER  
POLICE SERVICES TECHNICIAN I  
POLICE SERVICES TECHNICIAN II  
PROPERTY/EVIDENCE TECHNICIAN  
PUBLIC SAFETY DISPATCHER I  
PUBLIC SAFETY DISPATCHER II

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MURRIETA GENERAL EMPLOYEES' ASSOCIATION  
July 1, 2022 – June 30, 2024

PW EQUIPMENT OPERATOR/SENIOR MAINTENANCE WORKER  
PW INSPECTOR  
RECORDS CLERK  
RECORDS MANAGEMENT COORDINATOR  
RECREATION COORDINATOR  
SENIOR MAINTENANCE WORKER  
SENIOR RECREATION COORDINATOR  
SENIOR CODE ENFORCEMENT OFFICER  
SENIOR ADMINISTRATIVE ASSISTANT  
SENIOR CRIME ANALYST  
SENIOR DEVELOPMENT SERVICES TECHNICIAN  
SENIOR LIBRARY ASSISTANT  
SENIOR OFFICE SPECIALIST  
SENIOR PLANS EXAMINER  
SENIOR PUBLIC WORKS INSPECTOR  
TRAFFIC SIGNAL TECHNICIAN

Dated: August 22, 2023

**CITY OF MURRIETA**

**Murrieta General Employees Association**

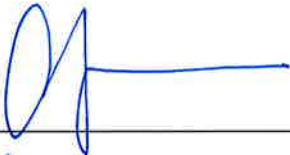
By: 

Kim Summers  
City Manager

By: 

Roderick Salazar  
President

**Attest:**

By: 

*Crystal*  
Crystal McDonald  
City Clerk



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MURRIETA GENERAL EMPLOYEES' ASSOCIATION  
July 1, 2022 – June 30, 2024



# CITY OF MURRIETA

## City Council Meeting Agenda Report

9/19/2023  
Agenda Item No. 4.

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TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Diego Chavez, Administrative Services Director

PREPARED BY: Diane Kohanyi, Management Analyst - IT

SUBJECT: Agreement with American Security Group

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### **RECOMMENDATION**

- 1) Approve a three-year agreement with Amergroup Inc. dba American Security Group for an amount not to exceed \$68,000;
- 2) Authorize the exemption from bidding requirements; and
- 3) Authorize the City Manager to execute the agreement with American Security Group.

### **PRIOR ACTION/VOTE**

On December 17, 2019, the City Council adopted Resolution No. 19-4185, awarding the contract for the Closed-Circuit Television, Video Management System, and Access Control System Project (Vote: 5-0).

### **CITY COUNCIL GOAL**

Provide a high level of innovative public safety.

### **BACKGROUND**

American Security Group (ASG) was the original vendor responsible for designing and installing the City of Murrieta's (City) comprehensive video surveillance and access control system. The systems are integral to the security and document retention protocols. The Closed-Circuit Television (CCTV) was strategically deployed across pivotal locations such as City Hall, the Library, the Police station, and Town Square Park. Augmenting the CCTV system, the video management system archives the recordings captured by these security cameras in compliance with the City's retention schedule. The access control system is designed to regulate authorized physical entry through facility doors using access keycards. This system effectively manages entry permissions, thus contributing to the overall safety and security of the City's premises.

In 2021 and 2022, pursuant to City Manager's signature authority, ASG provided maintenance at a rate of \$17,589.51 per year. The total expenditure for those two years was \$35,179.02. The addition of the three years contemplated in the present agreement puts the total project cost over the City Manager's signature authority.

Murrieta Municipal Code Section 3.08.280(l) allows exceptions for the acquisition of information technology

software and related services in a competitive process. By continuing the support and maintenance services with ASG, the City can preserve the existing infrastructure while bolstering safety and security measures. Their past involvement provides them with intimate familiarity with the City's distinct systems, network architecture, and configurations..

### **FISCAL IMPACT**

The cost for this service is not to exceed \$68,000 for three years. This item is funded from account code 726830-62160 within the IT division's Operating Budget. An adequate budget is also included in the Fiscal Year 2024/25 Operating Budget. The budget for the remaining year of the agreement will be included in the normal biennial budget process.

### **ATTACHMENTS**

- 1) American Security Group Agreement

**AGREEMENT BETWEEN THE CITY OF MURRIETA  
AND  
THE AMERGROUP INC. dba AMERICAN SECURITY GROUP**

This Agreement ("Agreement"), made this 19<sup>TH</sup> day of September , 2023, by and between the CITY OF MURRIETA, a Municipal Corporation, duly organized and existing under and by virtue of the laws of the State of California ("CITY"), and Amergroup Inc. dba American Security Group, a California Corporation ("CONSULTANT") with reference to the following facts which are acknowledged by each party as true and correct:

RECITALS

A. CITY is a general law city, formed and existing pursuant to the provisions of the California Government Code.

B. CITY is authorized to enter into consultant agreements under the provisions of California Government Code section 53060.

C. CITY desires or is in need of Security Camera, Access Control support and maintenance services.

D. CONSULTANT has special knowledge, experience and facilities for accomplishing the above design or engineering services.

E. CITY now desires to retain CONSULTANT to accomplish the above design or engineering services, and CONSULTANT is willing to be so retained pursuant to the terms and conditions of this Agreement.

AGREEMENT

NOW, THEREFORE, it is agreed by and between the parties as follows:

OPERATIVE PROVISIONS

1. RESPONSIBILITIES OF CONSULTANT

1.1 CONSULTANT shall undertake to carry on the scope of services as listed in the attached Scope of Services (refer to Exhibit "A" and Exhibit "B"), which is attached to and made a part of this Agreement. To the extent the provisions of Exhibit "A" and Exhibit "B" are ambiguous in relation to the provisions of this Agreement, inconsistent with the provisions of this Agreement, or expand upon the provisions of this Agreement, the provisions of this Agreement shall take precedence and the provisions of Exhibit "A" and Exhibit "B" shall not apply. These duties may be adjusted from time to time as agreed upon in writing by CONSULTANT and CITY. Any additional services authorized by CITY shall be subject to all terms and conditions of this Agreement, except as modified in writing in accordance with Section 24.

1.2 Representations. CONSULTANT will perform the services set out in this Agreement, as contemplated herein, in an efficient, timely, and professional manner, and in accordance with generally accepted standards for performing similar services. It is understood that CITY, in entering into this Agreement, is relying on CONSULTANT's representations for quality and professional work performed in a timely manner, and CONSULTANT shall perform in accordance with those representations and standards.

2. ADMINISTRATION OF AGREEMENT

2.1 CITY appoints its City Manager, or his designee, to administer CITY's rights under this Agreement, and to review the work performed by CONSULTANT pursuant to the scope of services.

2.2 CONSULTANT shall keep the City Manager, CITY's representative, or his designee or designees, fully informed as to the progress of the work and shall submit to CITY such oral and written reports as CITY may specify.

2.3 This Agreement shall be administered on behalf of the parties hereto, and any notice desired or required to be sent to a party hereunder shall be addressed, as follows:

For CITY: John Borger  
Address: City of Murrieta  
One Town Square  
24601 Jefferson Avenue  
Murrieta, CA 92562  
Phone: (951) 461-6065  
Facsimile: (951) 461-6049

For CONSULTANT: Chase Keene  
990 Park Center Dr  
CONSULTANT: Suite D  
Address: Vista, California  
92081  
Phone: 760-727-4020  
Facsimile: 760-727-4027

3. TERM

3.1 The term of this Agreement shall be from 10/15/2023 until 10/14/2026.

3.2 Time is of the essence for this Agreement and each provision of this Agreement, unless otherwise specified in this Agreement.

4. PAYMENT TO CONSULTANT

4.1 Consideration. In consideration of the services to be performed by CONSULTANT for the CITY as set forth in Section 1, the CITY agrees to pay CONSULTANT the sum of Sixty - eight thousand dollars(\$68,000) in accordance with the rates set forth in Exhibit "B" for the entire three year term.

4.2 Additional Services. If CITY desires any additional services ("Additional Services"), CONSULTANT may, upon written request by the CITY, furnish a proposal including an itemized statement of the estimated cost of the Additional Services thereof, and the CITY may modify or alter the proposal, or may reject the proposal in its entirety, at its sole discretion, or may direct the submission of a new proposal which may be accepted, altered or rejected. Upon the written approval of any Additional Services including costs by CONSULTANT and CITY, CONSULTANT shall perform the Additional Services and CITY will pay to CONSULTANT the cost of the Additional Services as agreed in writing. All money due for Additional Services shall be supported by a detailed statement of CONSULTANT showing the basis of said claims, and

certified by proper officers of CONSULTANT.

4.3 Payments. Payment of CONSULTANT's fee shall be made in accordance with CITY's normal schedule for issuance of checks. CONSULTANT agrees and acknowledges that it is CONSULTANT's sole responsibility to report as income all compensation received from CITY, and to make the requisite tax filings and payments to the appropriate federal, state and local tax authorities.

## 5. STATUS OF CONSULTANT

5.1 Independent Contractor. It is understood and agreed that CITY is interested only in the results obtained from service hereunder and that CONSULTANT shall perform as an independent contractor with sole control of the manner and means of performing the services required under this Agreement. CONSULTANT shall complete this Agreement according to its own methods of work which shall be in the exclusive charge and control of CONSULTANT and which shall not be subject to control or supervision by the CITY, except as to the results of the work. CONSULTANT is, for all purposes arising out of this Agreement, an independent contractor, and neither CONSULTANT, nor its employees, agents, or representatives shall be deemed an employee of the CITY for any purpose.

5.2 Employee Benefits. CONSULTANT shall be responsible for all salaries, payments, insurance and benefits for all of its officers, agents, representatives and employees in performing services pursuant to this Agreement. It is expressly understood and agreed that CONSULTANT and its employees, agents, and representatives shall in no event be entitled to any CITY benefits to which CITY employees are entitled, including, but not limited to, overtime, retirement benefits, insurance, vacation, worker's compensation, sick or injury leave or other benefits.

5.3 Workers' Compensation Insurance. CONSULTANT agrees to procure and maintain in full force and effect Workers' Compensation Insurance covering its employees and agents while these persons are participating in the activities hereunder, as provided in Section 6.1.2 of this Agreement.

5.4 Prevailing Wages. Pursuant to provisions of section 1773 of the Labor Code of the State of California, the City Council has obtained the general prevailing rate of per diem wages and the general rate for holiday and overtime work in this locality for each craft, classification, or type of workman needed to execute this Agreement, from the Director of the Department of Industrial Relations. These rates are on file with the City Clerk. Copies may be obtained at cost at the City Clerk's office. CONSULTANT shall post a copy of such rates at their office and shall pay the adopted prevailing wage rates as a minimum. If applicable, CONSULTANT shall comply with the provisions of sections 1773.8, 1775, 1776, 1777.5, 1777.6, and 1813 of the Labor Code and any other applicable laws.

Pursuant to the provisions of section 1775 of the Labor Code, CONSULTANT shall forfeit to CITY, as a penalty, the sum of fifty dollars (\$50.00) for each calendar day, or portion thereof, for each laborer, worker, or mechanic employed, paid less than the stipulated prevailing rates for any work done under this Agreement, by him or by any sub-consultant under him, in violation of the provisions of this Agreement.

## 6. INSURANCE

CONSULTANT shall not begin the services under this Agreement until it has: (a) obtained,



and upon the CITY's request, provided to the CITY, insurance certificates reflecting evidence of all insurance, including a copy of the Declarations and Endorsement Page required in this Section 6; however, CITY reserves the right to request, and CONSULTANT shall submit, complete copies of any policy upon reasonable request by CITY; (b) obtained CITY approval of each company or companies as required by Section 6; and (c) confirmed that all policies contain the specific provisions required in Section 6.

6.1 Types of Insurance. At all times during the term of this Agreement, CONSULTANT shall maintain insurance coverage as follows:

6.1.1 Commercial General Liability. Commercial General Liability (CGL) Insurance written on an occurrence basis to protect CONSULTANT and CITY against liability or claims of liability which may arise out of this Agreement in the amount of Two Million Dollars (\$2,000,000) per occurrence and subject to an annual aggregate of Four Million Dollars (\$4,000,000). There shall be no endorsement or modification of the CGL limiting the scope of coverage for either insured vs. insured claims or contractual liability. General liability coverage can be provided in the form of an endorsement to the CONSULTANT's insurance (at least as broad as ISO Form CG 20 10 11 85 or **both** CG 20 10, CG 20 26, CG 20 33, or CG 20 38; **and** CG 20 37).

6.1.2 Workers' Compensation. For all of CONSULTANT's employees who are subject to this Agreement and to the extent required by applicable state or federal law, CONSULTANT shall keep in full force and effect a Workers' Compensation policy. That policy shall provide employers' liability coverage as required by applicable state and/or federal Workers' Compensation laws, and CONSULTANT shall provide an endorsement that the insurer waives the right of subrogation against the CITY and its respective elected officials, officers, employees, agents and representatives. In the event a claim under the provisions of the California Workers' Compensation Act is filed against CITY by a bona fide employee of CONSULTANT participating under this Agreement, CONSULTANT agrees to defend and indemnify the CITY from such claim.

6.1.3 Professional Liability. For all of CONSULTANT's employees who are subject to this Agreement, CONSULTANT shall keep in full force and effect Professional Liability coverage for professional liability with a limit of Two Million Dollars (\$2,000,000) per claim and Four Million Dollars (\$4,000,000) annual aggregate. CONSULTANT shall ensure both that: (1) the policy retroactive date is on or before the date of commencement of services under this Agreement; and (2) the policy will be maintained in force for a period of four years after termination of this Agreement or substantial completion of services under this Agreement, whichever occurs last. CONSULTANT agrees that for the time period defined above, there will be no changes or endorsements to the policy that increase the CITY's exposure to loss.

6.1.4 Automobile Liability: Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if CONSULTANT has no owned autos, Code 8 (hired) and 9 (non-owned), with limit no less than \$1,000,000 per accident for bodily injury and property damage.

6.2 Insurer Requirements. All insurance required by express provision of this Agreement shall be carried only by responsible insurance companies that are rated "A-" and "V" or better by the A.M. Best Key Rating Guide, and are licensed to do business in the State of California. CITY will accept insurance provided by non-admitted "surplus lines" carriers only if the carrier is authorized to do business in the State of California.

6.3 Deductibles. All deductibles on any policy shall be the responsibility of CONSULTANT and shall be disclosed to CITY at the time the evidence of insurance is provided.

6.4 Specific Provisions Required. Each policy required under this Section 6 shall expressly provide, and an endorsement shall be submitted to CITY, that: (a) the policies are primary and non-contributory to any insurance that may be carried by CITY; and (b) CITY is entitled to thirty (30) days' prior written notice (10 days for cancellation due to non-payment of premium) of cancellation, material reduction, or non-renewal of the policy or policies. Additionally, the CGL policy shall expressly provide, and an endorsement shall be submitted to CITY, that the City of Murrieta and its respective officers and employees are additional insureds under the policy.

6.5 Indemnity Not Limited by Insurance. CONSULTANT's liabilities, including, but not limited to, CONSULTANT's indemnity and defense obligations under this Agreement, shall not be deemed limited in any way to the insurance coverage required herein. Maintenance of specified insurance coverage is a material element of this Agreement, and CONSULTANT's failure to maintain or renew coverage or to provide evidence of renewal during the term of this Agreement may be treated as a material breach of contract by CITY.

6.6 Special Risks or Circumstances: CITY reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

## 7. AUDIT AND INSPECTION OF RECORDS

At any time during CONSULTANT's normal business hours and as often as CITY may deem necessary, and upon reasonable notice, CONSULTANT shall make available to CITY, or any of its duly authorized representatives, for examination, audit, excerpt, copying or transcribing, all data, records, investigation reports and all other materials respecting matters covered by this Agreement. CONSULTANT will permit CITY to audit and to make audits of all invoices, materials, payrolls, records of personnel and other data related to all matters covered by this Agreement. All material referenced in this Section, including all pertinent cost accounting, financial records, and proprietary data, must be kept and maintained by CONSULTANT for a period of at least four (4) years, or for the period required by law, whichever is greater, after completion of CONSULTANT's performance hereunder, unless CITY's written permission is given to dispose of same prior to that time.

## 8. CONFIDENTIALITY AND USE OF INFORMATION

8.1 Except as otherwise provided by law, all reports, communications, documents and information obtained or prepared by CONSULTANT respecting matters covered by this Agreement shall not be published without prior written consent of City Manager or his designees, nor shall CONSULTANT issue any news releases or publish information relating to its services hereunder without the prior written consent of the City Manager. CONSULTANT shall hold in trust for the CITY, and shall not disclose to any person, any confidential information. Confidential information is information which is related to the CITY's research, development, trade secrets and business affairs, but does not include information which is generally known or easily ascertainable by nonparties through available public documentation.

8.2 CONSULTANT shall advise CITY of any and all materials used, or recommended for use, by CONSULTANT to achieve the project goals that are subject to any copyright

restrictions or requirements. In the event CONSULTANT shall fail to so advise CITY and, as a result of the use of any programs or materials developed by CONSULTANT under this Agreement, CITY should be found in violation of any copyright restrictions or requirements, CONSULTANT agrees to indemnify and hold harmless CITY against any action or claim brought by the copyright holder.

8.3 Ownership of Records. All records created by the CONSULTANT shall become the property of the CITY and shall be subject to state law and CITY policies governing privacy and access to files. The CITY shall have access to and the right to examine all books, documents, papers and records of the CONSULTANT involving transactions and work related to this Agreement. The CONSULTANT shall retain all copies of records for a period of five (5) years from the date of final payment.

## 9. NOTICE

All notices or demands to be given under this Agreement by either party to the other shall be in writing and given either by: (a) personal service, (b) by U.S. Mail, mailed either by certified mail, return receipt requested, with postage prepaid and addressed to the party to whom the notice is directed, or (c) via facsimile transmission (with proof of confirmation by sender). Service shall be considered given when received if personally served or, if mailed, two days after deposit in the United States Mail by certified mail, return receipt requested. The address to which notices or demands may be given by either party may be changed by written notice given in accordance with the notice provisions of this section. At the date of this Agreement, the addresses of the parties are as set forth in Section 2 above.

## 10. TERMINATION FOR CAUSE

10.1 CITY may terminate this Agreement upon giving of written notice of intention to terminate for cause. Cause shall include: (a) a material violation of any of the covenants, agreements, or stipulations of this Agreement by CONSULTANT, (b) CONSULTANT, through any cause, failing to fulfill in a timely and proper manner its obligations under this Agreement, (c) any act by CONSULTANT exposing CITY to liability to others for personal injury or property damage, or (d) if CONSULTANT is adjudged bankrupt, CONSULTANT makes a general assignment for the benefit of creditors, or a receiver is appointed on account of CONSULTANT's insolvency. Written notice by CITY of termination for cause shall contain the reasons for such intention to terminate and shall specify the effective date thereof. Unless prior to the effective date of the termination for cause the condition or violation shall cease, or satisfactory arrangements for the correction thereof be made, this Agreement shall cease and terminate on the effective date specified in the written notice by CITY.

10.2 In the event of such termination, CONSULTANT shall be paid the reasonable value of satisfactory services rendered up to the date of receipt of the notice of termination in accordance with this Agreement, less any payments theretofore made, as determined by CITY, not to exceed the amount payable herein, and CONSULTANT expressly waives any and all claims for damages or compensation arising under this Agreement in the event of such termination, except as set forth herein.

## 11. TERMINATION FOR CONVENIENCE OF CITY

11.1 CITY may terminate this Agreement at any time and for any reason by giving written notice to CONSULTANT of such termination, and specifying the effective date thereof, at least fifteen (15) days prior to the effective date.

11.2 If the Agreement is terminated as provided in this Section, CONSULTANT shall be entitled to receive compensation for any satisfactory work completed up to the receipt by CONSULTANT of notice of termination, less any payments theretofore made and not to exceed the amount payable herein, and for satisfactory work completed between the receipt of notice of termination and the effective date of termination pursuant to a specific request by CITY for the performance of such work.

## 12. PERFORMANCE AFTER TERMINATION

Upon termination of this Agreement as provided herein, CONSULTANT shall, within such reasonable time period as may be directed by City Manager, complete those items of work which are in various stages of completion and which City Manager determines are necessary to be completed by CONSULTANT to allow the project to be completed in a timely, logical, and orderly manner. Upon termination, all finished or unfinished documents, data, studies, surveys, drawings, models, photographs, reports, and other materials prepared by CONSULTANT shall be delivered to the City Manager, upon his request, as property of CITY.

## 13. DEFENSE AND INDEMNIFICATION

13.1 Indemnity for Professional Liability. Except for the sole negligence or willful misconduct of CITY, CONSULTANT shall, to the fullest extent permitted by law, hold harmless, protect, defend (with attorneys approved by CITY) and indemnify the CITY, its council and each member thereof, its officers, employees, representatives and their successors and assigns from and against all losses, liabilities, claims, suit, damage, expenses, cost, including reasonable attorney's fees and costs, and expert costs and investigation expenses, caused in whole or in part by the negligent, reckless or wrongful acts, errors or omissions of CONSULTANT in the performance of the professional services under this Agreement and those of CONSULTANT's sub-consultants or anyone for whom CONSULTANT is liable regardless of whether or not such claim, loss or liability is caused in part by a party indemnified hereunder. Notwithstanding the foregoing, CONSULTANT's defense obligations shall not exceed its proportionate percentage of fault, except as set forth in section 2782.8 of the Civil Code, as amended by Senate Bill 496.

13.2 Indemnity for Other than Professional Liability. With respect to operations other than the performance of the professional services under this Agreement, CONSULTANT shall, to the fullest extent permitted by law, hold harmless, protect, defend (with attorneys approved by CITY) and indemnify the CITY, its council, and each member thereof, its officers, agents, employees, representatives, and their successors and assigns, from and against any and all losses, liabilities, claims, suit damage, expenses and costs including reasonable attorney's fees and costs, and expert costs and investigation expenses ("Claims"), which arise out of or are in any way connected to the performance of CONSULTANT, its officers, employees, representatives, subcontractors, or agents under this Agreement regardless of whether or not such claim, loss or liability is caused, in part by a party indemnified hereunder. CONSULTANT shall have no obligation, however, to defend or indemnify CITY if it is determined by a court of competent jurisdiction that such Claim was caused by the sole negligence or willful misconduct of CITY.

13.3 General Indemnity Provisions. This indemnity is in addition to any other rights or remedies which CITY may have under the law or this Agreement. In the event of any claim or demand made against any party which is entitled to be indemnified hereunder, CITY may, at its sole discretion, reserve, retain or apply any monies due to CONSULTANT under this Agreement for the purpose of resolving such claims; provided however, that CITY may release such funds if

CONSULTANT provides CITY with reasonable assurances of protection of the CITY's interest. The CITY shall, in its sole discretion determine whether such assurances are reasonable.

CONSULTANT agrees that its duty to defend the indemnities arises upon an allegation of liability based upon the performance of services under this Agreement by CONSULTANT, its officers, agents, representatives, employees, sub-consultants, or anyone for whom CONSULTANT is liable and that an adjudication of CONSULTANT's liability is not a condition precedent to CONSULTANT's duty to defend.

#### 14. CONFLICT OF INTEREST

CONSULTANT shall be bound by the requirements of the FPPC (Fair Political Practice Commission) and state law with regard to disclosure of financial interests and prohibited conflicts of interest.

14.1 Prior to execution of this Agreement, CONSULTANT shall disclose in writing to CITY any and all compensation, actual or potential, which CONSULTANT may receive in any form from a party other than CITY as a result of performance of this Agreement by CONSULTANT. If CONSULTANT becomes aware of the potential for such compensation subsequent to the execution of this Agreement, CONSULTANT shall disclose such compensation within three (3) working days of becoming aware of the potential for such compensation.

14.2 Prior to or concurrent with making any recommendation of any products or service for purchase by the CITY, CONSULTANT shall disclose any financial interest that CONSULTANT may have in any manufacturer or provider of the recommended products or services. The term "financial interest" includes, but is not limited to, employment (current or prospective) or ownership interest of any kind and degree.

14.3 CONSULTANT shall not conduct business for third parties which may be in conflict with CONSULTANT's responsibilities under this Agreement. CONSULTANT may not solicit any business during the term of this Agreement which conflicts with its responsibilities under this Agreement. CONSULTANT shall provide no services for any private client within the corporate boundaries or sphere of influence of CITY during the period of this Agreement which may constitute a conflict of interest.

#### 15. ASSIGNMENT

No portion of this Agreement or any of the work to be performed hereunder may be assigned or delegated (including hiring and retaining use of any other person or entity for any purpose, except for those certain subconsultants specifically included in the attached "Scope of Services") by CONSULTANT without the express written consent of CITY, nor may any interest in this Agreement be transferred (whether by assignment or novation) by CONSULTANT without the express written consent of CITY, and without such consent all services hereunder are to be performed by CONSULTANT, its officers, agents and employees. However, claims for money due or to become due to CONSULTANT from CITY under this Agreement may be assigned to a bank, trust company, or other financial institution without such approval. Notice of such assignment or transfer shall be furnished promptly to CITY. Any assignment requiring approval may not be further assigned without CITY approval.

#### 16. SURVIVAL

CONSULTANT's representations, insurance and indemnity obligations, and performance

obligations post-termination shall survive termination of this Agreement.

17. COMPLIANCE WITH APPLICABLE LAWS

CONSULTANT agrees to comply with all federal, state and local laws, rules, regulations and ordinances that are now or may in the future become applicable to CONSULTANT, CONSULTANT's business, equipment and personnel engaged in activities covered by this Agreement or arising out of the performance of such activities.

18. PERMITS/LICENSES

CONSULTANT and all of CONSULTANT's employees or agents shall secure and maintain in force such permits and licenses as are required by law in connection with the furnishing of services pursuant to this Agreement.

19. NONDISCRIMINATION IN EMPLOYMENT

CONSULTANT agrees that it will not engage in unlawful discrimination in employment and shall comply with all applicable laws and regulations of CITY and/or all other relevant government agencies, including, but not limited to, the California Department of Fair Employment and Housing and the Federal Equal Employment Opportunity Commission. Also, CONSULTANT certifies and agrees that all persons employed by CONSULTANT, its affiliates, subsidiaries and related entities, if any, will be treated equally by CONSULTANT, without unlawful discrimination based upon creed, sex, race, national origin, or any other classification prohibited by state or federal law. If CITY finds that any of the provisions of this Section have been violated, such violation shall constitute a material breach of this Agreement, upon which CITY may determine to cancel, terminate, or suspend this Agreement. While CITY reserves the right to determine independently that the anti-discrimination provisions of the Agreement have been violated, in addition, a determination by the California Fair Employment Practices Commission or California Department of Fair Employment and Housing, or successor agency, or the Federal Equal Employment Opportunity Commission, or successor agency, that CONSULTANT has violated state or federal anti-discrimination laws relative to this Agreement shall constitute a finding by CITY that CONSULTANT has violated the anti-discrimination provisions of this Agreement.

20. NON-WAIVER

The failure of CITY or CONSULTANT to seek redress for violation of, or to insist upon, the strict performance of any term or condition of this Agreement shall not be deemed a waiver by that party of such term or condition, or prevent a subsequent similar act from again constituting a violation of such term or condition. Payment to CONSULTANT of compensation under this Agreement shall not be deemed to waive CITY's rights or CONSULTANT's rights contained in this Agreement.

21. SEVERABILITY

If any term, condition or provision of this Agreement is held by a court of competent jurisdiction to be unenforceable, invalid, or void, the remaining provisions will nevertheless continue in full force and effect and shall not be affected, impaired or invalidated in any way.

22. DISPUTES

In the event that any action is brought by either party to construe this Agreement or enforce

any of its terms, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs incurred, whether or not the matter proceeds to judgment.

23. REMEDIES

The rights and remedies of the CITY provided in this Agreement are not intended to be exclusive, and are in addition to any other rights and remedies permitted by law.

24. ENTIRE AGREEMENT/AMENDMENT

This Agreement and any exhibits attached hereto constitute the entire agreement between the parties and supersede any prior or contemporaneous understanding or agreement with respect to the services contemplated, and may be amended only by a written amendment executed by both parties to the Agreement.

25. GOVERNING LAW/VENUE

The terms and conditions of this Agreement shall be governed by the laws of the State of California. Any action or proceeding brought by any party against any other party arising out of or related to this Agreement shall be brought exclusively in Riverside County.

26. BINDING AGREEMENT

This Agreement is intended to be binding on the parties and their respective successors and assigns.

27. NUMBER

The plural shall include the singular, and the singular shall include the plural and neuter wherever the context so indicates or requires.

28. WARRANTY OF AUTHORITY

Each of the parties signing this Agreement warrants to the other that it has the full authority of the entity on behalf of which its signature is made.

29. COUNTERPARTS

This Agreement may be executed in counterparts, all of which taken together will be considered one original document.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF MURRIETA

\_\_\_\_\_  
Kim Summers, City Manager

Attest:

\_\_\_\_\_  
Cristal McDonald, CMC, City Clerk

Approved as to Form:

\_\_\_\_\_  
Tiffany Israel, City Attorney

\_\_\_\_\_  
Name of Consultant

\_\_\_\_\_  
Name/title of signatory [please print]

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name/title of signatory [if necessary]

\_\_\_\_\_  
Signature



## EXHIBIT A

### Scope of Services

#### ACCESS CONTROL SYSTEM

- Provide general upkeep and maintenance of the DNA server software, database, client software (concurrent user & badging licenses), photo ID system, and system integrations (i.e. integration with other access control products that utilize authentic Mercury control hardware).
- Provide Mission Critical 24/7/365 tech support for DNA Fusion operators.
- Provide real-time monitoring and advanced reporting via Vunetrix to constantly monitor status of IP controllers
- Verify holiday schedule is programmed per City of Murrieta guidelines.
- Provide reports for DNA Fusion operators as required, during normal business hours.
- Provide database scripting and custom reports (see General Provisions and Assumptions for additional details).
- Manage DNA Fusion operators and permissions in accordance with City of Murrieta security policy.
- One-year DNA Fusion software support agreement fees included (for current readers, clients and badging stations).
- Automatic upgrades to major and minor releases for your licensed version of DNA Fusion. Open Options typically release one major upgrade release and/or two enhancement and/or feature releases and any number of fixes every 12 months.
- Support for code-related problems in customized applications.
- Support for routine, short duration installation, upgrade and usage questions for custom applications.

*Please note: This includes, but is not limited to, remote assistance via the Internet.*

#### VIDEO SECURITY SYSTEM

**Cameras** – Annual on-site system inspections to perform the following services:

- Adjust all camera functions to optimize video.
- Provide real-time monitoring and advanced reporting via Vunetrix to constantly monitor status of all IP cameras
- Ensure current firmware.
- Clean camera body and apply weather treatment (if applicable).
- Check and repair connectors / wire management.
- Adjust, focus, and clean camera lenses (if needed).
- Ensure that all mounting equipment is in good condition and adjust, as required.
- Inspect device and Pan/Tilt/Zoom drives.

*Please note: In order to prevent excessive wear to factory seals, outdoor minidome cameras will be opened for visual inspection only when absolutely necessary.*

#### Video Management System

- Provide general upkeep and maintenance of the Milestone application server, including all Milestone services and applications, as needed.
- Annual on-site PM inspections with checklist reports provided after each inspection.
- Provide real-time monitoring and advanced reporting via Vunetrix to constantly monitor status of all IP devices
- Verify and optimize server performance: check video archive length, event recording, custom features (if applicable), and ensure recording schedules meet Murrieta security requirements.
- Verify network connections and thresholds.
- Provide 24-hour tech support for Milestone operators.

- One-year Milestone software support licenses (for current cameras; future camera additions charged separately).
- Verify and optimize workstations and displays (ASG furnished equipment only).
- Manage Milestone operators and permissions in accordance with Murrieta security policy.
- Check and repair connectors / wire management.
- Check UPS loads.
- Provide loaner equipment, whenever possible, to minimize system downtime in the event of equipment failure.

**EXHIBIT B**

**Quote**



**Proposal**

Date	Proposal #
8/16/2023	1016336

Customer
City of Murrieta 1 Town Square Murrieta, CA 92562

Ship To
City of Murrieta 1 Town Square Murrieta, CA 92562

Qty	Description	Rate	Total
	CITY OF MURRIETA - SECURITY SYSTEMS SUPPORT AGREEMENT Cost is for 3 Years (To be Billed Annually)		
	IP Video System Support		
3.00	IP Video System Service Plan (Base)	500.00	1,500.00
12.00	IP Video Server Maintenance & Support	500.00	6,000.00
366.00	IP Video Camera Maintenance & Support	50.00	18,300.00
	Video System Software Updates		
3.00	One year Care Plus for Milestone XProtect Expert Base License	340.00	1,020.00
366.00	One year Care Plus for Milestone XProtect Expert Device License	46.00	16,836.00
	Access Control System Support		
3.00	Access Control System Service Plan (Base)	800.00	2,400.00
18.00	Access Control System Controller Maintenance & Support	50.00	900.00
189.00	Access Controlled Door Maintenance & Support	30.00	5,670.00
	Access Control System Software Updates		
3.00	Software Maintenance Agreement DNA-04096 City of Murrieta	2,486.00	7,458.00
9.00	Connect Care Maintenance per Client	171.00	1,539.00
6.00	Annual Connect Care per Photo-ID Station.	429.00	2,574.00
	Lift Rental		
9.00	Rental Equipment: 26' Scissor Lift	138.00	1,242.00
9.00	Rental Equipment: 40' Boom Lift	362,333.33	3,261.00
12.00	High Reach Equipment; Drop Off, Pick Up and Surcharge	275.00	3,300.00
	Subtotal		72,000.00
	Valued Customer Discount	-5.55555%	-4,000.00
	*For detailed support breakdown refer to attached Systems Support Agreement	0.00	0.00

I hereby authorize performance of this proposal and agree to the following payment terms: <b>Net 30</b>		<b>Subtotal</b>	\$68,000.00
ACCEPTED BY: _____ DATE: _____		<b>Tax (8.75%)</b>	\$0.00
PO Box 48 Vista CA, 92085 www.amsecgroup.com Voice 760-727-4020 Fax 760-727-4027 CALIC 665638		<b>Total</b>	\$68,000.00



# CITY OF MURRIETA

## City Council Meeting Agenda Report

9/19/2023  
Agenda Item No. 5.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: David Chantarangsu, Development Services Director

PREPARED BY: Carl Stiehl, City Planner

SUBJECT: Reinstating Urgency Ordinance Adopting Multi-Family Objective Design Standards

### **RECOMMENDATION**

- 1) Waive full reading and adopt, by a four-fifths vote, Urgency Ordinance No. U-596-23 entitled: *An Urgency Ordinance of the City Council of the City of Murrieta, California, Reinstating Urgency Ordinance No. U-590-23, 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;*
- 2) Find that said actions are exempt from the California Environmental Quality Act (CEQA) as this item meets the required actions of CEQA Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning, because the Urgency Ordinance directs staff to adopt and implement design standards which will not cause a significant environmental impact and implements a uniformly applied development policy or standard that is consistent with the General Plan draft Housing Element policy to further regulate multi-family residential development; and
- 3) Direct City staff to prepare, execute, and file with the Riverside County Clerk a notice of exemption within five (5) working days of the adoption of this Ordinance.

### **PRIOR ACTION/VOTE**

On June 16, 2020, the City Council authorized an application for and receipt of Local Early Action Planning (LEAP) Support Grant Funds from the State Department of Housing and Community Development (HCD) to fund, in part, the preparation of design standards to facilitate multi-family residential development in the City of Murrieta. HCD awarded the full \$500,000 grant in January 2021 (Vote: 5-0).

On April 19, 2022, the City Council approved an agreement with PlaceWorks, Inc. to prepare the City's multi-family design and mixed-use residential objective design standards (Vote: 5-0).

On May 2, 2023, the City Council approved Urgency Ordinance No. 590-23 to enact the proposed Development Code Amendment on an interim basis while staff completed and then workshopped the permanent standards through public hearings with Planning Commission and City Council (Vote: 5-0).

On September 5, 2023, after conducting a properly noticed public hearing, the City Council of the City of

Murrieta approved the first reading to introduce Ordinance No. 595-23 to codify the permanent update to the Murrieta Development Code (Vote: 5-0).

## **CITY COUNCIL GOAL**

Aggressively pursue economic development.

## **BACKGROUND**

In recent years, the State has passed the *Affordable Housing and High Road Jobs Act* Assembly Bill 2011 (AB 2011) and Senate Bill 35 (SB 35) aimed to provide more housing. The new laws are requiring local governments to approve affordable housing development with a ministerial by-right permit process (“over-the-counter”) without discretionary review, a public hearing, or a requirement for a rezone if the project satisfies specified objective planning standards. Staff has been working on addressing AB 2011 and SB 35, in part by preparing Multi-Family Residential Objective Design Standards starting in 2022. Staff is recommending the City Council adopt an urgency ordinance (Attachment 1) reinstating Urgency Ordinance No. 590-23 which temporarily and immediately amended the Development Code to implement the City’s Multi-Family Residential and Mixed-Use Residential Objective Design Standards (Attachment 2) in conformance with AB 2011 and SB 35 while imposing certain restrictions that allow for greater local control through objective standards on these types of projects. Without these local control measures, the approval of Multi-Family Residential and Mixed-Use Residential projects would occur based solely on the default standards in the Development Code, without sufficient regulations governing project design, site planning, building massing, height, setback, landscape, building type, architectural review, and similar criteria, which would threaten the character of existing neighborhoods and negatively impact property values, personal privacy, and fire safety. These potential threats to the public safety, health, and welfare of the community justify the adoption of this ordinance as an urgency ordinance, to be effective immediately.

Out of an abundance of caution, as the expiration date of Urgency Ordinance No. 590-23 was unclear, the proposed urgency ordinance is intended to express the City Council’s intention that Urgency Ordinance No. 590-23, enacting objective design standards for certain residential and mixed-use projects within the City of Murrieta, remains in full force and effect until it is rescinded or December 31, 2023, whichever occurs first. Meanwhile, City Council is concurrently considering the second reading of Ordinance No. 595-23 tonight, to allow the City Council to adopt the permanent revisions to the Murrieta Development Code.

## **Project Status**

Staff and the consultant team kicked off the project with the Planning Commission at a workshop on June 22, 2022. Following the initial Planning Commission workshop staff made a presentation to the Development Advisory Group (DAG) in August 2022. From November 2022 to February 2023, a community survey was circulated for input on the project. In March 2023, a public review draft of the design standards was prepared and placed on public review. Staff returned to the DAG in late March 2023 and returned to the Planning Commission for a workshop on April 12, 2023, while the public review process for the design standards began.

On May 2, 2023, after discussing the proposal and limiting the use of modern designs in certain areas of the City, the City Council approved Urgency Ordinance No. 590-23 to enact the proposed Development Code Amendment on an interim basis as described above. Then, after receiving a recommendation from the Planning Commission and conducting its own public hearing, on September 5, 2023, the City Council approved the first reading to introduce Ordinance No. 595-23 to codify the permanent update to Murrieta Development Code. If the second reading of Ordinance No. 595-23 is approved tonight, as a separate agenda item, it will be effective in 30 days, at which time Urgency Ordinance U-590-23 will be superseded.

## **Urgency Ordinance**

Typically, ordinances take effect 30 days after their final passage (approval of second reading). However, California law authorizes municipalities to adopt “urgency” ordinances that become effective immediately in certain circumstances. Specifically, California Government Code Section 36937 identifies the five types of ordinances which are eligible to take effect immediately. One of the five types is an ordinance needed “for the immediate preservation of the public peace, health or safety, containing a declaration of the facts constituting the urgency” when the ordinance is passed by a four-fifths vote of the City Council (Gov. Code Section 36937 (b)).

Hence, adoption of an interim ordinance requires a 4/5ths vote of the City Council. If one member of the City Council is absent from the City Council meeting, a unanimous vote in favor of the adoption of the Ordinance by the remaining four members is required to adopt the Ordinance.

Staff is tracking many current multi-family projects in process which constitute thousands of future apartments that will likely be developed in the next few years. Prior to the changes in State law, staff and applicants would typically negotiate over building design and site planning as part of the discretionary process when reviewing these projects. Now, without sufficient detail, architectural design and site planning techniques used by cities to encourage good design standards can be disregarded by applicants unless they are objective and mandatory, which creates a threat to the public’s health, safety, and welfare. Hence, the adoption of objective design standards provides a clear expectation for the developer, neighboring community, and the City in planning, approval, and construction of a housing development. Projects that do not meet the objective design standards can be denied by the City.

The City Council adopted Urgency Ordinance No. 590-23 as an urgency ordinance to implement the Multi-Family Residential and Mixed-Use Objective Design Standards on an interim basis with the understanding that staff will continue to workshop these Design Standards through the traditional public process to allow input from the Planning Commission, community and developers, although it is anticipated that such process will likely yield Design Standards substantially similar to what is before the City Council at this time. As the expirations date of Urgency Ordinance No. 590-23 was unclear, out of an abundance of caution, staff is recommending that the City Council adoption Urgency Ordinance No. 596-23 to clarify the City Council’s intent that Urgency Ordinance No. 590-23 remains in full force and effect until it is rescinded by the effective date of Ordinance No. 596-23 of December 31, 2023, whichever occurs first.

## **Environmental**

The proposed action is exempt from the California Environmental Quality Act (CEQA), as this meets the required actions of CEQA Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning, because it involves direction to staff to adopt and implement Design Standards, which will not cause significant environmental impacts and implements a uniformly applied development policy or standard that is consistent with the General Plan Housing Element policy to further regulate multi-family residential development. This determination is predicated on Section 15004 of the guidelines, which provides direction to lead agencies on the appropriate timing for environmental review. The project(s) for which the Design Standards are utilized or are intended may require the preparation of an environmental document as part of their project(s) review in accordance with State CEQA Guidelines.

## **FISCAL IMPACT**

There is no fiscal impact associated with adopting the Objective Design Standards. A total of \$180,000 was budgeted for Planning Division consultant services consistent with the LEAP Grant Award from State HCD and

is available in the Planning Division operating budget for Contract Services for the project. Funds continue to be reimbursed by the State HCD over the project timeline, therefore there will be full cost recovery utilizing the LEAP Grant for the cost to the City to prepare the Design Standards. There is no additional cost to staff to begin implementation of the Design Standards.

**ATTACHMENTS**

- 1) Urgency Ordinance No. U-596-23 - Reinstating Urgency Ordinance No. U-590-23
- 2) Urgency Ordinance No. U-590-23 - Adopted May 2, 2023
- 3) CEQA Notice of Exemption

**ORDINANCE NO. U-596-23**

**AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, REINSTATING URGENCY ORDINANCE NO. U-590-23, 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**

**WHEREAS**, California Government Code section 36937(b) authorizes the City Council to adopt, as an urgency measure, an ordinance for the immediate preservation of the public peace, health or safety; and

**WHEREAS**, in 2017, the California Legislature approved and the Governor signed into law Senate Bill 35 ("SB 35"), effective January 1, 2018, which among other things, allowed for by-right approval of housing developments only subject to objective standards; and

**WHEREAS**, SB 35 allows local agencies to adopt objective design and development standards for Multi-Family Residential projects; and

**WHEREAS**, SB 35 took effect January 1, 2018, and preempted any conflicting city ordinance; and

**WHEREAS**, in 2022, the California Legislature approved and the Governor signed into law Assembly Bill 2011 ("AB 2011"), which among other things, allows for by-right approval of housing developments only subject to objective standards in zones that allow for office, retail, and parking primary uses, such as in the City's Commercial, Office, and Innovation zones; and

**WHEREAS**, AB 2011 allows local agencies to adopt objective design and development standards for Multi-Family Residential projects in zones that allow for office, retail, and parking uses; and

**WHEREAS**, AB 2011 took effect July 1, 2023, and preempts any conflicting city ordinance; and

**WHEREAS**, the City desires to amend its local regulatory scheme to comply with and implement the Government Code, in part, specifically subject to SB 35 and AB 2011, and to appropriately regulate projects under State law; and

**WHEREAS**, there is a current and immediate threat to the public health, safety, or welfare based on the passage of AB 2011 because the City currently lacks adequate local objective standards to regulate projects governed by AB 2011, meaning that if the City does not immediately adopt appropriate objective standards for Multi-Family Residential and Mixed-Use Residential development projects that are consistent with AB 2011, then as of July 1, 2023, the City's review of such projects would be limited to application of the few objective standards that currently exist in the City of Murrieta Municipal Code (including Title 16, The Development Code), and which did not anticipate Multi-Family and Mixed-Use residential developments in commercial, office and innovation zoning districts as contemplated by AB 2011, and thus the Municipal Code lacks the objective standards necessary to protect and preserve the local community; and



**WHEREAS**, the approval of Multi-Family Residential and Mixed-Use Residential development projects in various zoning districts based solely on the default standards currently in the City’s Municipal Code, without appropriate regulations governing project design, site planning, building massing, height, setback, landscape, building type, architectural review, and similar criteria, would threaten the character of existing neighborhoods, and negatively impact property values, personal privacy, and fire safety. These threats to public safety, health, and welfare justify adoption of this ordinance as an urgency ordinance to be effective prior to July 1, 2023; and

**WHEREAS**, as part of the implementation of the City’s Housing Element Update the City prepared this Development Code Amendment to implement Multi-Family Residential and Mixed Use Residential Objective Design Standards consistent with the policy program for these standards; and

**WHEREAS**, on June 22, 2022, and April 12, 2023, the City of Murrieta Planning Commission held public workshops on the City’s initial approach to the Objective Design Standards, and as the Standards were released for public review, providing suggested revisions and comments regarding the Standards; and

**WHEREAS**, on May 2, 2023, the City Council of the City of Murrieta adopted Urgency Ordinance No. 590-23 to enact the proposed Development Code Amendment while staff completed and then workshopped the permanent standards through a noticed public hearing by the Planning Commission and then with City Council; and

**WHEREAS**, on September 5, 2023, the City Council of the City of Murrieta approved the first reading to introduce Ordinance No. 595-23 to codify the permanent update to Murrieta Development Code; and

**WHEREAS**, to protect public safety, health, and welfare, the City Council hereby reinstates the urgency measure in accordance with the City of Murrieta Municipal Code until such time as Ordinance No. 595-23 is in effect.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Murrieta does ordain as follows:

**SECTION 1. RECITALS**

The recitals above are each incorporated by reference and adopted as findings by the City Council.

**SECTION 2. FINDINGS**

Based upon the substantial evidence presented to the City Council on May 2, 2023 and September 19, 2023, including written and oral staff reports and public and applicant written and oral testimony, and in accordance with Murrieta Development Code Chapter 16.58, the City Council of the City of Murrieta hereby reinstates its approval of the Multi-Family Residential and Mixed-Use Residential Objective Design Standards Development Code Amendment in accordance with the following findings pursuant to Development Code Section 16.58.080:

Findings and Recommended Approval for Development Code Amendments:

- a. The proposed amendment ensures and maintains internal consistency with all of the objectives, policies, general plan land uses, programs and actions of all elements of the general plan;

FACTS: The Development Code is the primary tool for implementing the General Plan, providing regulating standards, identification of permitted uses, and other regulations that support the proper implementation of the General Plan Land Use Element. This Development Code Amendment updates and amends sections 16.xx and 16.xx8, in order to implement Multi-Family Residential and Mixed-Use Residential Objective Design Standards throughout the City's Development Code. The Objective Design Standards is an implementation measure of the City's proposed Housing Element Update and maintain consistency between the Housing Element and the Land Use Element as a measure to be applied to Multi-Family and Mixed-Use Residential development projects in any zone in the City.

- b. The proposed amendment would not be detrimental to the public convenience, health, safety or general welfare of the city;

FACTS: The General Plan will promote the health, safety, and welfare of the City through the listed goals and policies included within each element, the proposed project includes Multi-Family Residential and Mixed-Use Residential Objective Design Standards consistent with the Housing Element goals to develop and implement these standards. There are not considered to be any impacts to the environment from the project, therefore it would not be detrimental to the public convenience, health, safety, or general welfare of the city.

- c. The proposed amendment is internally consistent with other applicable provisions of the development code.

FACTS: The proposed amendment has been integrated into the Code and aligns with the Multi-Family Land Use Designation and others, in order to allow various types of multi-family projects in the City that could be proposed in any zone. The existing zones in the Development Code include the appropriate uses and standards required for each zone, which allow for multi-family residential and mixed-use residential uses with additional detail provided for specific types of projects in the Objective Design Standards consistent with the existing provisions in the Development Code. The amendment has been drafted to integrate and implement the Objective Design Standards with the Development Code and thereby, is internally consistent.

- d. The proposed amendment is in compliance with the provision of the California Environmental Quality Act (CEQA).

FACTS: The project has been evaluated pursuant to CEQA. The proposed action is exempt from the California Environmental Quality Act (CEQA) as this meets the

required actions of CEQA Guidelines Section 15183 Projects Consistent with a Community Plan or Zoning because it involves direction to staff to adopt and implement Design Standards, which will not cause significant environmental impact and implements a uniformly applied development policy or standard that is consistent with the General Plan Housing Element policy to further regulate multi-family residential development. This determination is predicated on Section 15004 of the guidelines, which provides direction to lead agencies on the appropriate timing for environmental review. The project(s) for which the Design Guidelines are utilized or are intended for may require the preparation of an environmental document as part of their project(s) review in accordance with State CEQA Guidelines. Therefore the project of adopting objective design standards is exempt under the CEQA Guidelines as the project would not cause a significant effect on the environment. Staff and recommends that the City Council find that the project is exempt from CEQA, accept the NOE, and direct staff to record and file the document under CEQA and the CEQA Guidelines (14 California Code of Regulations [CCR] Section 1500 et seq.).

### **SECTION 3. URGENCY FINDINGS**

- A. Since the City does not otherwise have complete objective development standards for Multi-Family Residential and Mixed-Use Residential development, without the Urgency Ordinances the City would only be allowed to ministerially permit such development applications in accordance with the minimal standards set forth in the Development Code and state and local building codes.
- B. The reliance on such minimal standards without the adoption of permitted local City regulations would enable the ministerial allowance of Multi-Family projects that may be detrimental to surrounding properties.
- C. The expeditious adoption of objective development standards for Multi-Family Residential and Mixed-Use Residential development through the Urgency Ordinances would ensure both compliance with State laws and the implementation of local health and safety standards addressing health and safety concerns created by Multi-Family Residential and Mixed-Use Residential development.

### **SECTION 4. MUNICIPAL CODE AMENDMENT**

**The First paragraph of Section 16.08.040 of Title 16 of the Development Code of the Murrieta Municipal Code is hereby amended to read as follows:**

#### **“16.08.040 Multi-family Residential Design Standards.**

The following standards and design features and the City’s Multi-Family Residential and Mixed-Use Objective Design Standards, as adopted by ordinance or resolution of the City Council and incorporated as part of this section by reference, are provided to ensure a level of quality that must be compiled with or satisfied in all multi-family residential developments. Standards are mandatory requirements for all multi-family residential developments. Design features are provided to allow flexibility by providing options for implementing specific standards. In order to meet a certain standard, one or a combination of design features shall be incorporated into the

project’s design. In some instances, there will be no design feature(s) identified for a particular standard and this will be noted. In the event of a conflict between a standard or feature set forth below and a standard or feature set forth in the City’s adopted Multi-Family Residential and Mixed-Use Objective Design Standards, the most recently adopted revision shall control.”

**SECTION 5. ADOPTION OF OBJECTIVE DESIGN STANDARDS**

The City hereby adopts Multi-Family Residential and Mixed-Use Residential Objective Design Standards, attached hereto as Exhibit A as previously included and adopted by the City in Urgency Ordinance U-590-23, until such time that the Ordinance is replaced by an Ordinance of the City Council but in any event no later than December 31, 2023, whichever occurs first.

**SECTION 6. EFFECTIVE DATE**

This ordinance takes effect immediately upon its adoption by a 4/5ths vote of the City Council.

**SECTION 7. SEVERABILITY.**

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of this ordinance are declared to be severable.

**SECTION 8. NOTICE OF ADOPTION.**

Within fifteen (15) days after the adoption of the ordinance, the City Clerk shall publish a summary of the ordinance with the names of the council members voting for and against the ordinance.

**SECTION 8. CEQA EXEMPTION.**

The City Council hereby directs staff to prepare, execute, and file with the Riverside County Clerk a notice of exemption within five (5) working days of the adoption of this Ordinance.

ADOPTED by the City Council, signed by the Mayor, and attested by the City Clerk this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Lisa DeForest, Mayor

ATTEST:

\_\_\_\_\_  
Cristal McDonald, City Clerk

APPROVED AS TO FORM:

---

Tiffany J. Israel, City Attorney

I, Cristal McDonald, City Clerk of the City of Murrieta, California, hereby certify under penalty of perjury that Urgency Ordinance No. U-596-23 was duly and regularly introduced at a meeting of the City Council on the 19th day of September, 2023 and that thereafter the said ordinance was duly and regularly adopted at a regular meeting of the City Council on the 19<sup>th</sup> day of September, 2023, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Murrieta, California, this \_\_\_\_ day of \_\_\_\_\_, 2023.

**ORDINANCE NO. U-590-23**

**AN URGENCY 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**

**WHEREAS**, California Government Code section 36937(b) authorizes the City Council to adopt, as an urgency measure, an interim ordinance for the immediate preservation of the public peace, health or safety; and

**WHEREAS**, in 2017, the California Legislature approved and the Governor signed into law Senate Bill 35 ("SB 35"), effective January 1, 2018, which among other things, allowed for by-right approval of housing developments only subject to objective standards; and

**WHEREAS**, SB 35 allows local agencies to adopt objective design and development standards for Multi-Family Residential projects; and

**WHEREAS**, SB 35 took effect January 1, 2018, and preempted any conflicting city ordinance; and

**WHEREAS**, in 2022, the California Legislature approved and the Governor signed into law Assembly Bill 2011 ("AB 2011"), which among other things, allows for by-right approval of housing developments only subject to objective standards in zones that allow for office, retail, and parking primary uses, such as in the City's Commercial, Office, and Innovation zones; and

**WHEREAS**, AB 2011 allows local agencies to adopt objective design and development standards for Multi-Family Residential projects in zones that allow for office, retail, and parking uses; and

**WHEREAS**, AB 2011 takes effect July 1, 2023, and preempts any conflicting city ordinance; and

**WHEREAS**, the City desires to amend its local regulatory scheme to comply with and implement the Government Code, in part, specifically subject to SB 35 and AB 2011, and to appropriately regulate projects under State law; and

**WHEREAS**, there is a current and immediate threat to the public health, safety, or welfare based on the passage of AB 2011 because the City currently lacks adequate local objective standards to regulate projects governed by AB 2011, meaning that if the City does not immediately adopt appropriate objective standards for Multi-Family Residential and Mixed-Use Residential development projects that are consistent with AB 2011, then as of July 1, 2023, the City's review of such projects would be limited to application of the few objective standards that currently exist in the City of Murrieta Municipal Code (including Title 16, The Development Code), and which did not anticipate Multi-Family and Mixed-Use residential developments in commercial, office and innovation zoning districts as contemplated by AB 2011, and thus the Municipal Code lacks the objective standards necessary to protect and preserve the local community; and

**WHEREAS**, the approval of Multi-Family Residential and Mixed-Use Residential development projects in various zoning districts based solely on the default standards currently in the City’s Municipal Code, without appropriate regulations governing project design, site planning, building massing, height, setback, landscape, building type, architectural review, and similar criteria, would threaten the character of existing neighborhoods, and negatively impact property values, personal privacy, and fire safety. These threats to public safety, health, and welfare justify adoption of this ordinance as an urgency ordinance to be effective prior to July 1, 2023; and

**WHEREAS**, as part of the implementation of the City’s Housing Element Update the City prepared this Development Code Amendment to implement Multi-Family Residential and Mixed Use Residential Objective Design Standards consistent with the policy program for these standards; and

**WHEREAS**, on June 22, 2022, and April 12, 2023, the City of Murrieta Planning Commission held public workshops on the City’s initial approach to the Objective Design Standards, and as the Standards were released for public review, providing suggested revisions and comments regarding the Standards; and

**WHEREAS**, on May 2, 2023, the City Council of the City of Murrieta considered the proposed Development Code Amendment, at which was presented the staff report and evidence in the record to support the findings required by the Murrieta Development Code Section 16.13; and

**WHEREAS**, to protect public safety, health, and welfare, the City Council may adopt this ordinance as an urgency measure in accordance with the City of Murrieta Municipal Code.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Murrieta does ordain as follows:

**SECTION 1. RECITALS**

The recitals above are each incorporated by reference and adopted as findings by the City Council.

**SECTION 2. FINDINGS**

Based upon the substantial evidence presented to the City Council on May 2, 2023, including written and oral staff reports and public and applicant written and oral testimony, and in accordance with Murrieta Development Code Chapter 16.58, the City Council of the City of Murrieta approves the Multi-Family Residential and Mixed-Use Residential Objective Design Standards Development Code Amendment in accordance with the following findings pursuant to Development Code Section 16.58.080:

Findings and Recommended Approval for Development Code Amendments:

- a. The proposed amendment ensures and maintains internal consistency with all of the objectives, policies, general plan land uses, programs and actions of all elements of the general plan;

FACTS: The Development Code is the primary tool for implementing the General Plan, providing regulating standards, identification of permitted uses, and other regulations that support the proper implementation of the General Plan Land Use Element. This Development Code Amendment updates and amends sections 16.xx and 16.xx8, in order to implement Multi-Family Residential and Mixed-Use Residential Objective Design Standards throughout the City's Development Code. The Objective Design Standards is an implementation measure of the City's proposed Housing Element Update and maintain consistency between the Housing Element and the Land Use Element as a measure to be applied to Multi-Family and Mixed-Use Residential development projects in any zone in the City.

- b. The proposed amendment would not be detrimental to the public convenience, health, safety or general welfare of the city;

FACTS: The General Plan will promote the health, safety, and welfare of the City through the listed goals and policies included within each element, the proposed project includes Multi-Family Residential and Mixed-Use Residential Objective Design Standards consistent with the Housing Element goals to develop and implement these standards. There are not considered to be any impacts to the environment from the project, therefore it would not be detrimental to the public convenience, health, safety, or general welfare of the city.

- c. The proposed amendment is internally consistent with other applicable provisions of the development code.

FACTS: The proposed amendment has been integrated into the Code and aligns with the Multi-Family Land Use Designation and others, in order to allow various types of multi-family projects in the City that could be proposed in any zone. The existing zones in the Development Code include the appropriate uses and standards required for each zone, which allow for multi-family residential and mixed-use residential uses with additional detail provided for specific types of projects in the Objective Design Standards consistent with the existing provisions in the Development Code. The amendment has been drafted to integrate and implement the Objective Design Standards with the Development Code and thereby, is internally consistent.

- d. The proposed amendment is in compliance with the provision of the California Environmental Quality Act (CEQA).

FACTS: The project has been evaluated pursuant to CEQA. The proposed action is exempt from the California Environmental Quality Act (CEQA) as this meets the required actions of CEQA Guidelines Section 15183 Projects Consistent with a Community Plan or Zoning because it involves direction to staff to adopt and implement Design Standards, which will not cause significant environmental impact and implements a uniformly applied development policy or standard that is consistent with the General Plan Housing Element policy to further regulate multi-



family residential development. This determination is predicated on Section 15004 of the guidelines, which provides direction to lead agencies on the appropriate timing for environmental review. The project(s) for which the Design Guidelines are utilized or are intended for may require the preparation of an environmental document as part of their project(s) review in accordance with State CEQA Guidelines. Therefore the project of adopting objective design standards is exempt under the CEQA Guidelines as the project would not cause a significant effect on the environment. Staff and recommends that the City Council find that the project is exempt from CEQA, accept the NOE, and direct staff to record and file the document under CEQA and the CEQA Guidelines (14 California Code of Regulations [CCR] Section 1500 et seq.).

### **SECTION 3. URGENCY FINDINGS**

- A. Since the City does not currently have complete objective development standards for Multi-Family Residential and Mixed-Use Residential development, the City is allowed only to ministerially permit such development applications in accordance with the minimal standards set forth in the Development Code and state and local building codes.
- B. The reliance on such minimal standards without the adoption of permitted local City regulations would enable the ministerial allowance of Multi-Family projects that may be detrimental to surrounding properties.
- C. The expeditious adoption of objective development standards for Multi-Family Residential and Mixed-Use Residential development through this Urgency Ordinance would ensure both compliance with State laws and the implementation of local health and safety standards addressing health and safety concerns created by Multi-Family Residential and Mixed-Use Residential development.

### **SECTION 4. MUNICIPAL CODE AMENDMENT**

**The First paragraph of Section 16.08.040** of Title 16 of the Development Code of the Murrieta Municipal Code is hereby amended to read as follows:

#### **“16.08.040 Multi-family Residential Design Standards.**

The following standards and design features and the City’s Multi-Family Residential and Mixed-Use Objective Design Standards, as adopted by ordinance or resolution of the City Council and incorporated as part of this section by reference, are provided to ensure a level of quality that must be compiled with or satisfied in all multi-family residential developments. Standards are mandatory requirements for all multi-family residential developments. Design features are provided to allow flexibility by providing options for implementing specific standards. In order to meet a certain standard, one or a combination of design features shall be incorporated into the project’s design. In some instances, there will be no design feature(s) identified for a particular standard and this will be noted. In the event of a conflict between a standard or feature set forth below and a standard or feature set forth in the City’s adopted Multi-Family Residential and Mixed-Use Objective Design Standards, the most recently adopted revision shall control.”

**SECTION 5. ADOPTION OF OBJECTIVE DESIGN STANDARDS**

The City hereby adopts Multi-Family Residential and Mixed-Use Residential Objective Design Standards, attached hereto as Exhibit A, for 45 days unless this Ordinance is extended or until such time that the Ordinance is replaced by a Resolution of the City Council but in any event no later than December 31, 2023, whichever occurs first.

**SECTION 6. EFFECTIVE DATE**

This ordinance takes effect immediately upon its adoption by a 4/5ths vote of the City Council.

**SECTION 7. SEVERABILITY.**

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of this ordinance are declared to be severable.

**SECTION 8. NOTICE OF ADOPTION.**

Within fifteen (15) days after the adoption of the ordinance, the City Clerk shall publish a summary of the ordinance with the names of the council members voting for and against the ordinance.

**SECTION 8. CEQA EXEMPTION.**

The City Council hereby directs staff to prepare, execute, and file with the Riverside County Clerk a notice of exemption within five (5) working days of the adoption of this Ordinance.

ADOPTED by the City Council, signed by the Mayor, and attested by the City Clerk this 2nd day of May, 2023.



\_\_\_\_\_  
Lisa DeForest, Mayor

ATTEST:



\_\_\_\_\_  
Cristal McDonald, City Clerk



APPROVED AS TO FORM:

Tiffany Israel  
Tiffany J. Israel, City Attorney

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )§ CITY  
OF MURRIETA )

I, Cristal McDonald, City Clerk of the City of Murrieta, California, do hereby certify that the foregoing Ordinance No. U590-23 was duly passed and adopted by the City Council of the City of Murrieta at the regular meeting thereof, held on the 2nd day of May, 2023, and was signed by the Mayor of the said City, and that the same was passed and adopted by the following vote:

- AYES: Warren, Levell, Holliday, Stone, DeForest
- NOES: None
- ABSENT: None
- ABSTAIN: None

Cristal McDonald  
Cristal McDonald, City Clerk

I, Cristal McDonald, City Clerk of the City of Murrieta, California further certify that Ordinance No. U590-23 was duly published according to law and the order of the City Council of said City and the same was so published in *Press Enterprise*, a newspaper of general circulation on the following date(s):

Adopted Ordinance: May 12, 2023.

In witness whereof, I have hereunto subscribed my name this 7th day of June, 2023.

Cristal McDonald  
Cristal McDonald, City Clerk

[ Exhibit A- Multi-Family Residential and Mixed-Use Residential Objective Design Standards ]



# MULTI-FAMILY RESIDENTIAL & MIXED-USE RESIDENTIAL OBJECTIVE DESIGN STANDARDS

CITY OF MURRIETA | CA  
DRAFT, APRIL 2023



# ACKNOWLEDGMENT

Prepared for:



Prepared by:



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# 1.0

# PURPOSE

1.1 Introduction

1.2 Purpose

1.3 Who Is This Document For?

1.4 Where Do the Guidelines Apply?

1.5 How to Use This Document?

1.6 User Guide

## 1.1 INTRODUCTION

Development and design Standards regulate development intensity, style, size, and orientation. Objective Design Standards are measurable, verifiable, and quantifiable. They provide for a predictable and equitable path to housing approvals in an effort to streamline and support community consistent housing design.

## 1.2 PURPOSE

The city developed objective design standards (ODS) to support and guide the development of housing and affordable housing in Murrieta. As the state continues to experience a housing crisis and the availability of housing is a key issue, transparency and objectivity are both tools that can streamline and support the development of new housing. Additionally, the city must comply with state legislation (SB 35 and 330), which requires jurisdictions to review new multi-family and mixed-use residential housing projects ministerially or “over-the-counter,” guided by objective design and development standards. These new laws prevent cities from denying approvals for certain multifamily housing projects based on discretionary design guidelines. Additionally, ODS set standards that can improve the quality of design.

This document provides the required standards for housing development and complies with Senate Bill (SB) 35 and SB 330. The goal of this document is to provide clear and useful recommendations for the design, construction, review, and approval of residential and mixed-use development in Murrieta. Through this document, applicants and developers, as well as city staff, have a clear understanding of the City’s minimum design expectations. ODS are written as minimum standards for site and structure design but also offer various recommendations and guidelines for quality and character. Projects must also comply with all applicable building permit requirements, zoning code requirements and development standards as outlined.

## SB 35

- A streamlined approval process for housing projects with a specified amount of affordable housing.
- Applies to jurisdictions that haven’t made enough progress in meeting their RHNA.
- Applications must be for infill sites and comply with existing GP or zoning provisions.
- Can only apply objective zoning, subdivision, or design review standards to determine consistency.
- <https://www.hcd.ca.gov/policy-research/docs/sb-35-guidelines-update-final.pdf>

### 1.2.1 COMMUNITY INPUT

To inform and engage the public, the City released a survey regarding architectural styles and development preferences. The survey was available from November 2022 through February 2023 and garnered 56 responses. A mix of people from the community participated in the survey, including renters, homeowners, developers, and business owners.

Participants identified Spanish Colonial Revival, Craftsman, and Farmhouse as highly favorable architectural styles and noted that American Mercantile reflected historic properties of the community and best fits in the downtown and commercial areas. Participants also highlighted shared open space, trees, and bike and pedestrian pathways as priorities in development. The feedback received from the survey informed the development of these guidelines.

## 1.3 WHO IS THIS DOCUMENT FOR?

### Developers

The document will provide clear direction for renovation and new construction. The checklist will serve as an information tool that will link the property owner and the designer/developer; it will also clarify the aspects of quality design.

### Property Owners

The document will provide property owners with a clear understanding of the design elements that are desired for development projects in the City of Murrieta. This document will work in conjunction with the General Plan and Murrieta Development Code and will provide a clear set of expectations and responsibilities.

### City Staff

City staff will use the guidelines in assisting applicants and their representatives with project processing. The document and checklist will serve as the basis for evaluating proposals for quality of design.

### Review Bodies and Decision Makers

The document will provide the City of Murrieta Planning Commission, City Council, and other reviewing bodies with a basis for evaluating an application's quality of design.



(7)

Objective Design Standards “involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.”

- GOVERNMENT CODE SECTIONS 65913.4 AND 66300(A)

## 1.4 WHERE DO THE GUIDELINES APPLY?

The ODS document provides guidance and standards for housing developments, which can be built in the following areas (as shown in Figure 1):

- Multi-family Residential districts (MF-1, MF-2, MF-3, and MF-4)
- Commercial, Office and Innovations districts through SB6 and AB2011 (given all criteria are met)
- The Downtown Murrieta Specific Plan
- The Transit Oriented Development (TOD) Overlay zone

A housing development project includes (1) a multi-family residential project with two or more units, or (2) a mixed-use development that includes housing. These standards apply citywide but shall not apply to a project if it is otherwise prohibited by State law.

### **Downtown Specific Plan**

The City of Murrieta Downtown Specific Plan (DTSP) was adopted in March 2017. The Specific Plan focuses on creating a vibrant cultural center to serve the community in housing and economic needs. The Specific Plan area is located one-half mile west of Interstate 15 and is bordered by Kalmia Street to the north, Ivy Street to the south, Hayes Avenue to the west, and Jefferson Avenue to the east. The area covers approximately 320 gross acres.

The DTSP considers existing architecture in the city, historical precedence, and future growth to create a plan that both respects Murrieta's heritage and engages new opportunities. The specific plan provides guidance for future development and land use decisions in the downtown area, and improves the area's physical and economic environment. The vision for the downtown area is a place where the community can gather, live, and work and that can serve as place of community pride. The ODS guide will work in collaboration with the DTSP to provide guidance and standards in order to achieve such

goals and create housing that is consistent with community character and the city's standards.

### **Transit Oriented Development Overlay**

The Transit Oriented Development (TOD) Overlay zone focuses on supporting more housing opportunity near economic centers and transportation. The Overlay has been applied to approximately 78 acres and encompasses land on either side of Interstate 15 (I-15). The area is bounded by Los Alamos Road to the north, Jefferson Avenue to the west, Vista Murrieta and Hancock to the east, and Guava and Murrieta Hot Springs Road to the south. This area is also uniquely situated adjacent to the convergence of two freeways (I-15 and I-215) and along the route of the proposed High-Speed Rail.

The TOD zone creates more housing opportunity in a unique center of the city where existing commercial centers intersect with potential future transit. The overlay allows for housing at 30 dwelling units per acre with development standards for a variety of multifamily and moved housing. Future residential in this area can create a lively center for people who live and work in Murrieta or live in Murrieta and commute to the Temecula, San Diego, or Orange County area for work. Guidelines and standards to direct development are a key component to creating a dynamic, beautiful, and functioning area.

### **Multi-family Residential**

Multi-family residential housing provides both ownership and rental opportunities to a variety of households. Single family homes can be unaffordable to portions of the population; so, families, young couples and those looking to transition into the housing market or college students and young professionals will rent or purchase smaller multi-family units. Additionally, affordable housing is commonly produced as multi-family housing.

Multi-family residential housing should be functional, accessible, and well designed. New state laws (SB9, SB6, AB2011) expand housing access in California and allow multifamily housing in both residential zones and commercial zones (With the appropriate standards and

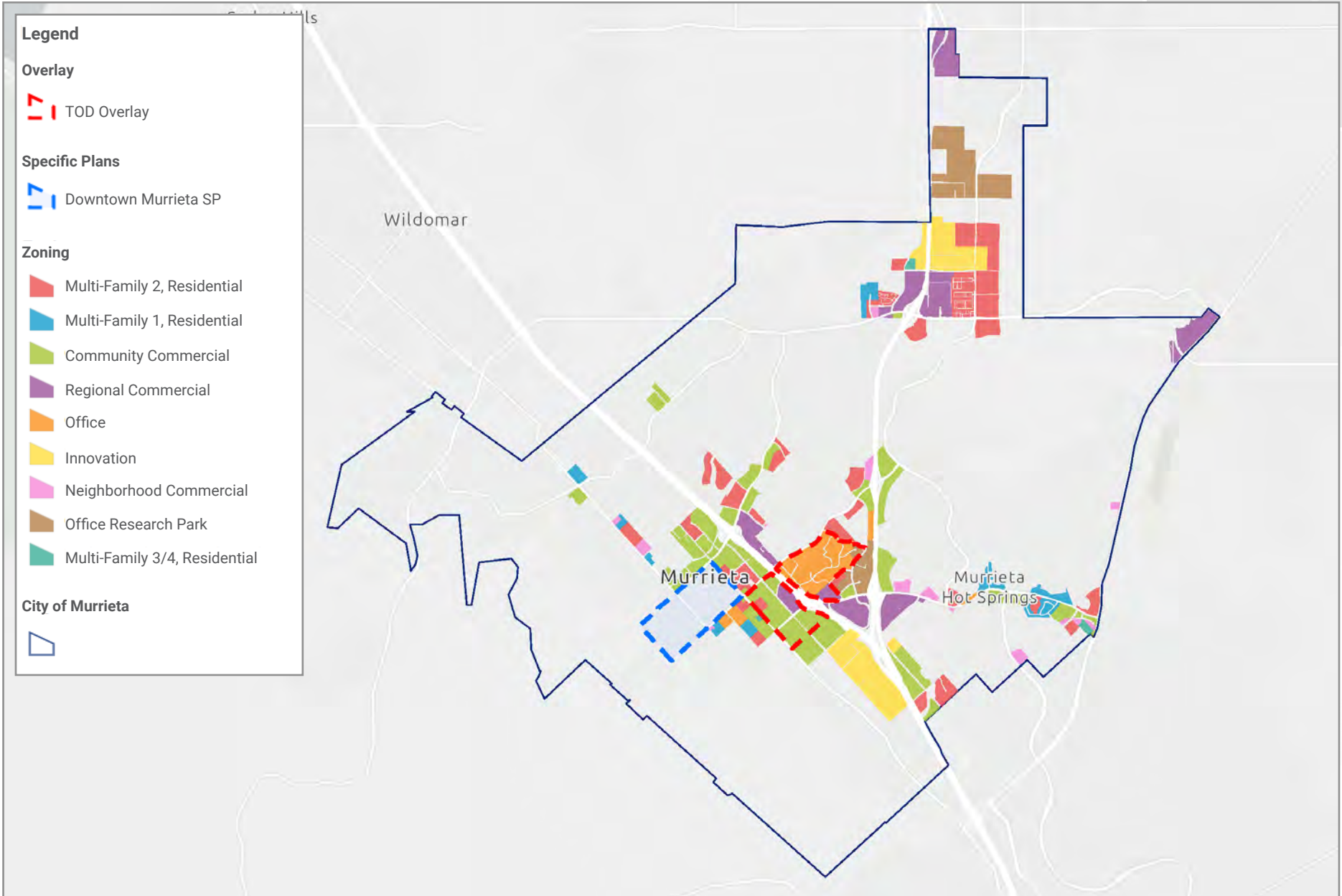
conditions met). The ODS document will streamline and standardize the approach to housing in Murrieta to ensure quality design and development, while meeting the requirements of state laws.

### **Innovation, Commercial and Office**

AB 2011, the Affordable Housing and High Road Jobs Act of 2022, and SB 6, the Middle-Class Housing Act of 2022, are intended to permit residential development on sites currently zoned and designated for commercial or retail uses. Both bills were signed into law in 2022, effective July 2023.

- AB 2011: This bill creates a CEQA-exempt, ministerial approval process for multifamily housing developments on sites within a zone where office, retail or parking is the principally permitted use. The law provides different qualifying criteria for 100-percent affordable projects, and mixed-income projects located in "commercial corridors." AB 2011 also requires projects to pay prevailing wages to construction workers, among other labor standards.
- SB 6: A project proposed under SB 6 may be either a 100-percent residential project or a mixed-use project where at least 50 percent of the square footage is dedicated to residential uses. SB 6 projects are not exempt from CEQA but need not provide any affordable housing. SB 6 also requires projects to pay prevailing wages and utilized a "skilled and trained workforce."

**FIGURE 1. OBJECTIVE DESIGN STANDARDS APPLICABLE AREAS**



### Multi-Family Residential 1 District (MF-1)

The MF-1 zoning district is applied to parcels appropriate for low density multi-family subdivisions which may include stacked flats or townhouse development, with ample amounts of open space, including required commonly maintained recreational and open space facilities. Air space, or postage stamp subdivisions providing individual ownership are allowed. The allowable density range is from 10.1 to fifteen (15) units per acre. Clustering of units to provide aggregate open space is encouraged, with commonly maintained open space, and on-site recreation facilities.

### Multi-Family Residential 2 District (MF-2)

The MF-2 zoning district is applied to parcels appropriate for high density multi-family development, in which attached or detached dwelling units may be air-space condominiums, or rented as apartments under single ownership. Senior housing, congregate care or group facilities are allowed, with commonly maintained recreational facilities and open space required. The allowable density range is from 15.1 to eighteen (18) units per acre.

### Multi-Family Residential 3 District (MF-3)

The MF-3 zoning district is applied to parcels appropriate for medium-high density multi-family development, in which attached dwelling units, senior housing and assisted living facilities are allowed with commonly maintained recreational facilities and open space required. The allowable density range is eighteen 18.1 to 29 units per acre.

### Multi-Family Residential 4 District (MF-4)

The MF-4 zoning district is applied to parcels appropriate for higher density multi-family development, in which attached dwelling units, senior housing and assisted living facilities are allowed with commonly maintained recreational facilities and open space required. The allowable density range is a minimum of 30 units per acre.

### Downtown Specific Plan (SP-8):

The Downtown Murrieta Specific Plan provides guidance for future development of the Downtown area. The Specific Plan is the primary document to guide land use decisions, improve the area's physical and economic environment, and establish the City's goals and expectations for Downtown development. The allowable density range for multifamily development is 18 to 30 units per acre and up to 24 for mixed use.

### Transit Oriented Development (TOD) Overlay

The TOD Overlay District allows a mixture of residential and non-residential development in close proximity to transit to encourage mixed land uses for enhanced transit and pedestrian activity. This designation is applied to parcels in the designated TOD area, shown on the map. The overlay intends to stimulate economic development and reinvestment, create a pedestrian-oriented mix of uses, facilitate well-designed new mixed-use development and encourage the development of a unique zone character through a streetscape that provides attractive features. Residential projects may be developed at a minimum of 30 dwelling units per acre.



### Neighborhood Commercial District (NC)

The NC zone is applied to areas appropriate for convenience shopping, including individual retail and service uses and small destination centers on sites generally three to ten acres in size. Appropriate buffering between adjacent residential designations is required.

### Regional Commercial District (RC)

The RC zone is applied to areas appropriate for major regional centers containing several major anchor tenants, including, but not limited to, financial, hotel, motel, restaurant, smaller retail, theater, and accessory uses, with landscaping, parking access, and signs designed and provided in common.

### Office District (O)

The Office zoning district is applied to areas appropriate primarily for office uses with commercial uses (financial, hotel, personal services, restaurant, etc.) oriented to serve the customers and employees of the office uses, and limited community services to serve the residents of the city.

### Community Commercial District (CC)

The CC zone is applied to areas appropriate to serve the daily shopping needs of the community, including destination centers, supermarkets, and smaller, single-lot, commercial activities. Financial, office and restaurant activities are also allowed. Appropriate buffering between adjacent residential designations is required.

### Innovation District (I)

The Innovation District is applied to areas primarily for business and medical offices, corporate headquarters, medical services, business campuses with associated research and development facilities, education, technological advancement, makers labs such as people using digital tools to design new products, and craftsman products such as furniture and window design/construction. A limited amount of commercial uses are allowed within the Innovation Zoning District.

### Office Research Park District (ORP)

The ORP zoning district is applied to areas appropriate primarily for office, medical, business campuses with associate research and development facilities. Commercial uses (financial, hotel, retail, personal service, and restaurant, etc.) are intended as accessory or support uses for the employees and customers of the office, business, and medical uses with their associate and research and development operations.



## 1.5 HOW TO USE THIS DOCUMENT?

The document includes the following:

- **General Standards:** These apply to all residential and mixed-use projects regardless of density, location, or style
- **Standards by Building Types:** These apply based on project height and building types. For example, if a new mixed-use podium project is proposed at five (5) stories, standards from page 35 to 39 will apply.
- **Architectural Styles:** These apply based on chosen architectural style for the proposed project. This section includes both minimum design standards as well as recommended and optional designs.
- **Checklist:** The checklist is a summary of all applicable standards based on location, project intensity and architectural style. The checklist should be used prior to submittal to ensure all required standards are met and understood by the applicant.

## 1.6 USER GUIDE

### Step 1: Review the General Design Standards (Chapter 2 – Part A and B)

For new development to be appropriate and conducive to the surrounding environment, mass and scale shall respect adjacent building context and uses. The General Building Design Standards establish requirements on these issues. Chapter 2 also provides standards and guidance for site planning and appropriate project layout. Standards related to mixed-use development and entries and doorbells are also established here. These standards apply to all projects, regardless of the architectural style that is utilized for project design.

### Step 2: Review the Design Standards by Building Types (Chapter 3)

While most multi-family residential development falls within the two (2) to four (4) story range in Murrieta, the development code allows residential development up to 100 feet in multifamily zones and up to 150 feet in the TOD zone. To create variety of scale and design, different building types shall adhere to the supplemental standards set forth in this chapter.

### Step 3: Review the Architectural Style Standards (Chapter 4)

The design and detailing of buildings are paramount to a quality environment, and the City of Murrieta is committed to authentic expressions of architectural style. Architectural design elements and materials shall be consistent throughout the project, recognizing that a building is 3-dimensional and must be well designed on all sides. Detailing, choice of materials, window and door choices shall reinforce the overall project design. To provide guidance on architectural styles, the standards offer a menu of architectural traditions individual buildings may be designed in. The styles are as follows:

- Mission - Spanish Colonial Revival
- Craftsman
- American Mercantile
- Tuscan
- Modern
- Farmhouse

Within each style description, various elements related to roof forms, windows, decorative details, and other topics are enumerated. The Architectural Style Standards require certain elements, while other decorative elements may be selected from a menu of options. To encourage variety in design, projects proposed with more than 15 buildings must utilize more than one architectural style. However, styles may not be mixed within a single building.

While architectural styles provide design and visual diversity in many areas of the city, they can also emphasize the historic and cultural significance of areas. For this reason, architectural styles are required or limited to the specific zones detailed in Table 1.1.

#### **Step 4: Review the Murrieta Development Code and Complete the ODS Checklist (Chapter 5)**

All developments must comply with the standards of the Murrieta Municipal Code Title 16 (Zoning), and any applicable Specific Plan.

To summarize requirements, this document includes a checklist of the standards as they relate to product type and location. The checklist should be reviewed and completed prior to project submittal to ensure all requirements are met and all guidelines have been considered.

#### **Step 5: Consult with the Community Development Department (Planning)**

It is highly recommended for prospective applicants to meet with planning staff and obtain and become familiar with the application and submittal requirements for a project, prior to a formal submittal. Additionally, the Community Development Department requires a Pre-Application Service required for all projects. A pre-application allows applicants to receive staff review from various departments prior to a formal application submittal. Formal submittal will also include the signed checklist to be reviewed by planning staff, approval will not be given or determined without a signed checklist.

Applicants shall follow application procedures as directed by staff. The City of Murrieta Municipal Code (MMC) establishes required procedures for submitting and reviewing development applications.

**TABLE 1.1 ARCHITECTURAL STYLES PERMITTED BY ZONE**

ZONE	MAX PERMITTED HEIGHT <sup>1</sup>	BUILDING TYPES	PERMITTED ARCHITECTURAL STYLE	NOTES
Downtown Murrieta Specific Plan (DTSP)	100 Feet	See Specific Plan	<ul style="list-style-type: none"> <li>» Mission - Spanish Colonial Revival (Max 6 stories)</li> <li>» Craftsman (Max 4 stories)</li> <li>» American Mercantile (Max 8 stories)</li> </ul>	<p>The following styles may be built up to 4 stories, provided the fourth story is less than 70 percent of the ground floor footprint:</p> <ul style="list-style-type: none"> <li>» Craftsman</li> </ul>
Multi-Family 1 (MF-1)	50 Feet	Townhome, multiplex, Garden	<ul style="list-style-type: none"> <li>» Mission - Spanish Colonial Revival (Max 6 stories)</li> <li>» Craftsman (Max 3 stories)</li> <li>» Tuscan (Max 4 stories)</li> <li>» Farmhouse (Max 3 stories)</li> </ul>	<p>The following styles may be built up to 4 stories, provided the fourth story is less than 70 percent of the ground floor footprint:</p> <ul style="list-style-type: none"> <li>» Craftsman</li> <li>» Farmhouse</li> </ul>
Multi-Family 2 (MF-2)	50 Feet	Townhome, multiplex, Garden	<ul style="list-style-type: none"> <li>» Mission - Spanish Colonial Revival (Max 6 stories)</li> <li>» Craftsman (Max 3 stories)</li> <li>» Tuscan (Max 4 stories)</li> <li>» Farmhouse (Max 3 stories)</li> </ul>	See above, same as MF-1.
Multi-Family 3 (MF-3)	100 Feet	Townhome, Multiplex, Garden, Wrap, Podium	<ul style="list-style-type: none"> <li>» Mission - Spanish Colonial Revival (Max 6 stories)</li> <li>» Craftsman (Max 3 stories)</li> <li>» Tuscan (Max 4 stories)</li> <li>» Farmhouse (Max 3 stories)</li> </ul>	See above, same as MF-1.
Multi-Family 4 (MF-4)	100 Feet	Townhome, Multiplex, Garden, Wrap, Podium	<ul style="list-style-type: none"> <li>» Mission - Spanish Colonial Revival (Max 6 stories)</li> <li>» Tuscan (Max 4 stories)</li> </ul>	See above, same as MF-1.
Transit Oriented Development (TOD) Overlay	150 Feet	Garden, Wrap, Podium, Tower	<ul style="list-style-type: none"> <li>» Mission - Spanish Colonial Revival (Max 6 stories)</li> <li>» American Mercantile (Max 8 stories)</li> <li>» Modern (No limit)</li> <li>» Farmhouse (Max 4 stories)</li> </ul>	<p>The following styles may be built up to 4 stories, provided the fourth story is less than 70 percent of the ground floor footprint:</p> <ul style="list-style-type: none"> <li>» Farmhouse</li> </ul>
Commercial, Office and Innovation (per SB 6 and 2011)	Varies by location	Townhome, Multiplex, Garden, Wrap, Podium	<ul style="list-style-type: none"> <li>» Modern (Varies by location)</li> <li>» Farmhouse (Varies by location)</li> </ul>	<p>The following style is only allowed in Office and Innovation:</p> <p>&gt;&gt; Modern</p>

NOTES: 1. BUILDING HEIGHT AS DEFINED BY THE MURRIETA DEVELOPMENT CODE.



# 2.0 GENERAL STANDARDS

2.1 Site Planning

2.2 Building Orientation

2.3 Standard Parking

2.4 Tandem Parking

2.5 Common Open Space

2.6 Private Open Space

2.7 Landscaping

2.8 Frontage Types

2.9 Lighting

2.10 Trash & Recycling Enclosure

2.11 Door Bells

## 2.1 SITE PLANNING

- a. Site design requirements (including density, building height, site coverage, setbacks, parking ratio, and open space requirement) shall be that specified for the zoning district in which the project is located.
- b. Residential complex developments with 8-14 buildings<sup>1</sup> shall provide a minimum of two (2) distinct color schemes. A single-color scheme shall be dedicated to no less than 30% of all residential buildings.
- c. Residential complex developments with 15-29 buildings shall provide the following. The number of buildings in single style shall be no less than 30%.
  - i. Two architectural styles from Chapter 4, **and**;
  - ii. Two distinct different color schemes.
- d. Residential complex developments with 30 or more buildings shall provide the following. The number of buildings in single style shall be no less than 30%.
  - i. Three architectural styles from Chapter 4, **and**;
  - ii. Three distinct different color schemes.
- e. Pedestrian linkages to nearby neighborhoods, schools, parks, commercial projects, and parking areas shall be provided.
- f. Architectural styles capped at three (3) stories (ie. Craftsman and Farmhouse) may be allowed to build an additional story if the fourth story footprint is less than 70 percent of the ground level footprint.

<sup>1</sup> EXCLUDING EXCLUDE NON-RESIDENTIAL BUILDINGS SUCH AS COMMONS BUILDINGS, CARPORTS, SERVICE STRUCTURES, ETC.

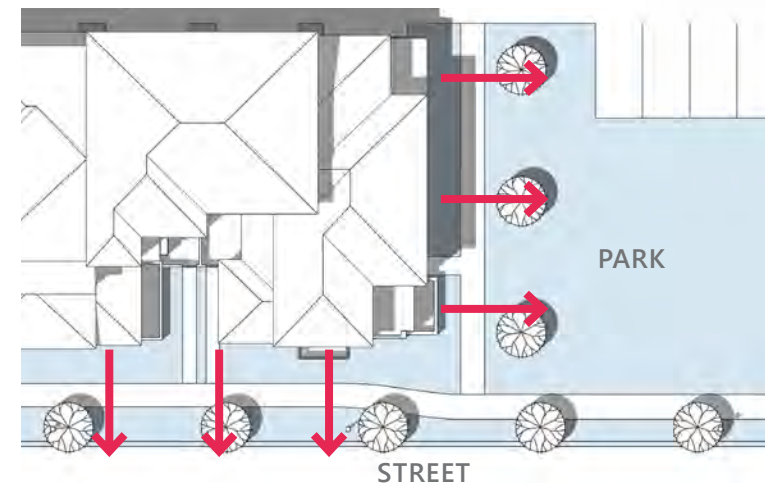
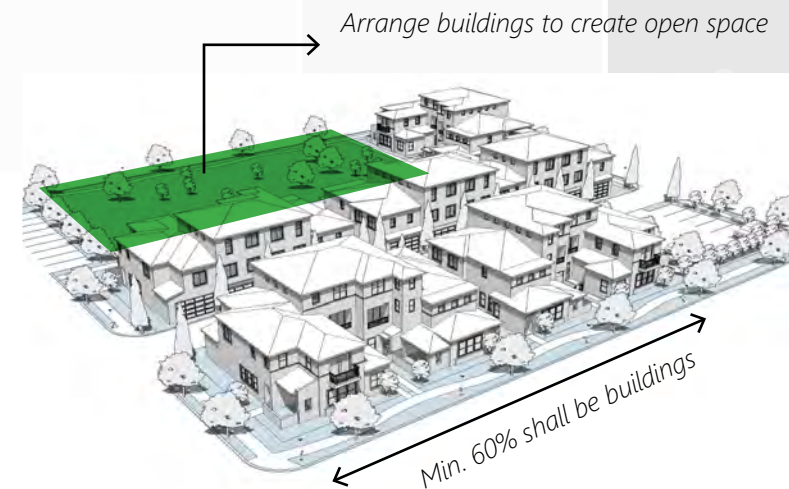


*Buildings along streets shall provide visual interest by using different layouts or architectural features.*



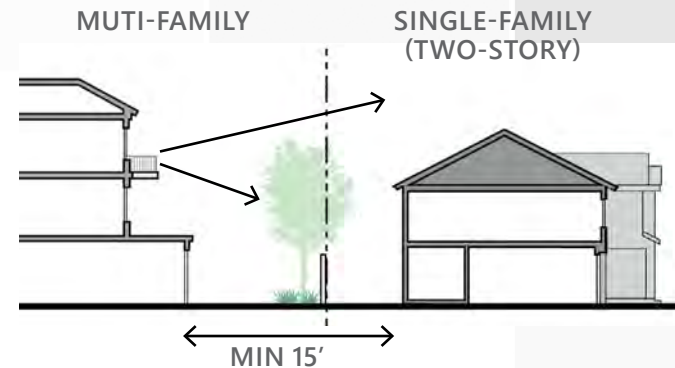
*Large residential complex developments shall provide diversity through different architectural styles or colors.*

- g. Larger projects (greater than 150 units) shall contain at least two of the following to reduce the appearance of bulk:
- Vary roof heights
  - Vertical planes
  - Different materials and colors
- h. Roof forms and roof lines should be broken into a series of smaller building components when viewed from the street. Long, linear unbroken roof lines shall not exceed 50 feet.
- i. Visual interest shall be provided through architectural variety, especially where several new buildings face streets, such as by using different layouts and/ or architectural features. Abutting buildings shall have complimentary architectural styles.
- j. Proposed cut and fill slopes shall be rounded off both horizontally and vertically.
- k. Where pedestrian circulation crosses vehicular routes, a change in grade materials, textures or colors shall be provided to emphasize the conflict point and improve its visibility and safety.
- l. Orient buildings towards public (and private) streets to positively define street edges. Buildings located adjacent to both public streets and public open space amenities, such as parks, shall be designed with a dual orientation.
- m. A minimum of 60 percent of the street frontage shall be devoted to buildings. The remaining 40 percent may be devoted to parking, landscaping, and driveways. Except for urban area or area with slope restrictions
- n. Except for garage entrances, structured parking shall not be visible from the primary streets or any public open space.



*Building shall be designed with a dual orientation when it is adjacent to both street and open space.*

- o. Loading docks and service areas on a corner lot must be accessed from the side street.
- p. Gates which control vehicular and pedestrian access to a residential site are considered privacy gates, and shall be subject to review and approval of the Development Services Department and Fire Department.
- q. Arrange buildings to provide functional common outdoors spaces (such as courtyards, paseos, or parks) for the use of residents.
- r. If adjacent to a single-family residential zone, buildings shall be designed so as not to have a direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line. This can be accomplished through:
- Stepbacks of upper stories, (setback and stepback distance see Table 16.08-4 in MMC 16.08.020)
  - Windows or balconies placement
  - Use of clerestory windows, glass block, or opaque glass
  - Mature landscaping within the rear or side setback areas
- s. Residential structures on the same lot (not attached) shall maintain a minimum separation of at least ten (10) feet for one-story structures, fifteen (15) feet for two-story structures, and 20 feet for three-story structures. (MMC 16.18.130)
- t. Mixed-use Building Orientation shall comply with all the standards mentioned above and the following standards.
- Commercial/Office Units. Commercial/Office unit entrances shall face the street, a parking area, or an interior common space.
  - Entrances to residential units shall be physically separated from the entrance to the permitted commercial uses and clearly marked with a physical feature.



*Large plants create a living privacy wall that block the direct line-of-sight and protect the privacy of the adjacent single family property.*



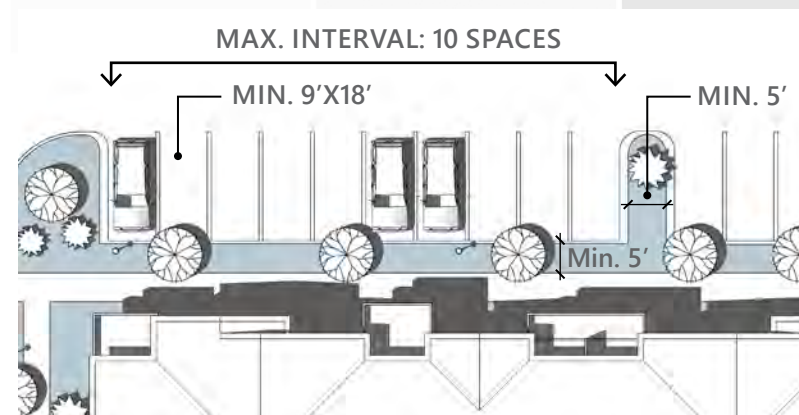
*Commercial/Office unit entrances shall face the street, a parking area, or an interior common space.*

## 2.2 PARKING

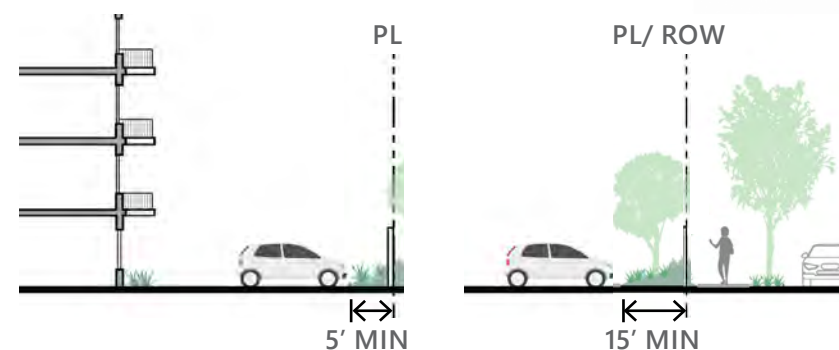
Parking standards shall comply with the standards stated in Murrieta Municipal Code (MMC) 16.08.040 and MMC 16.34, as well as the following:

### 2.2.1 SURFACE PARKING

- a. Parking lots shall be placed to the side or rear of buildings. There shall be no vehicular parking between townhouse fronts and the public right-of-way.
- b. Parking lots shall be connected to all building entrances by means of internal pedestrian walkways
- c. Landscaped planters shall be not less than five (5) feet in width in all interior dimensions.
- d. Adjacent to Side or Rear Property Lines: Parking areas shall provide a perimeter landscaped strip at least five feet wide.
- e. Adjacent to Streets: Parking areas shall provide a perimeter landscaped strip at least fifteen (15) feet wide between the street right-of-way and parking area.
- f. Lighting standards shall comply with MMC 16.18.110 with a minimum of one footcandle throughout the parking area and two-foot candles at ground level in front of the entrance/exit.
- g. Access drives shall be located at least 200 feet apart and at least 100 feet from property lines and street intersections unless an approved shared drive is provided, or the driveway location does not create a traffic hazard to adjacent property. (MMC 16.08.040).
- h. Maximum number of driveway:
  - One driveway for lot frontage up to 150 feet



*A landscaped island shall be at least five feet in all interior dimensions.*



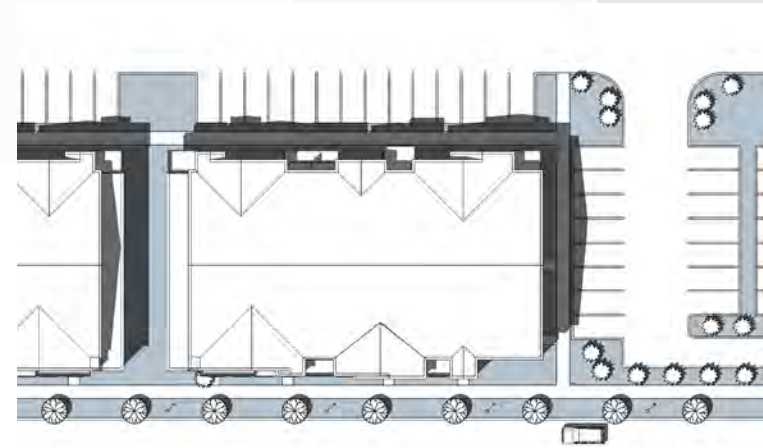
*Parking areas adjacent to a side or rear property line, a minimum of 5-foot wide landscape buffer shall be provided. Parking area adjacent to public rights-of-way shall provide a minimum of 15-foot wide landscape buffer.*



- Two driveways for lot frontage 150 feet to 299 feet
  - One driveway for each additional 300 feet
- i. Bicycle parking requirement shall comply with the standards in MMC 16.34.090
  - j. Numbers of required vehicle parking space are listed under MMC 16.34.040 Table 3.7
  - k. Disabled/Handicapped Parking Requirements shall comply with the standards in MMC 16.34.060.
  - l. Electric Vehicle Parking. Electric vehicle parking spaces shall be implemented consistent with Section 16.44.115 (Electric Vehicle Parking Requirements) and California Vehicle Code Section 22511.2.
  - m. Open parking areas shall be screened from view from adjacent properties and streets using walls, berms and/or evergreen landscaping.
  - n. Parking lot landscaping shall be located so as to discourage pedestrians from having to cross any landscaped areas to reach building entrances from parked cars.

## 2.2.2 RESIDENTIAL GARAGE

- a. Garage doors may occupy no more than 40 percent of a building's street frontage and shall be recessed a minimum of eighteen (18) inches from a street-facing wall plane.
- b. Street-facing garage doors serving individual units that are attached to the structure must incorporate one or more of the following so that the garage doors are visually subservient and complementary to other building elements:
  - Garage door windows or architectural detailing consistent with the main dwelling.



*Surface parking shall be located to the side or rear of the building.*



*1-Car Garage  
10'x20'*

*2-Car Garage  
20'x20'*

- Arbor or other similar projecting feature above the garage doors.
  - Landscaping occupying 50 percent or more of driveway area serving the garage (e.g, “ribbon” driveway with landscaping between two parallel strips of pavement for vehicle tires)
- c. Minimum Interior Dimensions for Residential Enclosed Garages.
- A single-car garage shall be at least ten (10) feet wide and 20 feet long.
  - A standard double-car garage shall be at least 20 feet wide and 20 feet long.
  - Each garage space shall be equipped with an automatic door opener and a roll-up sectional or similar garage door which does not extend onto the apron. On multifamily dwellings, a security gate on a multi-space garage is permitted.
- d. Numbers of required off-street parking space and bicycle parking slots are listed under MMC 1107.0304.
- e. For attached private garage, the design shall include adequate space for waste/solid storage and a water heater unit.

### 2.2.3 PARKING STRUCTURE AND LOADING

- a. Any driveway providing access to a parking structure shall have a minimum width of 28 feet.
- b. Parked vehicles at each level within the structure shall be shielded from view from adjoining streets
- c. The exterior elevations of parking structures shall be designed to minimize the use of blank concrete facades. This can be accomplished through the use of textured concrete, planters or trellises, or other architectural treatments



*Any driveway providing access to a parking structure shall have a minimum width of 28 feet.*

- d. If a toll or fee booth is located in the driveway area, the driveways on either side of the booth shall have a minimum width of fourteen (14) feet.
- e. Three hundred (300) feet shall be the maximum length of a parking aisle without being intersected by another parking aisle or driveway.
- f. The parking areas of sloped floor parking structures shall not exceed a grade of five (5) percent as measured across the width of a 90 degree parking stall. The grade of a straight internal ramp shall not exceed fifteen (15) percent. The grade of a circular ramp shall not exceed twelve (12) percent as measured at the outside ramp wall.
- g. A straight one-way ramp shall be at least fourteen (14) feet in width. A two-way ramp shall be at least 24 feet in width. The minimum outside wall radius of a circular ramp shall be 36 feet.
- h. All ramps shall be provided with transition zones at the top and bottom of the ramp. Ramps with a grade of ten (10) percent or less shall have a transition zone at least eight (8) feet in length. Ramps with a grade of greater than 10 percent shall have transition zones at least twelve (12) feet in length. The grade of a transition zone shall not exceed one-half (1/2) the grade of the ramp it serves.
- i. Minimum lighting requirement of entrances and exits is 50 footcandles. Minimum lighting requirement of parking areas is five (5) footcandles.
- j. The minimum distance of entry/exits from corner intersections is 150 feet.
- k. Large illuminated signs with architectural features, such as an arch, canopy shall be used at the entrance to emphasize the facility entry and attract patrons.



### I. Off-Street Loading Space Requirements

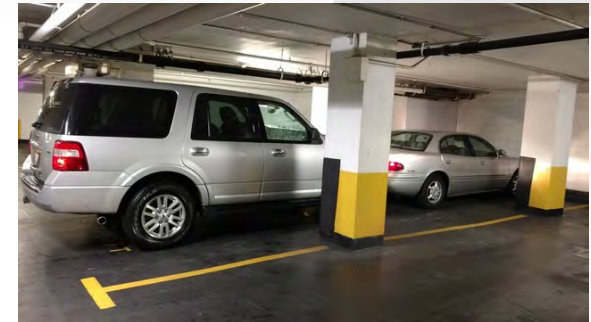
- m. One loading space is required in any parking lot with fifteen (15) or more spaces serving any nonresidential or mixed use.
- n. Loading docks and service areas are prohibited on the primary street building frontage.
- o. Loading requirements are listed under MMC 16.34.100.

## 2.2.4 TANDEM PARKING

- a. Tandem parking may be permitted to satisfy the off-street parking requirement for a residential unit in accordance with the following.
  - No more than two vehicles shall be placed one behind the other.
  - Both spaces shall be assigned to a single dwelling unit.
  - The tandem parking bay shall be a minimum 40 feet by ten (10) feet in interior dimension.
  - Tandem parking to meet required parking for multi-unit development shall be located within an enclosed structure and the number of tandem parking spaces shall not exceed 50 percent of the total provided number of spaces.
  - Tandem parking shall not be used to satisfy the parking requirement for guest parking.
  - The minimum vertical clearance shall be eight (8) feet (per MMC 16.34.070).



*2-Car Tandem Parking  
10'x40'*



## 2.3 COMMON OPEN SPACE

- b. In projects containing fewer than ten (10) units, the common open space shall have a minimum width and depth of ten (10) feet.
- c. In projects containing ten (10) or more units, where the required common area is less than 3,000 square feet, the common outdoor space shall be concentrated in one area. The common recreation area shall be at least 25 feet in width. Where the required common area is 3,000 square feet or more, the space may be divided among multiple areas; provided, that at least one recreation area is a minimum of 2,000 square feet in area with a minimum width of 25 feet. All other areas shall be at least 1,000 square feet in area with a minimum width of ten (10) feet.
- d. Primary common open space shall not be located at an extreme edge of the property or dispersing smaller less usable areas throughout the site.
- e. Residential units shall be within a 1/4 mile (1,320 feet) walking distance of common open space.
- f. Minimum Open Space Requirement:

ZONE	COMMON OPEN SPACE	PRIVATE OPEN SPACE	RECREATIONAL AMENITIES
MF-1	200 sq. ft.	60 sq. ft./upper floor 100 sq. ft./ground floor	For projects containing 25 or more dwelling units, provide one recreational amenity for each 30 dwelling units or fraction thereof
MF-2	200 sq. ft.	60 sq. ft./upper floor 100 sq. ft./ground floor	
MF-3	150 sq. ft.	All units 50 sq. ft.	
MF-4	150 sq. ft.	All units 50 sq. ft.	
DTSP	150 sq. ft.	See Specific Plan	
TOD	150 sq. ft.	All units 50 sq. ft.	
Others	150 sq. ft.	All units 50 sq. ft.	

- g. Pedestrian walkways shall connect the common open space to a public right-of-way or building entrance.



Common open space shall include common amenities (such as community gardens and tot lot) and landscaping.

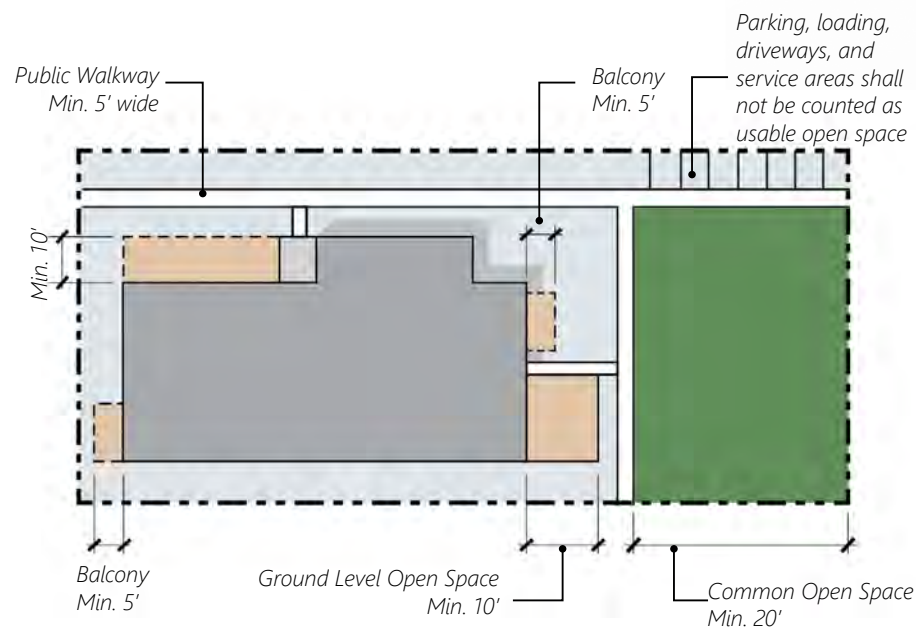


Common open space shall centrally located and accessible to all the residents. At least one side of the common open space shall border residential buildings.

- h. Open space areas shall not be located directly next to arterial streets, service areas, or adjacent commercial development to ensure they are sheltered from the noise and traffic of adjacent streets or other incompatible uses. Alternatively, a minimum of ten (10) foot wide dense landscaping shall be provided as screening.
- i. An area of usable common open space shall not exceed an average grade of ten (10) percent. The area may include landscaping, walks, recreational facilities, and small decorative objects such as artwork and fountains.
- j. All common open spaces shall include seatings and lights. Site furniture shall use graffiti-resistant material and/or coating and skateboard deterrents to retain the site furniture's attractiveness.
- k. Forecourt must be enclosed on at least three sides by buildings. The minimum dimension of any side is 40 feet.
- l. Developments that include 30 or more dwelling units shall include at least one play area for children (except for age-restricted to senior citizens; or located within 300 feet of a public park). Such play area shall:
- Have a minimum dimension of 20 feet in any direction and a minimum area of 600 square feet.
  - Contain play equipment, including equipment designed for children age five years and younger.
  - Be visible from multiple dwelling units within the project.
  - Be protected from any adjacent streets or parking lots with a fence or other barrier at least four (4) feet in height.
- m. Multifamily developments exceeding 150 units, shall have at least two common open space areas and shall incorporate activities for different age groups.



*Children play area shall be protected from any adjacent streets or parking lots with a fence or other barrier at least 4 feet in height.*



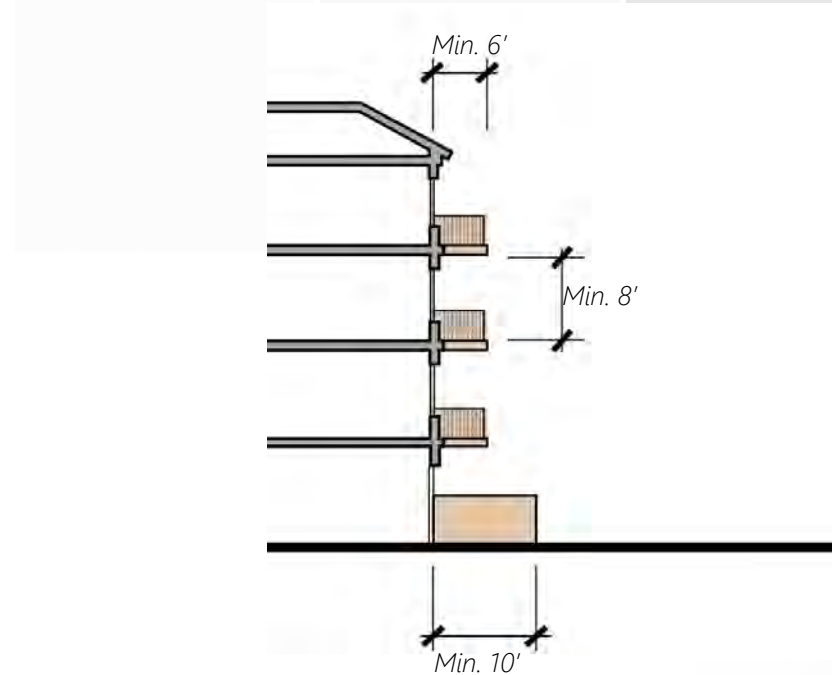
## 2.4 RECREATIONAL AMENITIES

- a. The required front yard area shall not be counted toward satisfying the common recreation area requirement.
- b. Project shall include at least one children play area with a minimum dimension of 150 square feet.
- c. Unless otherwise approved by the Planning, Building and Public Works Director, required play spaces for children shall be accessible from all on-site dwellings by pedestrian paths separate from vehicular areas.
- d. All play areas shall be located away from high automobile traffic and shall be situated for maximum visibility from the dwelling units.
- e. A play area for children under age five (5) shall be provided within direct visibility of common spaces.
- f. Senior housing and/or HOPA housing shall be exempt from the requirement to provide play areas, but shall provide areas of congregation that encourage physical activity.
- g. One common recreational amenity shall be provided for each 30 units or fraction thereof. Facilities that serve more people could be counted as two amenities. The following listed amenities satisfy the recreational requirements.
  - Clubhouse at a minimum of 750 square feet (two)
  - Swimming Pool at a minimum of 15x30 feet or equal surface area (two)
  - Tennis, Basketball or Racquetball court
  - Weightlifting facility
  - Children's playground at a minimum of 600 square feet
  - Sauna or Jacuzzi
  - Day Care Facility (two)
  - Other recreational amenities deemed adequate by the director.
  - Community garden



## 2.5 PRIVATE OPEN SPACE

- a. Private usable open space shall be accessible to only one living unit by a doorway or doorways to a habitable room or hallway of the unit.
- b. Private usable open space located on the ground level (e.g., yards, decks, patios) shall have no horizontal dimension less than ten (10) feet. Private open space located above ground level (e.g., porches, balconies) shall have no horizontal dimension less than six (6) feet.
- c. Above ground-level space shall have at least one exterior side open and unobstructed for at least eight (8) feet above floor level, except for incidental railings and balustrades.
- d. Guardrails on open-sided surfaces (like stairs, balconies, decks, porches, etc.) must be at least 36 inches in height.
- e. Balconies and decks facing shall have walls or railings that are at least 50 percent open.
- f. Private open spaces shall be contiguous to the units they serve and screened to a minimum height of four (4) feet by use of plant materials, solid walls, or building surface.



**Standard 4.4.b and Standard 4.4.c:** Private open space minimum dimensions requirements.



Private Open Space at Ground Level



Private Open Space at upper Level



## 2.6 LANDSCAPING

Landscaping standards shall comply with the standards stated in Murrieta Municipal Code (MMC) 16.28.040, MMC 16.28.070, and MMC 16.28.080 , as well as the following:

- a. Landscaping materials shall comply with the following:
  - Shrubs, of at least one-gallon size;
  - Ground cover instead of grass/turf; and/or
  - Decorative nonliving landscaping materials including, but not limited to, sand, stone, gravel, wood or water may be used to satisfy a maximum of 25 percent of the required landscaping area.
- a. Trees shall be planted in a manner which maximizes the shading of paved areas, outdoor seating, and both south- and west-facing windows
- b. The tree palette shall provide a balanced use of evergreen and deciduous trees
  - a. A minimum of five (5) feet wide landscaping shall be incorporated around the base of buildings (except for walkways and driveways) to soften the edge between parking, drive aisles and sidewalks.
  - b. Development on sloped properties shall follow the natural contours of the land by use of design features listed in the MMC (section 16.08.040)
  - c. The applicant shall choose and group plant species with similar water demands to facilitate efficient irrigation (MMC 16.28.060).
  - d. High water use plants, characterized by a plant factor of 0.7 to 1.0, can only be used in the common open space.



- e. Turf is not allowed on slopes greater than 25 percent where the toe of the slope is adjacent to an impermeable hardscape (MMC 16.28.060).
- f. All setbacks and non-work areas shall be landscaped within the development area.
- g. Hardscape shall not be used to meet minimum site landscaping requirements in MMC 16.28.070.
- h. Pedestrian access to sidewalks and structures shall be considered in the design of all landscaped areas.
- i. A mix of plant materials shall be provided in compliance with the Table 3-5, MMC Section 16.28.080
- j. Primary street trees, shade trees, and parking lot trees shall choose fifteen (15) gallon trees.
- k. Sidewalks and pedestrian walkways shall be a minimum of five (5) feet in width.



## 2.7 FRONTAGE TYPES

### Storefronts

A frontage that reinforces the commercial character and use of the ground floor of the building. The elevation of the ground floor is located at or near the grade of sidewalk to provide direct public access into the building.

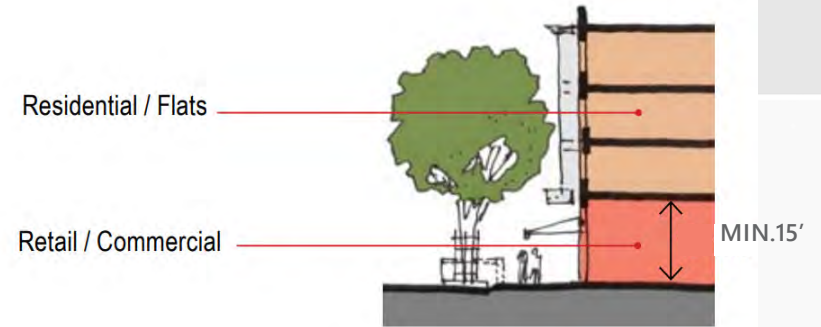
### Live-work/office fronts

A frontage that reinforces both residential and work activities that can occur in the building. The elevation of the ground floor is located at or near the grade of sidewalk to provide direct public access to the building.

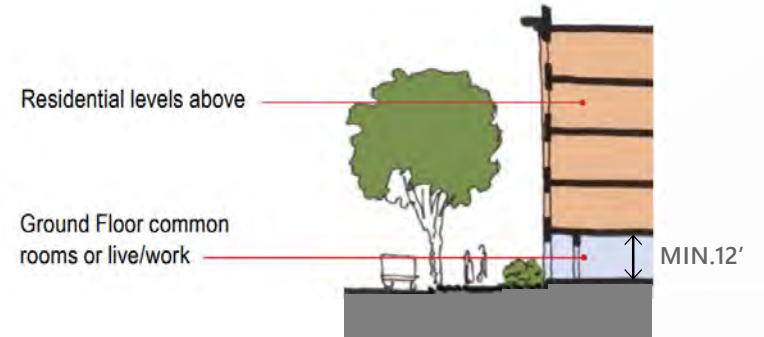
### Residential fronts

A frontage that reinforces the residential character and use of the building. The elevation of the ground floor is elevated above the grade of the lot to provide privacy for residences by preventing direct views into the home from the sidewalk.

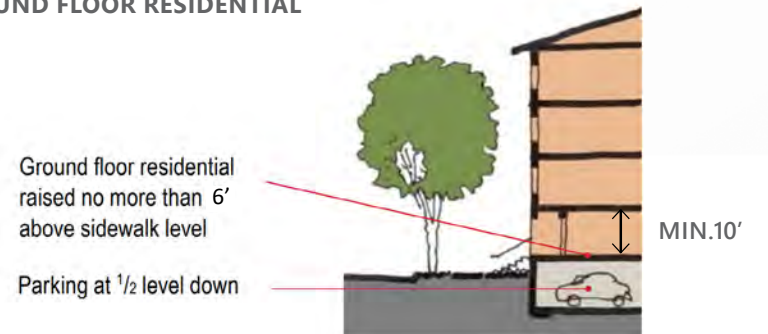
#### GROUND FLOOR COMMERCIAL



#### GROUND FLOOR LIVE-WORK / OFFICE



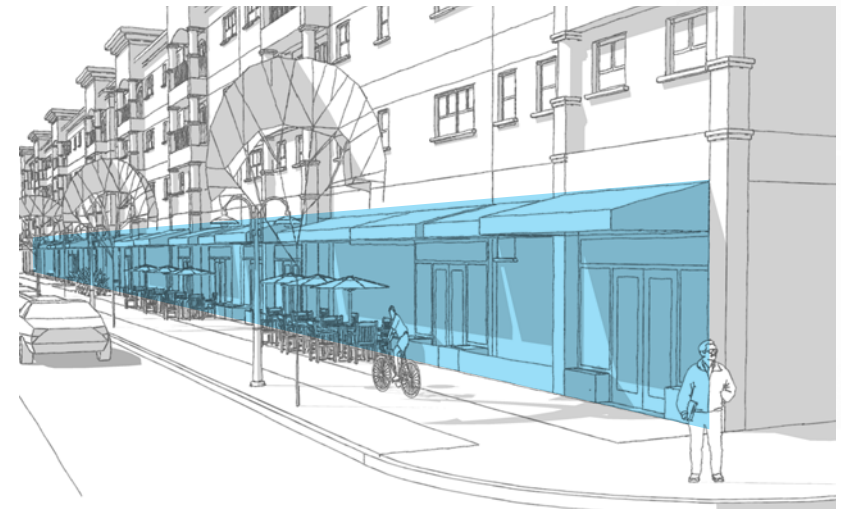
#### GROUND FLOOR RESIDENTIAL



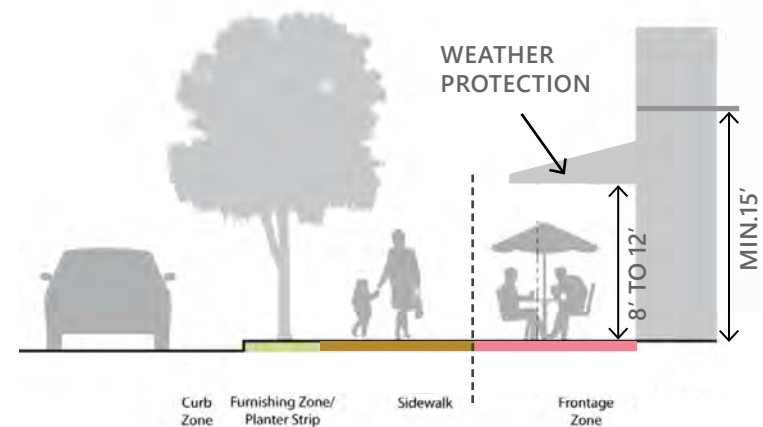
## 2.7.1 STOREFRONTS

Landscaping standards shall comply with the standards stated in Murrieta Municipal Code (MMC) 16.44.100.

- a. The ground floor elevation shall be located near the elevation of the sidewalk to minimize the need for external steps and external ADA ramps at public entrances.
- b. All ground floor tenant spaces that have street frontage shall have storefront entrances on the façade fronting a street.
- c. Entrance shall be emphasized and clearly recognizable from the street. One or more of the following methods shall be used to achieve this result:
  - Projecting non-fabric awnings or canopies above an entry (covered entry);
  - Varied building mass above an entry, such as a tower that protrudes from the rest of the building surface;
  - Special corner building entrance treatments, such as a rounded or angled facets on the corner, or an embedded corner tower, above the entry;
  - Special architectural elements, such as columns, porticos, overhanging roofs, and ornamental light fixtures;
  - Projecting or recessed entries or bays in the facade;
  - Recessed entries must feature design elements that call attention to the entrance such as ridged canopies, contrasting materials, crown molding, decorative trim, or a 45-degree cut away entry; and
  - Changes in roofline or articulation in the surface of the subject wall.



- d. Lobby entrances to upper floor uses shall be located on a façade fronting a street.
- e. A minimum of ten (10) feet wide frontage shall be provided from the back of curb to the building.
- f. The ground between the curb and the building face shall be paved with hard surfaces to maximize the walkable area and provide flexible spaces to accommodate commercial uses.
- g. Windows and/or glass doors shall cover not less than 50 percent of the first floor elevation along street frontages.
- h. At least 25 percent of the surface area of each upper floor façade shall be occupied by windows.
- i. Projecting elements on upper floors may project five (5) feet from the façade and project into the setback.
- j. Development with retail, commercial, community or public uses on the ground floor shall have a clear floor-ceiling height of at least fifteen (15) feet.
- k. The minimum height for awnings or marquees is eight (8) feet above finished grade and the maximum height for awnings or marquees is twelve (12) feet above finished grade; except as otherwise required in the Building Code approved by the City.
- l. If the front façade is set back from the public sidewalk, the setback shall be improved as an extension of the public sidewalk.



## 2.7.2 LIVE-WORK/OFFICE FRONTS

- a. The ground floor elevation shall be located near the elevation of the sidewalk to minimize the need for external steps and external ADA ramps at public entrances.
- b. All ground floor tenant spaces that have street frontage shall have entrances on a façade fronting a street. All other ground floor uses may have a common lobby entrance along the front façade or private entrances along other facades.
- c. Entrances to upper floor units may be provided through a common lobby entrance and/or by a common entrance along a façade fronting a street.
- d. At least 40 percent of the surface area of the ground floor façade shall be occupied by display windows or translucent panels.
- e. At least 25 percent of the surface area of each upper floor façade shall be occupied by windows
- f. Projecting elements on upper floors may project three (3) feet from the façade and project into the setback.
- g. The ground floor shall have a clear floor-ceiling height of at least twelve (12) feet.
- h. The minimum height for awnings or marquees is eight (8) feet above finished grade and the maximum height for awnings or marquees is twelve (12) feet above finished grade; except as otherwise required in the Building Code approved by the City.
- i. If the front façade is set back from the public sidewalk, the setback shall be landscaped and/or improved as an extension of the public sidewalk.



## 2.7.3 RESIDENTIAL FRONTS

- a. Garages shall not exceed 40 percent of the length of the building facade.
- b. The ground floor elevation shall be located within six (6) feet of the ground surface of the adjacent sidewalk or walkway.
- c. Entrances to ground floor units that have street frontage may be provided through a common lobby entrance and/or by private entrances from the adjacent sidewalk.
- d. Entrances to upper floor units may be provided through a common lobby entrance and/or by a common entrance along a façade fronting a street.
- e. At least 25 percent of the surface area of the ground and upper floor façade shall be occupied by windows.
- f. The ground floor shall have a clear floor-ceiling height of at least ten (10) feet.
- g. Stoops and front porches may be provided in front of building and unit entrances. Stoops and front porches may project up to five (5) feet from the façade and project into the setback.
- h. Projecting elements on upper floors may project three (3) feet from the façade and project into the setback.
- i. The public sidewalk shall be improved with street trees standards per MMC 16.28.080.
- j. If the front façade is set back from the public sidewalk, the setback shall be landscaped (excluding stoops/front porches and paved paths to building entrances).



## 2.8 EXTERIOR LIGHTING

Lighting plan shall be prepared and shall demonstrate the dispersal of light on the ground surface and compliance with the requirements in MMC 16.18.100.

- a. Lighting shall be shielded and directed downward, with location of lights coordinated with the approved landscape plan.
- a. Exterior lamps shall be low wattage, LED, and except for outdoor Christmas lights, shall not be colored.
- b. All exterior lighting shall be dark sky compliant, and designed, located and lamped in order to prevent overlighting, energy waste, glare, and light trespass.
- c. Bollard lighting may be used to light walkways and other landscape features, but shall cast its light downward.
- d. All parking lot lights shall be full cutoff luminaires, as certified by the manufacturer, with the light source directed downward and away from adjacent residences.
- a. Street lights shall use decorative lighting poles that match with the community theme.
- b. Outside and parking lot lighting shall not exceed 0.1 footcandles at residential property lines.
- c. Lighting shall be located so as to minimize the impact of lighting upon adjacent buildings and properties, especially residential uses. Any lighting source, including illuminated signs, shall be positioned so that light does not shine directly into residential windows. (DTSP section 4.8)

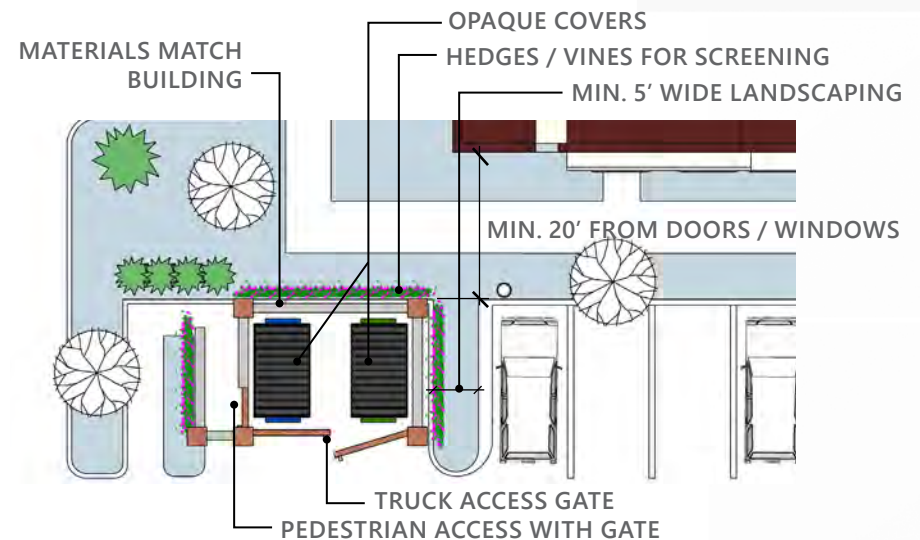




## 2.9 TRASH & RECYCLING ENCLOSURE

- d. The location of storage areas shall be conveniently accessible for trash removal by standard refuse disposal vehicles.
  - a. Enclosures shall be finished using materials compatible with the surrounding architecture.
  - b. Trash storage areas that are visible from the upper stories of adjacent structures shall have an opaque or semi-opaque horizontal cover/screen to mitigate unsightly views.
  - c. Provide a concrete pad within the fenced or walled area(s) and a concrete apron which facilitates the handling of the individual bins or containers.
  - d. The location of storage areas shall be conveniently accessible for trash removal by standard refuse disposal vehicles.
  - e. Loading areas and refuse storage facilities shall be located as far as possible from residential units and shall be completely screened from view from adjacent residential portions of the project. The location and design of trash enclosures shall account for potential nuisances from odors.
  - f. For sites having 2-6 units, a minimum of twelve (12) square feet waste and twelve (12) square feet recycling enclosure shall be provided.
  - g. For sites having 7-15 units, a minimum of 24 square feet waste and 24 square feet recycling enclosure shall be provided.
  - h. For sites having 16-25 units, a minimum of 48 square feet waste and 48 square feet recycling enclosure shall be provided.
  - i. For sites having 25 more units, every additional 25 dwellings or fraction thereof shall require an additional 48 square feet for solid waste and 48 square feet for recyclables.

- j. All recycling areas in multifamily residential developments shall be located within 250 feet of any residential unit.
- k. Storage areas shall not be closer than twenty (20) feet from doors or operable windows of adjacent structures.
- l. For individual unit, a minimum of three (3) cubic feet shall be provided for the storage of refuse and a minimum of three (3) cubic feet shall be provided for the storage of recyclable material.
- m. Garbage and/or solid waste storage shall be screened from public view and landed on a concrete pad.



*Solid waste and/or recycling enclosure shall have reasonable access for both pedestrian and collection trucks.*



## 2.10 DOOR BELLS

- a. Every dwelling consisting of more than five (5) dwelling units shall be equipped with doorbells, intercoms or other signaling device attached to the front exterior of the dwelling accessible to all visitors to the dwelling.
- b. Doorbell locations shall meet the ADA requirement.
- c. If a gate is provided between the front door and the street, the gate shall be clearly marked as the main entrance to the business and include a doorbell, directory, call box, or other means of communication for patients and patrons to be allowed access to the business.





# 3.0 BUILDING STANDARDS BY TYPES

3.1 Low-Rise (3 Stories or Less)

3.2 Mid-Rise (4-6 Stories)

3.3 High-Rise (7 Stories or More)

## 3.1 LOW RISE (2 OR 3 STORIES)

Low-rise multifamily are buildings two (2) or three (3) stories with a maximum building height of 40 feet. The housing products include townhomes, duplex, triplex, fourplex, and courtyard. Low-rise multifamily are the major multifamily housing group in Murrieta. It is allowed in all the objective design standards applicable area. All the architectural styles in Chapter 4 could be applied in low-rise projects.

### 3.1.1 Site Design for Low Rise

Each unit shall have an individual entry facing a street or a common open space.

- d. Maximum building coverage: 40 percent.
- e. Parking for residents must be in the garage. Guest parking may be surface parking (covered or uncovered). Parking requirement and standards shall be in accordance with MMC 16.34.040 and Chapter 2.2 Parking in this book.
- f. Open Space requirement shall be in accordance with MMC 16.34.040 and Chapter 2.3 Common Open Space, Chapter 2.4 Recreational Amenities, and Chapter 2.5 Private Open Space in this book.
- g. The area between a building and the street must be landscaped
- h. Site development standards and required setbacks shall be in accordance with Table 16.08-4 in MMC 16.08.020.
- i. A street-facing primary entrance must feature a porch, covered entry, or recessed entry clearly visible from the street that gives the entrance visual prominence. Entrances must be connected to the adjacent sidewalk with a pedestrian walkway.
- j. A minimum of 20 percent of the site shall be landscaped with a mix of vegetative ground cover, shrubbery, and trees.
- k. All landscaping shall be irrigated with a permanent irrigation system unless a licensed landscape architect submits written verification that the proposed plant materials do not require irrigation. The property owner shall maintain all landscaping.



*Townhome*



*Triplex*



*Courtyard*

### 3.1.2 Product Types

#### A. Townhome

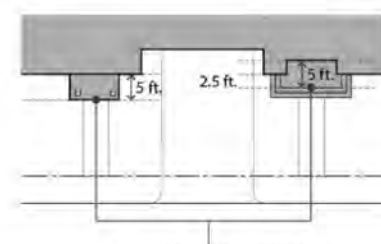
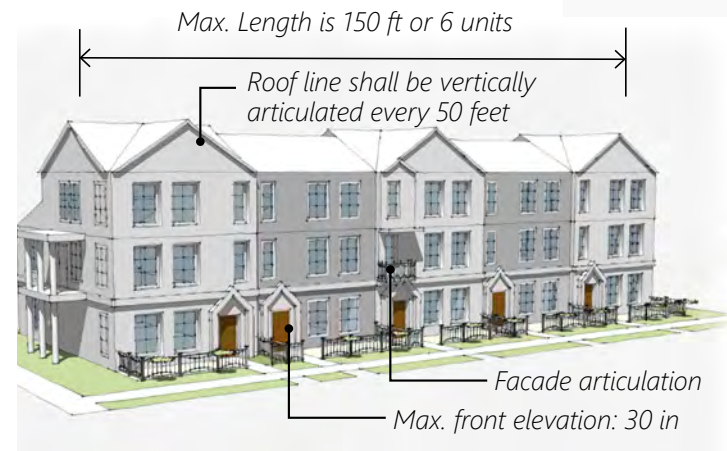
A dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof. Each unit have its own driveway and garage and accessed from an alley. Each unit shares one to two walls with adjacent properties but have their own entrances. Each unit has its own driveway and garage. Townhomes are typically two (2) stories, sometimes with a reduced footprint for the third floor.



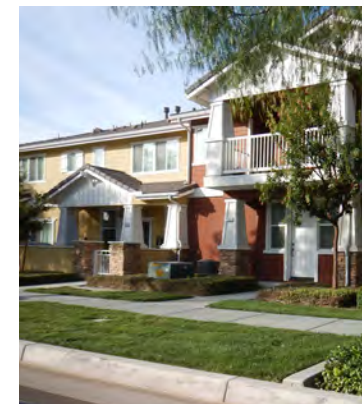
## Townhome Building Massing Standards

- a. The minimum unit of a townhome shall be three (3) units. The maximum building length shall be 150 feet or six (6) units, whichever is less.
- b. Entrance frequency: At least one every 50 feet
- c. Maximum elevation of the front entrance shall be 30 inches above adjacent sidewalk. If the elevation exceeding 30 inches, projects are subject to accessibility design reviews.
- d. Parking (garage) may be front-loaded or rear-loaded, but must be entered from alley.
- e. Architectural articulation and projection shall follow the requirement in MMC 16.08.040
- f. Primary elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet and on each floor shall contain at least two of the following features:
  - g. Recess (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of four (4) feet;
  - h. Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of two (2) feet and runs horizontally for a minimum length of four (4) feet; and/or
  - i. Offsets of facade or roof elevation of two (2) feet or greater;
  - j. The vertical massing of buildings shall be articulated to express each individual unit.
  - k. Avoid having primary entry directly faces another unit's garage door.

- l. A covered porch or covered recess entry is required for each townhouse, with a minimum depth of five (5) feet and a minimum area of 40 square feet.
- m. Rooflines shall be vertically articulated at least every 50 feet along the street frontage, through the use of architectural elements such as parapets, varying cornices, reveals, clerestory windows, or varying roof height and/or form.

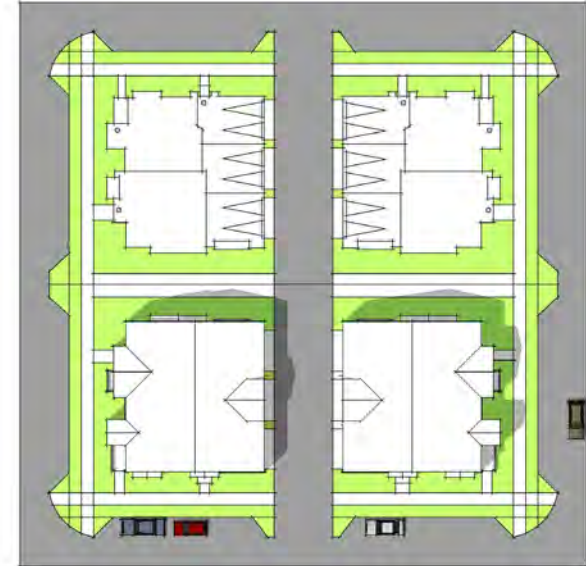


*Building Entrance: Porch or covered recess of 5-foot deep and a minimum of 40 square feet*



## B. Duplex, Triplex, and Fourplex

Building that consists of two to four side-by-side and/or stacked units, typically with individual entries along the front. Each unit have its own driveway and garage. It fits within low- to moderate-intensity neighborhoods.



## Multiplex Building Massing Standards

- a. The maximum building length shall be 150 feet.
- b. Alley or courtyard provides access to units and garages.
- c. Entrance frequency: At least one every 50 feet
- d. Maximum elevation of first inhabited level: 30 inches above adjacent sidewalk.
- e. Parking (garage) shall be rear-loaded or detached.
- f. Architectural articulation and projection shall follow the requirement in MMC 16.08.040
- g. Primary elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet and on each floor shall contain at least two of the following features:
  - Recess (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of four (4) feet;
  - Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of two (2) feet and runs horizontally for a minimum length of four (4) feet; and/or
  - Offsets of facade or roof elevation of two (2) feet or greater;
- h. The vertical massing of buildings shall look like large residences.



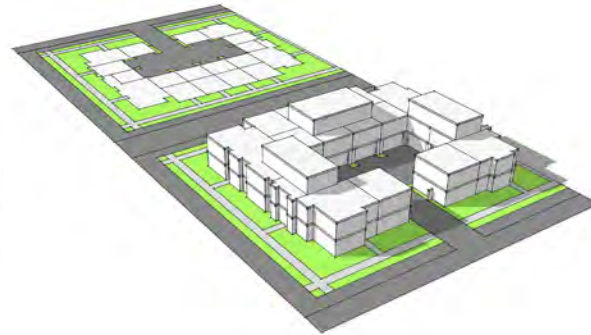


## C. Courtyard

Building that consists of up to 16 multiple attached and/or stacked units, accessed from a shared courtyard. The shared court could be common open space (known as garden-court) or shared driveway (known as motor-court). The type is typically integrated as a small portion of lower-intensity neighborhoods or more consistently into moderate-intensity neighborhoods.



*Garden-Court*



*Motor-Court*



*Garden-Court*



*Motor-Court*

## Courtyard Building Massing Standards

- i. The maximum building length shall be 150 feet at any side.
- j. Courtyard(s) shall be accessible from the residential street.
- k. If courtyard is common open space, the front facade shall face the open space.
- l. Alley or courtyard provides access to units and garages.
- m. Entrance frequency: At least one every 50 feet
- n. Maximum elevation of first inhabited level: 30 inches above adjacent sidewalk.
- o. The courtyard shall be easily accessed from the street.
- p. Recessed entries with arches or canopies, stoops, low privacy walls.
- q. Parking (garage) shall be rear-loaded or detached.
- r. Architectural articulation and projection shall follow the requirement in MMC 16.08.040
- s. Primary elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet and on each floor shall contain at least two of the following features:
  - Recess (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of four (4) feet;
  - Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of two (2) feet and runs horizontally for a minimum length of four (4) feet; and/or
  - Offsets of facade or roof elevation of two (2) feet or greater.



### 3.2 MID-RISE (4-6 STORIES)

Low-rise multifamily are buildings four (4) to six (6) stories with a maximum building height of 80 feet. Four (4) story products includes apartment flat with surface parking or wrap with parking structure. Five (5) story and six (6) story housing products include wrap and wood structure podium. Four (4) story buildings are allowed in all the objective design standards applicable areas. The applicable architectural styles are Spanish Colonial, American Mercantile, Tuscan, and Modern. Craftsman and Farmhouse may also have a four (4) story addition if the addition doesn't exceed 70 percent of the building footprint. Five (5) story and six (6) story buildings are allowed in the MF-3, MF-4, and TOD zone. The applicable architectural styles are Spanish Colonial, American Mercantile, and Modern.



*Wrap building*



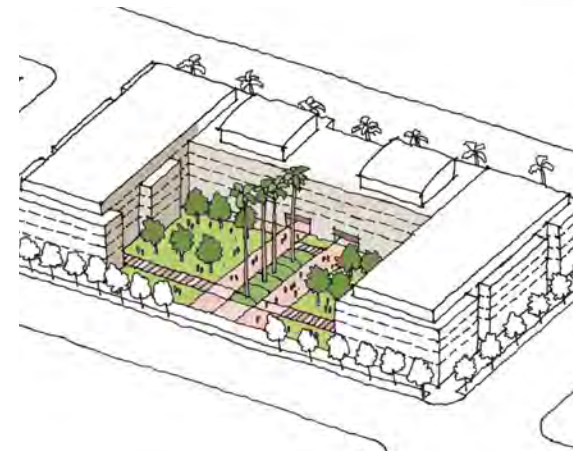
*Garden building*



*Podium building*

### 3.2.1 Site Layout for Mid Rise

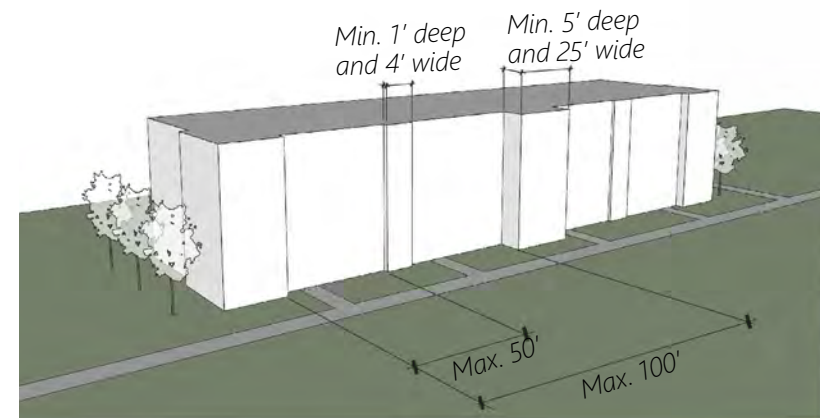
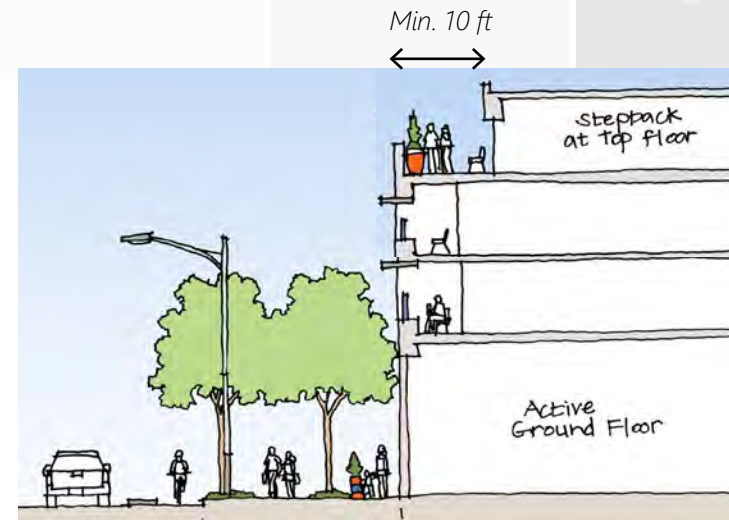
- a. Upper floor units shall be accessed by a common entry along the front street.
- b. For mixed-use, ground floor shops or office shall have individual entries along the adjacent street.
- c. Parking may be covered, uncovered, or in a garage. Standards shall be in accordance with MMC 16.34.040 and Chapter 2.3 Parking in this book.
- d. Open Space requirement shall be in accordance with MMC 16.34.040 and Chapter 2.3 Common Open Space, Chapter 2.4 Recreational Amenities, and Chapter 2.5 Private Open Space in this book.
- e. Site development standards and required setbacks shall be in accordance with Table 16.08-4 in MMC 16.08.020.
- f. For wrap or podium building types, parking structure must be mostly enclosed within, below, or behind buildings in a manner that conceals it from predominant public view and that does not interrupt the continuity of the pedestrian environment.



### 3.2.2 Building Massing

Structures with heights greater than three (3) stories shall set back upper portions of the structure a minimum of ten (10) feet for each additional two (2) stories. (MMC 16.44.100)

- g. Buildings over three (3) stories shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries.
- h. Major breaks shall be a minimum of five (5) feet deep and 25 feet wide and shall extend at least two-thirds (2/3) of the height of the building. Exceptions include, for buildings with upper stories (above first floor) stepped back at least five feet; or the major break need only extend two-thirds (2/3) of the height of the portion of the front façade that is not stepped back.
- i. Buildings shall have minor massing breaks at least every 50 feet along the street frontage. Minor breaks shall be a minimum of one (1) foot deep and four (4) feet wide and extend the full height of the building.
- j. Where parking structures are planned, the street side shall be composed of pedestrian-active uses (such as stores, lobby) on the ground level to screen parking structures.
- k. Residential ground floor uses in multi-family buildings, other than accessible units, shall be no more than four (4) feet above the public sidewalk grade, if setback is fifteen (15) feet or less.



*Multi units building shall have Major and minor massing breaks to reduce bulkiness.*

- l. At least one elevator shall be provided in each multi-family building containing 21 or more units, where some of those units have primary accesses only to the third-story or higher stories.
- m. The ground floor elevation shall consist of at least one of the following:
- A line of awnings or canopies over ground floor storefronts or amenity space windows extending at least 75 percent of the elevation width.
  - Unobstructed transparent glass storefronts for at least 75 percent of the elevation width.
  - A different exterior cladding material than the middle/body separated from the middle/body above with either an overhang or recess of two (2) feet or more, or a horizontal belt course with a dimension of at least twelve (12) inches, consisting of a different color and material separating the base from the middle section.
  - A series of individual residential entries with recessed entryways.
  - A series of individual residential entries with porches with roofs.
- n. The cap is at the top of the building and shall include at least one of the following:
- If the building has a parapet wall, add a cornice feature, consisting of a different material and a depth of at least twelve (12) inches over the wall below.
  - If a building has a pitched roof, an eave overhang of at least two (2) feet.
  - A building stepback of at least three (3) feet from the main wall plane of the story below.
  - A change in exterior cladding material at the top story that is different than the story below, effectively using the top story as a wall cap.



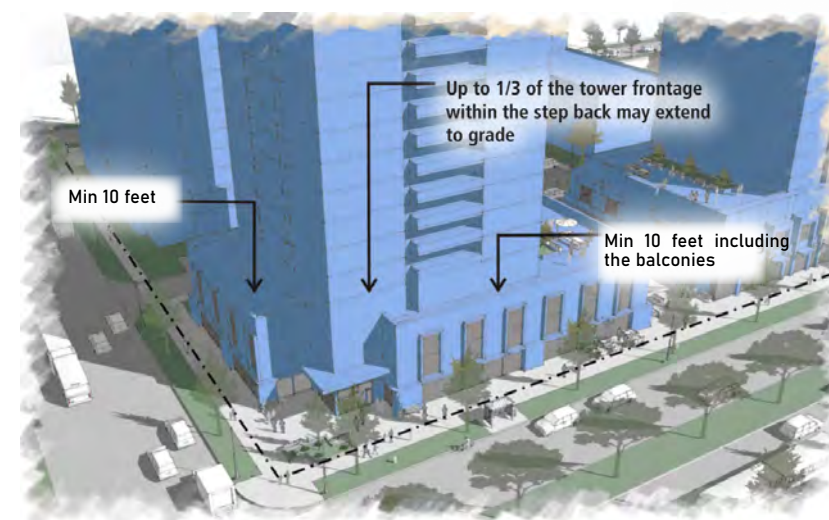
### 3.3 HIGH-RISE (7 STORIES OR MORE)

High-rise multifamily are buildings seven (7) stories or higher with a maximum building height of 150 feet. They have steel or concrete frame. Common open space is provided at a roof top and/or indoor room. The applicable architectural styles are American Mercantile and Modern. High-rise is only allowed in TOD zone.



### 3.3.1 Building Massing for High Rise

- a. The minimum height of the base should be two (2) stories.
- b. The maximum height of the base of a proposed high-rise building should be equal to the width of the right-of-way to provide sufficient enclosure for the street without overwhelming the street.
- c. Additional height may be appropriate through the provision of step backs and architectural articulation, particularly on wider streets and deeper lots.
- d. For sites where the adjacent context is lower-scale and not anticipated to change:
  - the height of the base or the portion of the base immediately adjacent to the neighboring lower-scale buildings should match the height of the neighboring buildings; and
  - provide a transition in height on the base through setbacks and
- e. Use bird-friendly best management practices in accordance with the City's guidelines. In particular, apply visual markers or use low reflectance materials on all exterior glazing within the first 65 feet of the building above grade.
- f. Eighty (80) percent of the ground floor should be highly transparent.
- g. The maximum tower floor plate for a high-rise residential building should be 8,000 square feet to minimize shadow and wind impacts.
- h. The tower, including the balconies, should be stepback a minimum of ten (10) feet from the base.
- i. Up to one-third (1/3) of a tower frontage along a street or a public space may extend straight down to the ground
- j. Orienting and shaping the tower to improve building energy performance, natural ventilation, and daylighting





### 3.3.2 Open Space (Rooftop)

Any rooftop uses shall require a full plan review, permits and inspections for occupants and structural safety based on how the building roof is to be used.

- a. The rooftop garden shall be located on the third or higher story.
- b. The rooftop garden shall be accessible to all residents of dwelling units on the parcel, but not to commercial tenants of a residential mixed-use development.
- c. Minimum dimensions of rooftop garden is fifteen (15) feet.
- d. Permanent fixtures associated with the usable open space, such as trellises, shade structures, furniture, and furnishings such as planters, lighting and heaters, may exceed the height limit by up to twelve (12) feet.
- e. At least 15 percent but no more than 25 percent of the rooftop shall be landscaped with raised beds for gardening, stormwater planters, or other landscaping. All required landscaped areas should be equipped with automatic irrigation systems and be properly drained.
- f. Rooftop equipment shall be screened by a parapet or enclosure.
- g. Where rooftops are visible from offsite, they should be treated to minimize aesthetic impacts.





# 4.0 ARCHITECTURAL STYLES

- 4.1 Mission - Spanish Colonial Revival (Max. 6 Story)
- 4.2 Craftsman (Max. 3 Story)
- 4.3 American Mercantile (Max 8 Story)
- 4.4 Tuscan (Max. 4 story)
- 4.5 Modern (No Limit on Height)
- 4.6 Farmhouse (Max. 3 Story)

## 4.1 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.



### 4.1.1 FORM & MASSING

- a. Asymmetrical façade/elevations
- b. Three (3) or more roof planes
- c. At least 50 percent of the units shall have balconies or window treatments (such as shutters or awnings)
- d. Entrances are recessed at least twelve (12) inches

Additional details for projects four (4) stories and taller, mixed use, or for a project with more than fifteen (15) buildings (required two details)

- e. Include two (2) add-on projections such as verandas, arcades, balconies and exterior stairs.
- f. The ends of building massings shall be stepped down to create a more pedestrian scale.
- g. One focal point, such as courtyard, tower, or fountain
- h. Wingwall or columns on the ground level



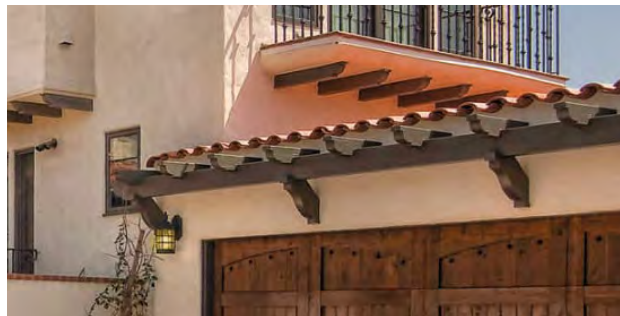
## 4.1.2 ROOF

- a. Low pitched (4:12 maximum) cross- or side-gable roofs. The pitch shall remain constant except for a veranda or arcade.
- b. Red, fired, clay tile roofs. Common tile shapes include both Spanish (S-shaped) and Mission (half-cylinder) types
- c. The gable has little or no overhang on the rake.
- d. Thirty (30) percent of the primary facade length shall have a six (6) to twelve (12) inches eave overhang and 20 percent shall have a 24 inches overhang with exposed rafter tails.
- e. Hipped roofs shall only be used in combination with gables or on a tower element.
- f. Shed roofs are only used in conjunction with verandas.
- g. When a flat roof is used it shall be screened by a parapet that is an extension of the wall plane or by a modified Mansard roof.



### 4.1.3 MATERIALS & COLORS

- a. Roof tiles shall use terracotta, brown earth tones, or rustic red color palette.
- b. White, cream, or tan stucco wall with smooth or lightly textured finish (i.e. hand troweled or smaller particles)
- c. Re-sawn wood shall be used as secondary wall material for the following and similar elements:
  - 1) Posts and exposed beams
  - 2) Railing, spindles and grill work
  - 3) Shutters, window frames and doors
- d. If windows have shutters, the shutter's color shall match the accent color that is use for doors or decorative trim.
- e. At least one wrought iron elements (such as railings, hardwares, and gates) shall be used.



## 4.1.4 DOORS & WINDOWS

- a. Accent windows shall be less than 20 percent of the total windows.
- b. The primary facade shall include at least one arched elements.
- c. At least 50 percent of the windows shall be casement windows.
- d. All entrance door surrounds shall be banded with ceramic tile, molded plaster or painted accents.
- e. All the casement windows and double hung windows shall have wooden frame.
- f. At least two types/shapes of windows shall be used
- g. A minimum three (3) inches wide flat casting shall be used on all non-recessed casement windows.
- h. Eighty (80) percent of the primary windows shall have window muntins



## 4.1.5 DECORATIVE DETAILS

All residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.

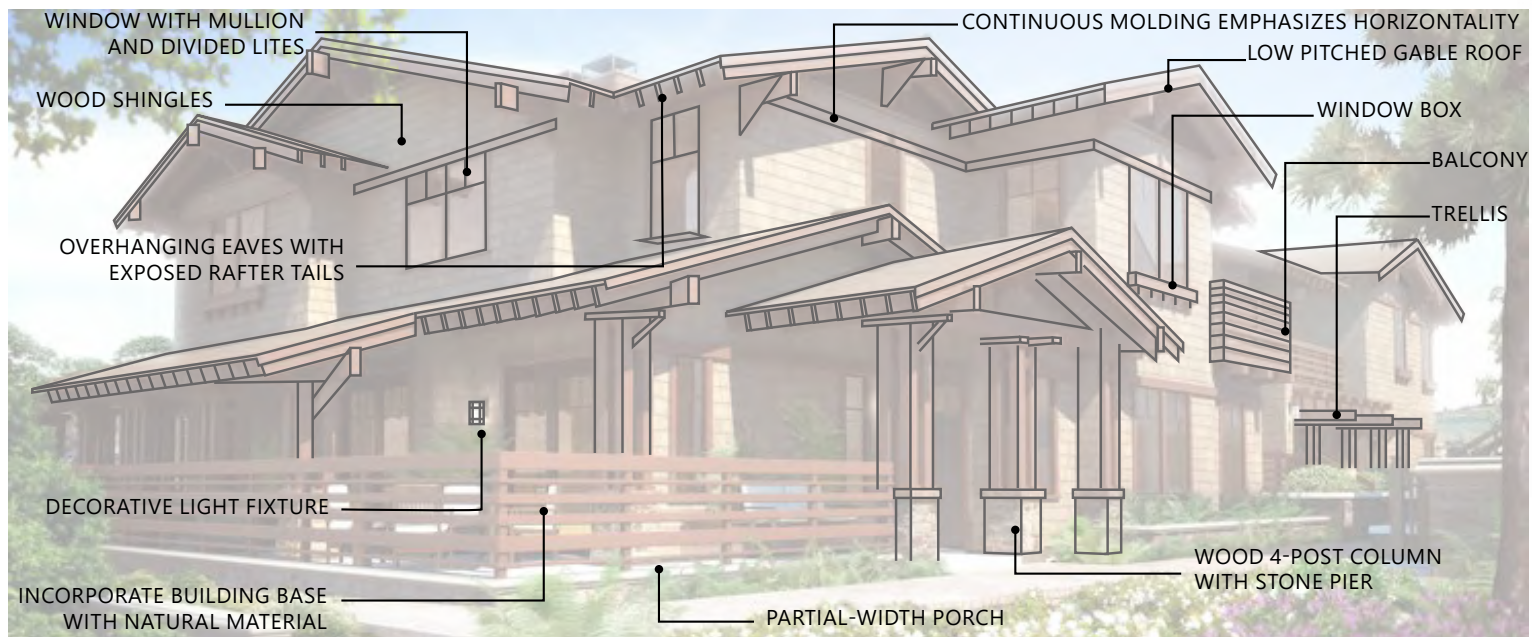
- a. Entry/Front porch or patio
- b. Decorative tiles
- c. Clay tile vents
- d. Wrought iron balcony railings or support brackets
- e. Dark metal light fixture and hardware
- f. Paired wood (or wood simulated) garage doors with iron hardware
- g. Stone or brick accented elements
- h. Verandas, pergolas or arcades
- i. Exterior stairs
- j. Fabric awnings with metal spear supports





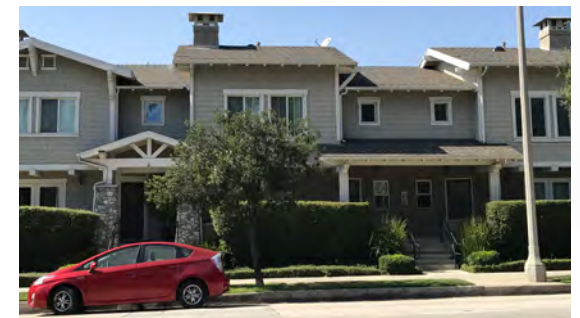
## 4.2 CRAFTSMAN

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.



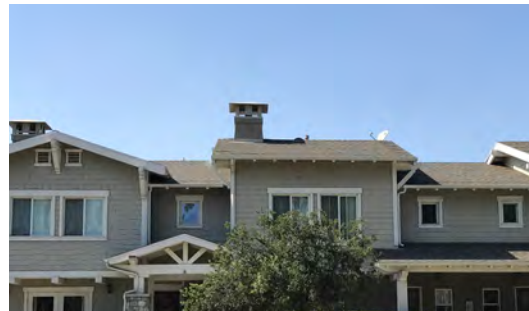
## 4.2.1 FORM & MASSING

- a. Asymmetrical façade/elevations
- b. Three (3) or more roof planes on the primary facade
- c. Front-facing gable roofs
- d. At least 30 percent of the street-facing units shall have balconies or porches.
- e. Primary walls shall have two to three materials/colors, with no more than ninety percent (90 percent) of the total wall surface in one material / color.



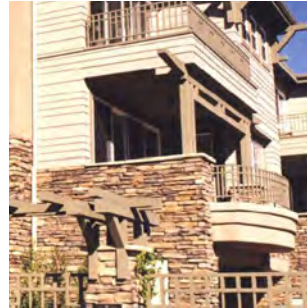
## 4.2.2 ROOF

- a. Low- to moderate-pitched gable or hipped roofs (typically from 6:12 to 8:12)
- b. Overhanging eaves (minimum 24 inches along primary elevation) with exposed rafter tails or beams
- c. Brackets or knee braces at gabled ends
- d. Use of wood or asphalt shingle (or fiber cement imitation or imitation synthetic asphalt shingles)



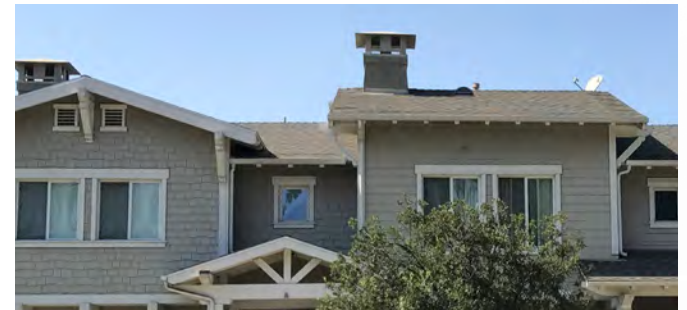
## 4.2.3 MATERIALS & COLORS

- a. Brick, stone and concrete blocks are the most common materials used in the base.
- b. Primary walls shall show no more than two materials along any vertical section of the building, with no more than ninety percent (90 percent) of the total wall surface in one material.
- c. Primary wall materials shall include dark color wood shingles, clapboard siding, or fiber cement siding and natural materials such as arroyo stone or bricks.
- d. Use of dark, neutral, earth-toned color palette, such as browns and greens
- e. Lighter paint palettes may also be appropriate, particularly for details (columns, rafter tails)
- f. The primary facade shall have at least three paint colors: one for the cladding, one for trim, and one or two for accents such as windows and decorative details



## 4.2.4 DOORS & WINDOWS

- a. At least 50 percent of the windows shall be casement windows.
- b. Eighty (80) percent of the primary windows shall have grilles
- c. At least two types/shapes of windows shall be used
- d. Utilize flat wood trims (typically 4½ inches or 5½ inches wide) around the primary windows and entry doors.
- e. Window and door trim color shall contrast with color of walls
- f. Entry doors and garage doors have glass panels



## 4.2.5 DECORATIVE DETAILS

All residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.

- a. Stone pier and battered wood support
- b. Exposed rafter tails and knee-brace brackets
- c. Dormers shall located on the front façade
- d. Second-story balcony
- e. Decorative attic/gable vent
- f. Light fixtures shall box-shaped, with metal frame and geometric pattern.
- g. Chimneys are visible at the exterior and arranged on a side elevation
- h. Stained glass windows or transom windows
- i. Covered front porches with tapered pillars
- j. Ground level windows have muntins
- k. Decorative joinery



### 4.3 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 re urbanization of existing urban centers becomes an established pattern.



### 4.3.1 FORM & MASSING

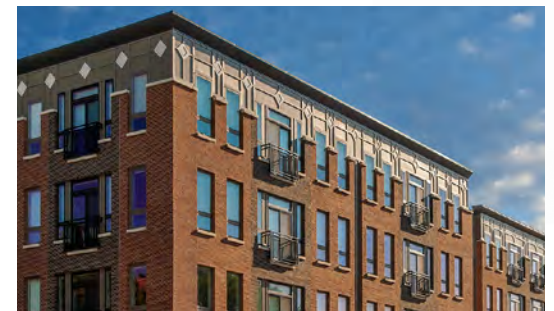
- a. Simple, rectangular form
- b. Rhythmic placement of piers, columns, ground-floor storefronts, and openings on upper levels
- c. Transparent windows and doorways shall be no less than 80 percent of the street frontage at the ground level.
- d. Multi-story facades are divided into base, body, and top with the ground floor taller than the upper floors
- e. Engaged columns or lintels over openings
- f. Bases are articulated by changes in material or changes in wall plane
- g. Minimal projections or recessions on wall plane





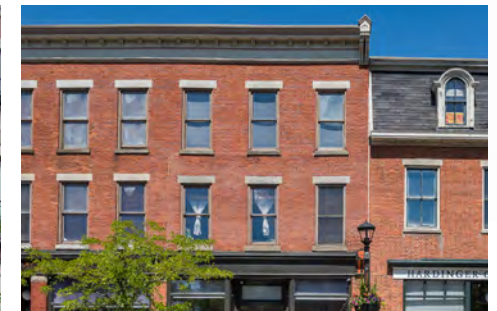
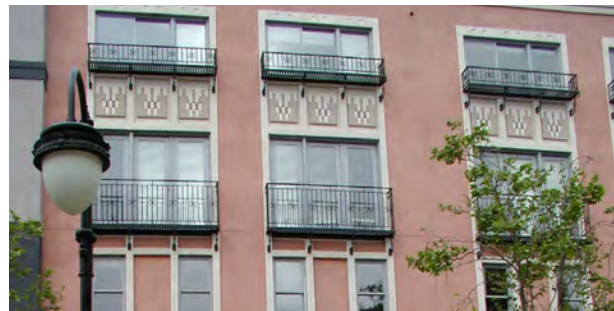
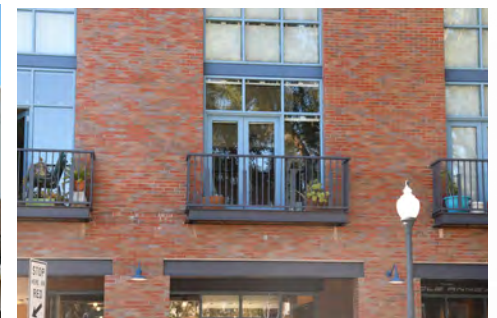
## 4.3.2 ROOF

- a. Flat roof
- b. A projecting cornice or a receding, stepped parapet
- c. Cornice and details mimic and reference historical detailing.
- d. Roofs may be accessible and be used as balconies or terraces.
- e. Street-facing gable roof with roof pitches at least 5:12 unless concealed behind a parapet.



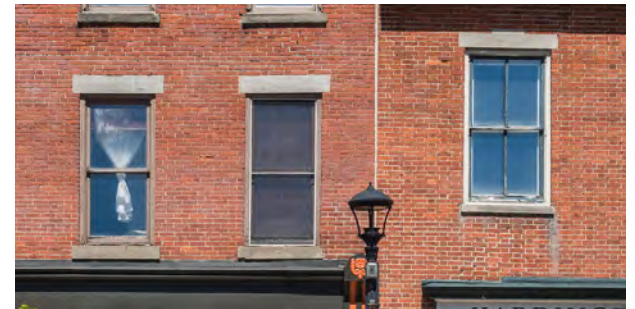
### 4.3.3 MATERIALS & COLORS

- a. The primary walls, shall composed of brick, comprise the main body of the building's tripartite facade structure. The masonry-work can be very plain or highly decorative.
- b. Decorative moldings, cornices, or an applied ornament of stone or cast concrete may be used to express the vertical division between the base, the body, and the top.
- c. No more than three (3) colors shall be used on any given facade.
- d. Stucco and clapboard shall be avoided.



## 4.3.4 DOORS & WINDOWS

- a. Ground floor windows and doors shall be large and expansive, typically with a transom.
- b. Upper floor windows shall be double-hung (two lites), vertically, and grouped with a rhythm relating to the major storefront openings below
- c. Entrance shall be visually distinct by higher bays, recessed entries with a minimum of three (3) feet, or different color/materials.
- d. Upper floor windows typically have window lintel and sill.
- e. Transom windows above the doors and windows on the ground level
- f. Fifty (50) percent windows shall have muntins.



### 4.3.5 DECORATIVE DETAILS

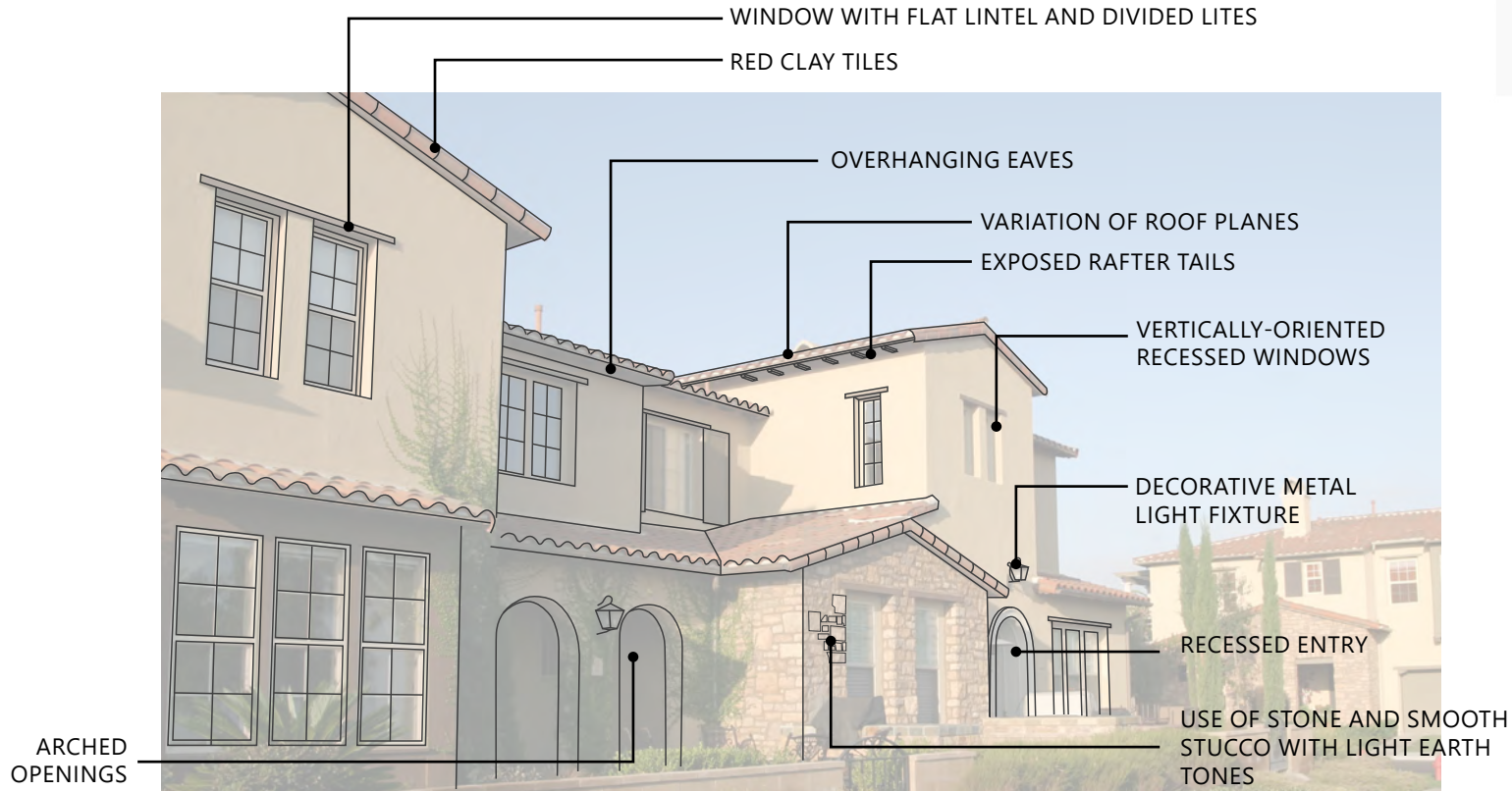
All residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.

- a. Awnings, canopies, and second floor balconies may extend into the public right-of-way. Such attachments provide shelter to passing pedestrians, emphasize the ground floor uses, and add interest to the box-like massing inherent to the style.
- b. Pedimented windows
- c. Wide window trim with a keystone
- d. Double bracketed cornice
- e. Gable roof
- f. Roof finial
- g. Transom above door and windows on the ground level
- h. Metal stair and balcony railing
- i. Canopy or awning
- j. Recessed entries
- k. Cast-iron columns
- l. Shopfront millwork



## 4.4 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.



## 4.4.1 FORM & MASSING

- a. Asymmetrical arrangement of windows and design elements along primary elevation
- b. Porches, porticoes and/or Juliet balconies
- c. Recessed entries (at least three (3) feet)



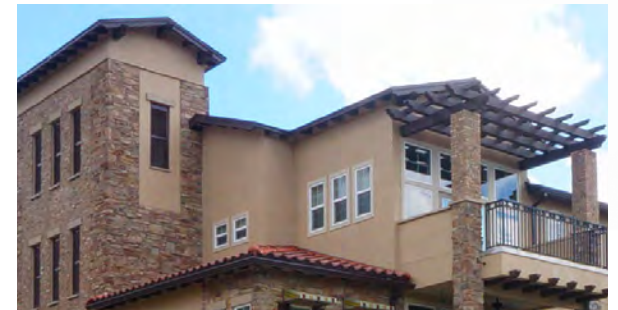
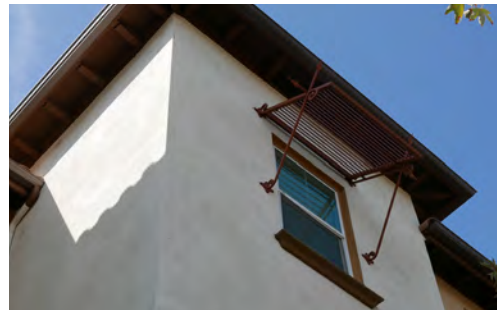
## 4.4.2 ROOF

- a. Flat or low pitched hip or gable roof (maximum 6:12 slope)
- b. Red-toned clay tiles
- c. Multiple roof levels (at least three (3))
- d. Large overhanging eaves (minimum twelve (12) inches) along primary elevation
- e. Shaped timber tiles at eaves



### 4.4.3 MATERIALS & COLORS

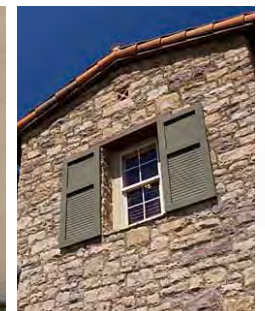
- a. Incorporate rough-hewn stone as accent feature
- b. Flat stucco walls in light earth tones
- c. Earthy tone color palette
- d. Brown or beige window frames





## 4.4.4 DOORS & WINDOWS

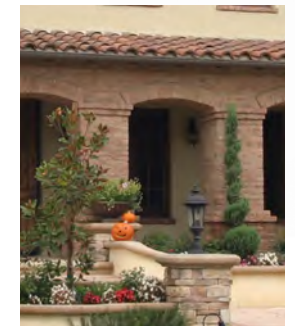
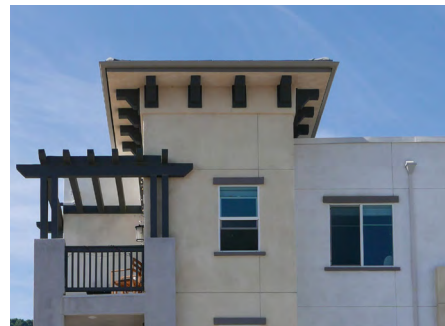
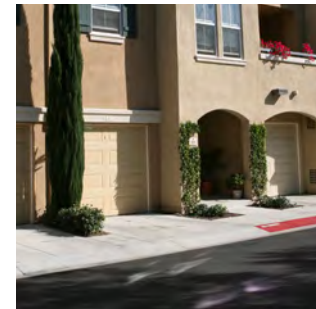
- a. Single or double-hung windows shall be more horizontal in proportion with six-over-six muntin patterns and 5½ inches wide trim.
- b. Casement windows shall paired with either four-pane patterns for narrow windows and eight-pane patterns for wider windows.
- c. Vertically oriented rectangular or arched windows arranged in asymmetrical patterns
- d. Casement or double-hung sash with flat or arched lintels
- e. Windows shall be recessed three (3) to twelve (12) inches from outer wall on primary facade



## 4.4.5 DECORATIVE DETAILS

All residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.

- a. Shallow Juliet balconies
- b. Rafter extensions and brackets
- c. Stone or stucco window /door trim
- d. Rectangular or arched wooden door
- e. Arcade or porch at entry
- f. Decorative ironwork (window grilles, railings, light fixtures, decorative planters)
- g. Arched windows
- h. Paired decorative wood shutters. Shutters shall be equal to half the width of the window. Shutter styles can either be paneled or louvered
- i. Use of brick, stone or wood columns
- j. Stucco or stone chimneys or tower
- k. Dark color wood trellis
- l. Arched openings and doorways at the ground level



## 4.5 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.



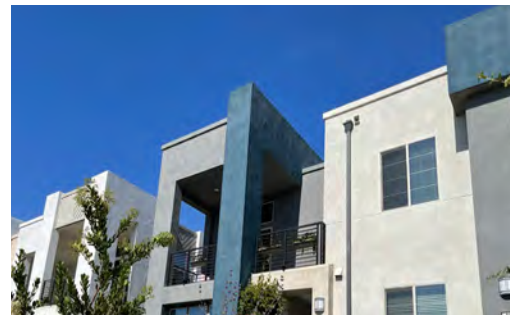
## 4.5.1 FORM & MASSING

- a. An irregular, asymmetrical facade
- b. Strong emphasis on geometry
- c. Rectangular shape structure
- d. Horizontal massing
- e. Lack of ornament or moldings
- f. Straight and continuous lines
- g. Multi-faceted appearance
- h. Repeating lines and elements



## 4.5.2 ROOF

- a. Flat or low-pitched shed roofs (4:12 slope max)
- b. Slope roofs shall have a minimum two-foot deep overhang at the lower end.
- c. Tile roof shall be prohibited
- d. Mid- and high-rise may have decks or roof gardens



### 4.5.3 MATERIALS & COLORS

- a. Use of raw and natural materials like wood, concrete, metal, and glass
- b. Traditional materials (such as stucco, wood, brick and stone) may be used as an accent.
- c. Minimum two (2) materials on the building facade
- d. Use of bold color blocks to emphasize geometric forms and break down massing elements
- e. Building facade shall incorporate at least one of the following as an accent: decorative shutters, popouts, trellis or arbor structures, or balconies.



## 4.5.4 DOORS & WINDOWS

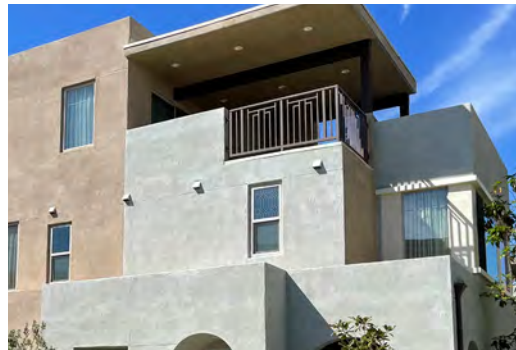
- a. Large glass doors and/or window openings
- b. Window wrapping around a corner of the building
- c. Narrow aluminum window frames with square sticking
- d. Valence grids sometimes are applied on windows



## 4.5.5 DECORATIVE DETAILS

All residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.

- a. Metal balcony railings
- b. Picture windows
- c. Clerestory windows
- d. Floor-to-ceiling glass door
- e. Usable outdoor roof decks
- f. Trellis shade structures
- g. Bright colors to provide contrasting elements
- h. Metal awning
- i. Bold Branding
- j. Floor-to-ceiling glass windows on the ground level
- k. Broad roof overhang with exposed wood or steel frame

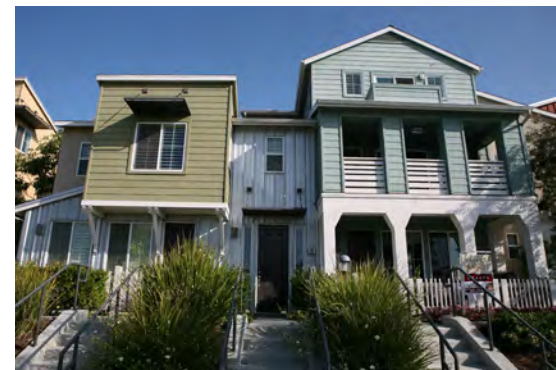
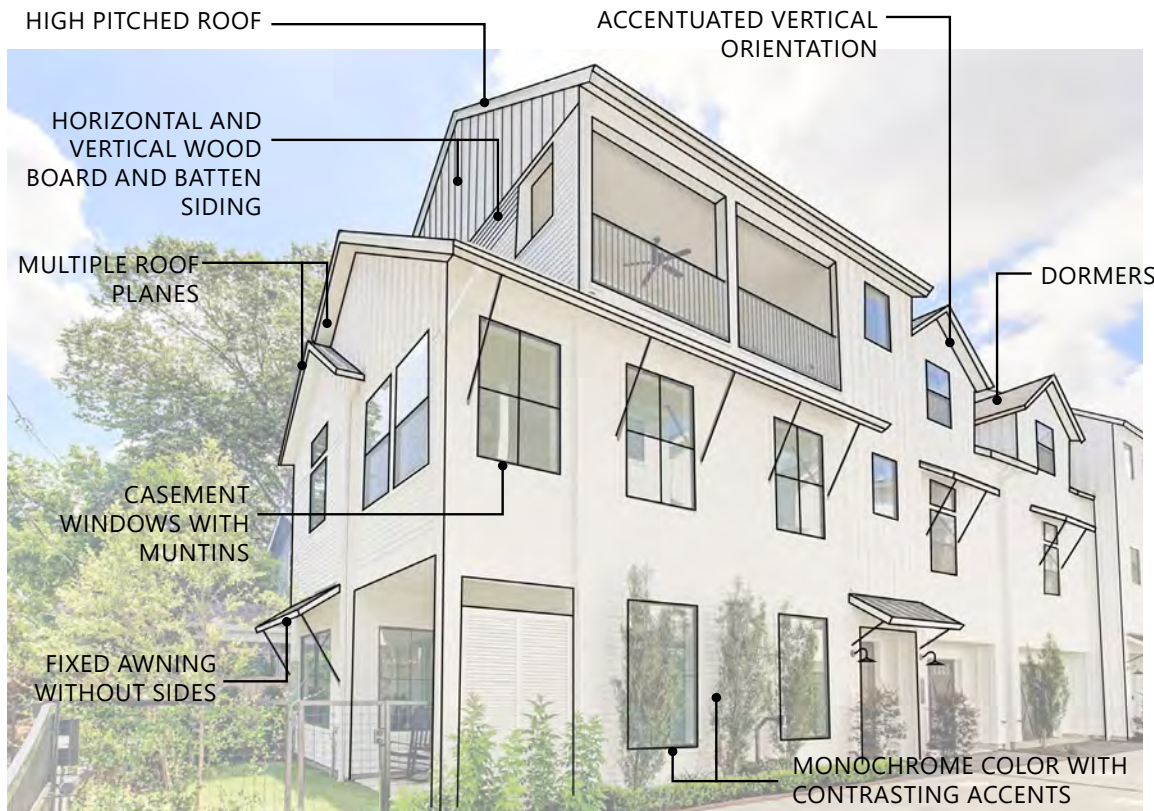




## 4.6 FARMHOUSE

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



## 4.6.1 FORM & MASSING

- a. Clean and straight exterior lines, geometric form
- b. Asymmetrical massing with a gable at the front of the house
- c. Repeating shapes and lines
- d. Gable roof creating a triangular wall on the ends
- e. Incorporate farm and ranch forms inspired by barns, silos, sheds, tank houses and granary towers
- f. Multiple gable and shed roof planes
- g. Geometric forms, industrial materials, limited palette, and repetition
- h. Covered porches and awnings to break up volumes between lower and upper floors
- i. Three (3) or more wall planes with a minimum twelve (12) inches difference



## 4.6.2 ROOF

- a. High-pitched gabled roof or shed roof (minimum 6:12 slope)
- b. Intersecting gable roofs
- c. Dark asphalt shingle, metal roofs or synthetic slate shingles
- d. Triangular rooflines emphasizing the height of the unit
- e. Large overhangs (minimum two (2) feet in length) above the patio and garage



## 4.6.3 MATERIALS & COLORS

- a. Unadorned materials: metal, wood, masonry
- b. Utilize board and batten siding, corrugated panels to give texture and variation to exterior walls
- c. Neutral or muted colors shall be predominant
- d. Monochrome accents of doors, windows or architectural features
- e. Combine contemporary design with rustic materials
- f. Stucco is prohibited



## 4.6.4 DOORS & WINDOWS

- a. At least 60 percent windows shall be tall and narrow double hung windows with a proportion of two (2) or 2½ times taller than wide
- b. Groupings of two or three double hung units are occasionally used
- c. Accent windows shall be no more than 20 percent
- d. Typically have 4½ inches to 5½ inches flat board trim on the sides and head
- e. Sixty (60) percent windows shall have grilles
- f. Minimal molding around window and door openings
- g. Double hung or casement windows with muntins
- h. Contrast color of window sash with color of the body of the building



## 4.6.5 DECORATIVE DETAILS

All residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.

- a. Wide front porch with simple columns
- b. Covered patio
- c. Shed or gabled dormers
- d. Carriage-style garage doors
- e. Dark shutters and window sashes
- f. Shed dormers
- g. Simple gable brackets, vents and trim
- h. Iron-inspired barn-style lighting
- i. Metal awnings without sides
- j. Gooseneck light fixtures at the entrance
- k. Large doors and windows to maximize natural light
- l. Grilles on the ground level windows and doors



## 4.7 DEFINITIONS

**Accent Window.** Accent windows are supplement. It provides aesthetics value and variance to the building. Window types include transom windows, dormer awning windows, picture windows, arch and circle windows, and art glass.



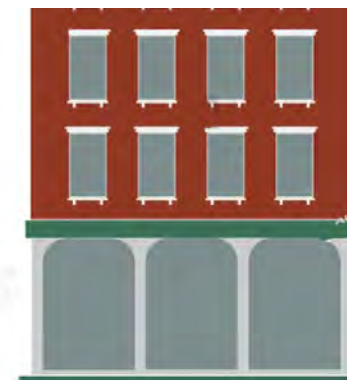
**Awning.** An architectural fabric or metal projection that provides weather protection, building identity, or decoration, and is wholly supported by the building to which it is attached. An awning is comprised of a lightweight frame structure over which a cover is attached.



**Arcade.** A roofed passageway or lane. A series of arches supported by columns, piers, or pillars, either freestanding or attached to a wall to form a gallery.



**Bay.** Any division of a building between vertical lines or planes.



**Board and Batten.** A form of sheathing for wood frame buildings consisting of wide boards, usually placed vertically, whose joints are covered by narrow strips of wood over joints or cracks.



BATTEN  
BOARD

**Bracket.** A projection from a vertical surface providing structural or visual support under cornices, balconies, windows, or any other overhanging member.



BRACKET

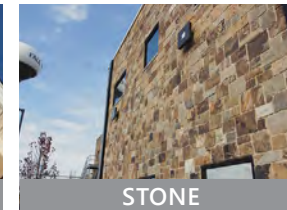
**Building Mass (Massing).** Mass refers to the general shape and form as well as size of a building.



**Cladding.** Building cladding is the application of one material over another to add an extra skin or layer to the building. Commonly used exterior wall cladding materials include brick, vinyl, wood, stone, fiber cements, metal, concrete, and stucco.



STUCCO



STONE



VINYL

**Cornice.** A horizontal molding projecting along the top of a wall, building, etc.



CORNICE



**Corbel.** A structural piece of stone, wood or metal jutting from a wall to carry a super-incumbent weight, a type of bracket.



CORBEL

**Divided Lite:** Individual panes of glass held in place by wood or synthetic material to create a pattern.



DIVIDED LITES

**Cornice Return.** Also called an eave return, a cornice return is a graceful way to transition the eave and the main fascia board around the gable end of a house.



CORNICE  
RETURN

**Decorative Gable Vents.** A non-venting louver mounted in the top of the gable.



GABLE VENT

**Dormer:** A structure projecting from a sloping roof usually housing a vertical window that is placed in a small gable, or containing a ventilating louver.

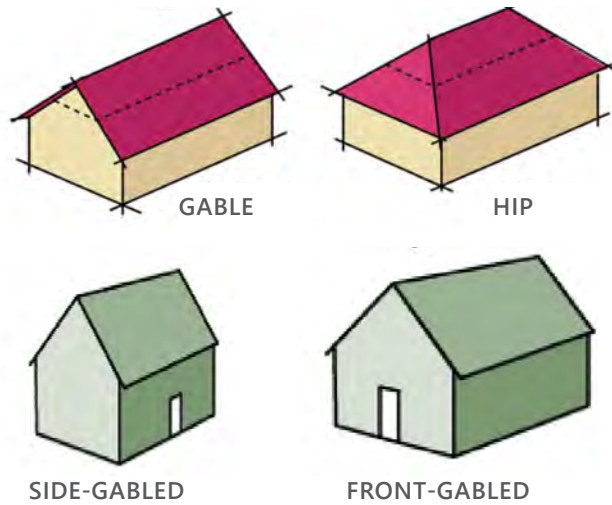


DORMER

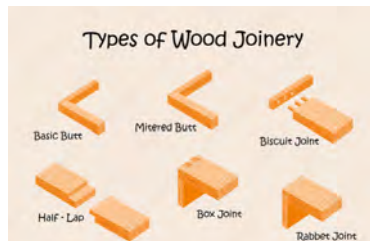
**Front-gabled Roof.** A gabled-roof that faces the road or main entrance.

**Gable Roof.** A roof having a gable at one or both ends; a roof sloping downward in two opposite directions from a central ridge, so as to form a gable at each end.

**Hipped Roof.** A roof which slopes upward from all four sides of a building, requiring a hip rafter at each corner.



**Joinery.** It is a part of woodworking that involves joining pieces of wood, engineered lumber, or synthetic substitutes (such as laminate), to produce more complex items.

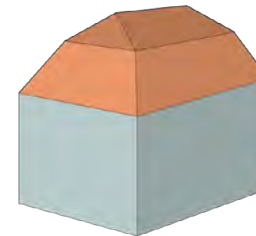


**Juliet Balcony.** A pseudo balcony; a low ornamental railing to a window, projecting but slightly beyond the plane of the window, threshold or sill, having the appearance of a balcony when the window is fully open.



JULIET BALCONY

**Mansard Roof.** A type of roof with the two slopes on each side.



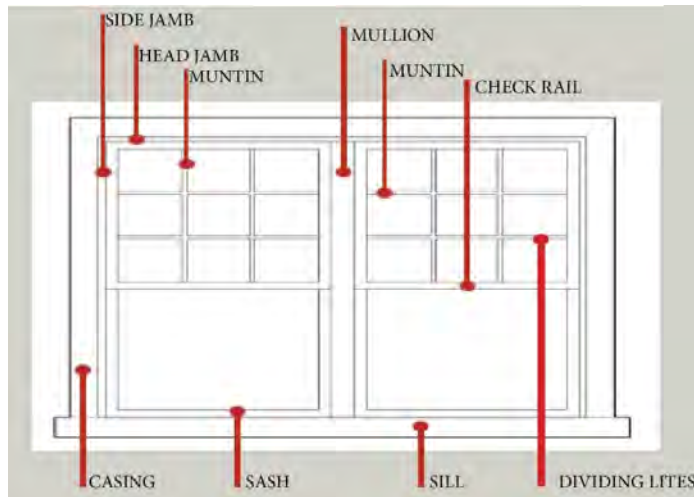
**Mission Parapet.** A low protective wall or railing along the edge of a roof, balcony, or similar structure; in an exterior wall, the part entirely above the roof.



MISSION PARAPET

**Mullion.** A dividing piece between the lights of windows, usually taking on the characteristics of the style of the building.

**Muntin.** A secondary framing member to hold panes in a window, window wall, or glazed door; an intermediate vertical member that divides panels of a door.



PARTS OF A WINDOW

**Overhanging Eaves.** The projecting overhang at the lower edge of a roof that sheds rainwater.



OVERHANGING EAVES



RAKE  
OVERHANGING  
EAVE  
OVERHANGING

**Pediments.** A low-pitched triangular gable above the doorway or above a window; a triangular gable end of the roof above the horizontal cornice, often with sculpture.



**Primary Window.** Windows that are commonly used and have an independent function. Primary windows shall be able to open from inside. Window types include: casement windows, single-hung, double-hung, slider windows, and bay windows.

EXAMPLES OF PRIMARY WINDOWS



CASEMENT WINDOW

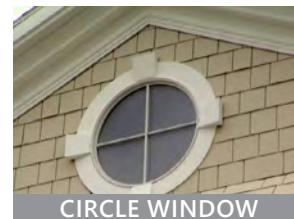


DOUBLE HUNG



BAY WINDOW

EXAMPLES OF ACCENT WINDOWS



CIRCLE WINDOW



DORMER AWNING  
WINDOW



TRANSOM

**Rafter Tails.** The portion of the rafter that hangs over the wall.



**Roof Plane.** The surface of the roof. It could be flat, pitched or on an angle. It is also called the field of the roof.

*These are decorative features not roof planes. 4 Roof Planes*



**Shingle.** A small thin piece of building material often with one end thicker than the other for laying in overlapping rows as a covering for the roof or sides of a building.



**Shutter.** Each of a pair of hinged panels, often louvered, fixed inside or outside a window that can be closed for security or privacy or to keep out light.



**Side-gabled Roof.** A gabled-roof that faces either side of the main entrance.

**Sill.** The horizontal exterior member at the bottom of a window or door opening, usually sloped away from the bottom of the window or door for drainage of water and overhanging the wall below.



**Transom Window.** A transom window used above the entry door but can't not open. They usually as wide as the door (or as wide as the door and the sidelights). They can come in square (rectangular), round top, or elliptical.

**Valance Grids.** Valance grids are similar to the Standard grids but are only across the top of the window or door.



**Verandas.** A raised, covered, sometimes partly closed area, often made of wood, on the front or side of a building



**Window Sash.** The movable part of a window made up of the vertical and horizontal frame that holds the glass.

**Wingwall.** A smaller wall attached or next to a larger wall or structure.





# 5.0 STANDARDS COMPLIANCE CHECKLISTS

This Checklist is intended as an overview of the requirements for Multifamily development projects in the City of Murrieta. Additional information and plans may be required to evaluate your application following initial review by staff. A copy of this list will be used to check your application for completeness after it is submitted. Applications not containing the necessary information as shown on this Checklist will not be accepted for review.

To use the checklist correctly, follow the steps below:

- The general standards apply to all projects regardless of building height, architectural style(s) or zone. Complete the General Standards section first.
- Next, identify the building type for the projects, based on the typologies outlined in Chapter 3: Low-rise, Mid-rise or High-rise. Use and complete **only** the checklist which applies to the building type of your project.
- Finally, identify the architectural styles for the project based on the definitions in Chapter 4. Whether the project utilizes one, two or three of the Architectural styles, use and complete **only** the checklist(s) which applies to the styles in your project.

As you go through the checklist, check each **“Complete”** box under **“Applicant”** to indicate that the information has been provided and sign below once Checklist is complete. If you believe an item is not applicable to your application, check the **“N/A”** box under **“Applicant”** and provide justification why the standard does not apply.

If you have any questions regarding this form or are uncertain if a specific requirement applies to your project, please contact the Planning Division at (951) 461-6061.

# GENERAL STANDARDS



**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Site Planning</b>				
<b>Site</b> 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"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Larger</b> projects (greater than 150 units) shall contain at least two of the following to reduce the appearance of bulk: Vary roof heights, Vertical planes, Different materials and colors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Roof</b> forms and roof lines should be broken into a series of smaller building components when viewed from the street. Long, linear unbroken roof lines shall not exceed 50 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Visual</b> interest shall be provided through architectural variety, especially where several new buildings face streets, such as by using different layouts and/ or architectural features. Abutting buildings shall have complimentary architectural styles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Proposed</b> cut and fill slopes shall be rounded off both horizontally and vertically.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Where</b> pedestrian circulation crosses vehicular routes, a change in grade materials, textures or colors shall be provided to emphasize the conflict point and improve its visibility and safety.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Orient</b> buildings towards public (and private) streets to positively define street edges. Buildings located adjacent to both public streets and public open space amenities, such as parks, shall be designed with a dual orientation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Minimum</b> of 60 percent of the street frontage shall be devoted to buildings. The remaining 40 percent may be devoted to parking, landscaping, and driveways. Except for urban area or area with slope restrictions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Except</b> for garage entrances, structured parking shall not be visible from the primary streets or any public open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Loading</b> docks and service areas on a corner lot must be accessed from the side street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Gates</b> which control vehicular and pedestrian access to a residential site are considered privacy gates, and shall be subject to review and approval of the Development Services Department and Fire Department.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Arrange</b> buildings to provide functional common outdoors spaces If adjacent to a single-family residential zone, buildings shall be designed so as not to have a direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line. This can be accomplished through: <ul style="list-style-type: none"> <li>• <b>Stepbacks</b> of upper stories, (setback and stepback distance see Table 16.08-4 in MMC 16.08.020)</li> <li>• <b>Windows</b> or balconies placement</li> <li>• <b>Use</b> of clerestory windows, glass block, or opaque glass</li> <li>• <b>Mature</b> landscaping within the rear or side setback areas (such as courtyards, paseos, or parks) for the use of residents.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Residential</b> structures on the same lot (not attached) shall maintain a minimum separation of at least ten feet for one-story structures, fifteen (15) feet for two-story structures, and 20 feet for three-story structures (MMC 16.18.130).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Mixed-use</b> Building Orientation shall comply with all the standards mentioned above and the following standards. <ul style="list-style-type: none"> <li>• <b>Commercial/Office</b> Units. Commercial/Office unit entrances shall face the street, a parking area, or an interior common space.</li> <li>• <b>Entrances</b> to residential units shall be physically separated from the entrance to the permitted commercial uses and clearly marked with a physical feature.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Surface Parking</b>				
<b>Parking</b> lots shall be placed to the side or rear of buildings. There shall be no vehicular parking between townhouse fronts and the public right-of-way.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parking</b> lots shall be connected to all building entrances by means of internal pedestrian walkways.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Landscaped</b> planters shall be not less than five (5) feet in width in all interior dimensions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Adjacent</b> to Side or Rear Property Lines: Parking areas shall provide a perimeter landscaped strip at least five (5) feet wide.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Adjacent</b> to Streets: Parking areas shall provide a perimeter landscaped strip at least fifteen (15) feet wide between the street right-of-way and parking area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Lighting</b> standards shall comply with MMC 16.18.110 with a minimum of one footcandle throughout the parking area and two-foot candles at ground level in front of the entrance/exit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Access</b> drives shall be located at least 200 feet apart and at least 100 feet from property lines and street intersections unless an approved shared drive is provided, or the driveway location does not create a traffic hazard to adjacent property (MMC 16.08.040).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Maximum</b> number of driveway: <ul style="list-style-type: none"> <li>• <b>One</b> driveway for lot frontage up to 150 feet</li> <li>• <b>Two</b> driveways for lot frontage 150 feet to 299 feet</li> <li>• <b>One</b> driveway for each additional 300 feet</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bicycle</b> parking requirement shall comply with the standards in MMC 16.34.090.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Numbers</b> of required vehicle parking space are listed under MMC 16.34.040 Table 3.7.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Disabled/Handicapped</b> Parking Requirements shall comply with the standards in MMC 16.34.060.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Electric</b> Vehicle Parking. Electric vehicle parking spaces shall be implemented consistent with Section 16.44.115 (Electric Vehicle Parking Requirements) and California Vehicle Code Section 22511.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Open</b> parking areas shall be screened from view from adjacent properties and streets using walls, berms and/or evergreen landscaping.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parking</b> lot landscaping shall be located so as to discourage pedestrians from having to cross any landscaped areas to reach building entrances from parked cars.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Residential Garage</b>				
<b>Garage</b> doors may occupy no more than 40 percent of a building’s street frontage and shall be recessed a minimum of eighteen (18) inches from a street-facing wall plane.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Street-facing</b> garage doors serving individual units that are attached to the structure must incorporate one or more of the following so that the garage doors are visually subservient and complementary to other building elements: <ul style="list-style-type: none"> <li>• <b>Garage</b> door windows or architectural detailing consistent with the main dwelling. Arbor or other similar projecting feature above the garage doors.</li> <li>• <b>Landscaping</b> occupying 50 percent or more of driveway area serving the garage (e.g., “ribbon” driveway with landscaping between two parallel strips of pavement for vehicle tires).</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Minimum</b> Interior Dimensions for Residential Enclosed Garages.				

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
• A single-car garage shall be at least ten (10) feet wide and 20 feet long.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• A standard double-car garage shall be at least 20 feet wide and 20 feet long.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Each</b> garage space shall be equipped with an automatic door opener and a roll-up sectional or similar garage door which does not extend onto the apron. On multifamily dwellings, a security gate on a multi-space garage is permitted.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Numbers</b> of required off-street parking space and bicycle parking slots are listed under MMC 1107.0304	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For</b> attached private garage, the design shall include adequate space for waste/solid storage and a water heater unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parking Structure and Loading</b>				
<b>Any</b> driveway providing access to a parking structure shall have a minimum width of 28 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parked</b> vehicles at each level within the structure shall be shielded from view from adjoining streets.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> exterior elevations of parking structures shall be designed to minimize the use of blank concrete facades. This can be accomplished through the use of textured concrete, planters or trellises, or other architectural treatments.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If</b> a toll or fee booth is located in the driveway area, the driveways on either side of the booth shall have a minimum width of fourteen (14) feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Three</b> hundred (300) feet shall be the maximum length of a parking aisle without being intersected by another parking aisle or driveway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<ul style="list-style-type: none"> <li>• <b>The</b> parking areas of sloped floor parking structures shall not exceed a grade of five (5) percent as measured across the width of a 90 degree parking stall.</li> <li>• <b>The</b> grade of a straight internal ramp shall not exceed fifteen (15) percent.</li> <li>• <b>The</b> grade of a circular ramp shall not exceed twelve (12) percent as measured at the outside ramp wall.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A</b> straight one-way ramp shall be at least fourteen (14) feet in width. A two-way ramp shall be at least 24 feet in width. The minimum outside wall radius of a circular ramp shall be 36 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> ramps shall be provided with transition zones at the top and bottom of the ramp. <ul style="list-style-type: none"> <li>• <b>Ramps</b> with a grade of ten (10) percent or less shall have a transition zone at least eight (8) feet in length.</li> <li>• <b>Ramps</b> with a grade of greater than 10 percent shall have transition zones at least twelve (12) feet in length.</li> <li>• <b>The</b> grade of a transition zone shall not exceed one-half (1/2) the grade of the ramp it serves.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Minimum</b> lighting requirement of entrances and exits is 50 footcandles. Minimum lighting requirement of parking areas is five (5) footcandles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> minimum distance of entry/exits from corner intersections is 150 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Large</b> illuminated signs with architectural features, such as an arch, canopy shall be used at the entrance to emphasize the facility entry and attract patrons.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Off-Street Loading Space Requirements</b>				
<b>One</b> loading space is required in any parking lot with fifteen (15) or more spaces serving any nonresidential or mixed use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Loading</b> docks and service areas are prohibited on the primary street building frontage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

GENERAL STANDARDS				
Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Loading</b> requirement are listed under MMC 16.34.100.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Tandem Parking</b>				
<b>Tandem</b> parking may be permitted to satisfy the off-street parking requirement for a residential unit in accordance with the following.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>No</b> more than two vehicles shall be placed one behind the other.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Both</b> spaces shall be assigned to a single dwelling unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>The</b> tandem parking bay shall be a minimum 40 feet by ten (10) feet in interior dimension.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Tandem</b> parking to meet required parking for multi-unit development shall be located within an enclosed structure and the number of tandem parking spaces shall not exceed 50 percent of the total provided number of spaces.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Tandem</b> parking shall not be used to satisfy the parking requirement for guest parking.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>The</b> minimum vertical clearance for shall be eight (8) feet (per MMC 16.34.070).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Common Open Space</b>				
<b>In</b> projects containing fewer that ten (10) units, the common open space shall have a minimum width and depth of ten (10) feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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



**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<ul style="list-style-type: none"> <li><b>In</b> projects containing ten (10) or more units, where the required common area is less than 3,000 square feet, the common outdoor space shall be concentrated in one area. The common recreation area shall be at least 25 feet in width.</li> <li><b>Where</b> the required common area is 3,000 square feet or more, the space may be divided among multiple areas; provided, that at least one recreation area is a minimum of 2,000 square feet in area with a minimum width of 25 feet.</li> <li><b>All</b> other areas shall be at least 1,000 square feet in area with a minimum width of 10 feet.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Primary</b> common open space shall not be located at an extreme edge of the property or dispersing smaller less usable areas throughout the site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Residential</b> units shall be within a 1/4 mile (1,320 feet) walking distance of common open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Minimum</b> open space requirements are met per the requirements on Page 25.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Pedestrian</b> walkways shall connect the common open space to a public right-of-way or building entrance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Open</b> space areas shall not be located directly next to arterial streets, service areas, or adjacent commercial development to ensure they are sheltered from the noise and traffic of adjacent streets or other incompatible uses. Alternatively, a minimum of ten (10) foot wide dense landscaping shall be provided as screening.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>An</b> area of usable common open space shall not exceed an average grade of ten (10) percent. The area may include landscaping, walks, recreational facilities, and small decorative objects such as artwork and fountains.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> common open spaces shall include seatings and lights. Site furniture shall use graffiti-resistant material and/or coating and skateboard deterrents to retain the site furniture’s attractiveness.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Forecourt</b> must be enclosed on at least three sides by buildings. The minimum dimension of any side is 40 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Developments</b> that include 30 or more dwelling units shall include at least one play area for children (except for age restricted to senior citizens; or located within 300 feet of a public park). Such play area shall: <ul style="list-style-type: none"> <li>• <b>Have</b> a minimum dimension of 20 feet in any direction and a minimum area of 600 square feet.</li> <li>• <b>Contain</b> play equipment, including equipment designed for children age five years and younger.</li> <li>• <b>Be</b> visible from multiple dwelling units within the project.</li> <li>• <b>Be</b> protected from any adjacent streets or parking lot with a fence or other barrier at least four (4) feet in height.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Multifamily</b> developments exceeding 150 units, shall have at least two common open space areas and shall incorporate activities for different age groups.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Recreational Amenities</b>				
<b>The</b> required front yard area shall not be counted toward satisfying the common recreation area requirement.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Project</b> shall include at least one children play area with a minimum dimension of 150 square feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Unless</b> otherwise approved by the Planning, Building and Public Works Director, required play spaces for children shall be accessible from all on-site dwellings by pedestrian paths separate from vehicular areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> play areas shall be located away from high automobile traffic and shall be situated for maximum visibility from the dwelling units.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A</b> play area for children under age five (5) shall be provided within direct visibility of common spaces.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Senior</b> housing and/or HOPA housing shall be exempt from the requirement to provide play areas, but shall provide areas of congregation that encourage physical activity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>One</b> common recreational amenity shall be provided for each 30 units or fraction thereof. Facilities that serve more people could be counted as two amenities. The following listed amenities satisfy the recreational requirements.</p> <ul style="list-style-type: none"> <li>• <b>Clubhouse</b> at a minimum of 750 square feet (two)</li> <li>• <b>Swimming</b> Pool at a minimum of 15x30 feet or equal surface area (two)</li> <li>• <b>Tennis</b>, Basketball or Racquetball court</li> <li>• <b>Weightlifting</b> facility</li> <li>• <b>Children’s</b> playground at a minimum of 600 square feet</li> <li>• <b>Sauna</b> or Jacuzzi</li> <li>• <b>Day</b> Care Facility (two)</li> <li>• <b>Other</b> recreational amenities deemed adequate by the director.</li> <li>• <b>Community</b> garden</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Private Open Space</b>				
<b>Private</b> usable open space shall be accessible to only one living unit by a doorway or doorways to a habitable room or hallway of the unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Private</b> usable open space located on the ground level (e.g., yards, decks, patios) shall have no horizontal dimension less than ten (10) feet. Private open space located above ground level (e.g., porches, balconies) shall have no horizontal dimension less than six (6) feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Above</b> ground-level space shall have at least one exterior side open and unobstructed for at least eight (8) feet above floor level, except for incidental railings and balustrades.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Guardrails</b> on open-sided surfaces (like stairs, balconies, decks, porches, etc.) must be at least 36 inches in height.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Balconies</b> and decks facing shall have walls or railings that are at least 50 percent open.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Private</b> open spaces shall be contiguous to the units they serve and screened to a minimum height of four feet by use of plant materials, solid walls, or building surface.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Landscaping</b>				
<b>Landscaping</b> materials shall comply with the following: <ul style="list-style-type: none"> <li>• <b>Shrubs</b>, of at least one-gallon size;</li> <li>• <b>Ground</b> cover instead of grass/turf; and/or</li> <li>• <b>Decorative</b> nonliving landscaping materials including, but not limited to, sand, stone, gravel, wood or water may be used to satisfy a maximum of 25 percent of the required landscaping area.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Trees</b> shall be planted in a manner which maximizes the shading of paved areas, outdoor seating, and both south and west facing windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> tree palette shall provide a balanced use of evergreen and deciduous trees.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A</b> minimum of five (5) foot wide landscaping shall be incorporated around the base of buildings (except for walkways and driveways) to soften the edge between parking, drive aisles and sidewalks.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Development</b> on sloped properties shall follow the natural contours of the land by use of design features listed in the MMC (section 16.08.040).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>The</b> applicant shall choose and group plant species with similar water demands to facilitate efficient irrigation (MMC 16.28.060).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>High</b> water use plants, characterized by a plant factor of 0.7 to 1.0, can only be used in the common open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Turf</b> is not allowed on slopes greater than 25 percent where the toe of the slope is adjacent to an impermeable hardscape (MMC 16.28.060).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> setbacks and non-work areas shall be landscaped within the development area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Hardscape</b> shall not be used to meet minimum site landscaping requirements in MMC 16.28.070.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Pedestrian</b> access to sidewalks and structures shall be considered in the design of all landscaped areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A</b> mix of plant materials shall be provided in compliance with the Table 3-5, MMC Section 16.28.080.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Primary</b> street trees, shade trees, and parking lot trees shall choose fifteen (15) gallon trees.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sidewalks</b> and pedestrian walkways shall be a minimum of five (5) feet in width.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Store Fronts</b>				
<b>The</b> ground floor elevation shall be located near the elevation of the sidewalk to minimize the need for external steps and external ADA ramps at public entrances.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> ground floor tenant spaces that have street frontage shall have storefront entrances on the façade fronting a street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<p><b>Entrance</b> shall be emphasized and clearly recognizable from the street. One or more of the following methods shall be used to achieve this result:</p> <ul style="list-style-type: none"> <li>• <b>Projecting</b> non-fabric awnings or canopies above an entry (covered entry);</li> <li>• <b>Varied</b> building mass above an entry, such as a tower that protrudes from the rest of the building surface;</li> <li>• <b>Special</b> corner building entrance treatments, such as a rounded or angled facets on the corner, or an embedded corner tower, above the entry;</li> <li>• <b>Special</b> architectural elements, such as columns, porticos, overhanging roofs, and ornamental light fixtures;</li> <li>• <b>Projecting</b> or recessed entries or bays in the facade;</li> <li>• <b>Recessed</b> entries must feature design elements that call attention to the entrance such as ridged canopies, contrasting materials, crown molding, decorative trim, or a 45-degree cut away entry; and</li> <li>• <b>Changes</b> in roofline or articulation in the surface of the subject wall.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Lobby</b> entrances to upper floor uses shall be located on a façade fronting a street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A</b> minimum of ten (10) feet wide frontage shall be provided from the back of curb to the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> ground between the curb and the building face shall be paved with hard surfaces to maximize the walkable area and provide flexible spaces to accommodate commercial uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Windows</b> and/or glass doors shall cover not less than 50 percent of the first floor elevation along street frontages.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least 25 percent of the surface area of each upper floor façade shall be occupied by windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Projecting</b> elements on upper floors may project five (5) feet from the façade and project into the setback.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Development</b> with retail, commercial, community or public uses on the ground floor shall have a clear floor-ceiling height of at least fifteen (15) feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> minimum height for awnings or marquees is eight (8) feet above finished grade and the maximum height for awnings or marquees is twelve (12) feet above finished grade; except as otherwise required in the Building Code approved by the City.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If</b> the front façade is set back from the public sidewalk, the setback shall be improved as an extension of the public sidewalk.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Live-Work/Office Fronts</b>				
<b>The</b> ground floor elevation shall be located near the elevation of the sidewalk to minimize the need for external steps and external ADA ramps at public entrances.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> ground floor tenant spaces that have street frontage shall have entrances on a façade fronting a street. All other ground floor uses may have a common lobby entrance along the front façade or private entrances along other facades.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Entrances</b> to upper floor units may be provided through a common lobby entrance and/or by a common entrance along a façade fronting a street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least 40 percent of the surface area of the ground floor façade shall be occupied by display windows or translucent panels.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least 25 percent of the surface area of each upper floor façade shall be occupied by windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Projecting</b> elements on upper floors may project three (3) feet from the façade and project into the setback.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>The</b> ground floor shall have a clear floor-ceiling height of at least twelve (12) feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> minimum height for awnings or marquees is eight (8) feet above finished grade and the maximum height for awnings or marquees is twelve (12) feet above finished grade; except as otherwise required in the Building Code approved by the City.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If</b> the front façade is set back from the public sidewalk, the setback shall be landscaped and/or improved as an extension of the public sidewalk.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Residential Fronts</b>				
<b>Garages</b> shall not exceed 40 percent of the length of the building facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> ground floor elevation shall be located within six (6) feet of the ground surface of the adjacent sidewalk or walkway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Entrances</b> to ground floor units that have street frontage may be provided through a common lobby entrance and/or by private entrances from the adjacent sidewalk.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Entrances</b> to upper floor units may be provided through a common lobby entrance and/or by a common entrance along a façade fronting a street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least 25 percent of the surface area of the ground and upper floor façade shall be occupied by windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least 25 percent of the surface area of the ground and upper floor façade shall be occupied by windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Stoops</b> and front porches may be provided in front of building and unit entrances. Stoops and front porches may project up to five (5) feet from the façade and project into the setback.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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



**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Projecting</b> elements on upper floors may project three (3) feet from the façade and project into the setback.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> public sidewalk shall be improved with street trees standards per MMC 16.28.080.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If</b> the front façade is set back from the public sidewalk, the setback shall be landscaped (excluding stoops/ front porches and paved paths to building entrances).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Exterior Lighting</b>				
<b>Lighting</b> plan shall be prepared and shall demonstrate the dispersal of light on the ground surface and compliance with the requirements in MMC 16.18.100.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Lighting</b> shall be shielded and directed downward, with location of lights coordinated with the approved landscape plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Exterior</b> lamps shall be low wattage, LED, and except for outdoor Christmas lights, shall not be colored.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> exterior lighting shall be dark sky compliant, and designed, located and lamped in order to prevent overlighting, energy waste, glare, and light trespass.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bollard</b> lighting may be used to light walkways and other landscape features, but shall cast its light downward.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> parking lot lights shall be full cutoff luminaires, as certified by the manufacturer, with the light source directed downward and away from adjacent residences.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Street</b> lights shall use decorative lighting poles that match with the community theme.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Outside</b> and parking lot lighting shall not exceed 0.1 footcandles at residential property lines.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Lighting</b> shall be located so as to minimize the impact of lighting upon adjacent buildings and properties, especially residential uses. Any lighting source, including illuminated signs, shall be positioned so that light does not shine directly into residential windows. (DTSP section 4.8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Trash and Recycling Enclosures</b>				
<b>The</b> location of storage areas shall be conveniently accessible for trash removal by standard refuse disposal vehicles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Enclosures</b> shall be finished using materials compatible with the surrounding architecture.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Provide</b> a concrete pad within the fenced or walled area(s) and a concrete apron which facilitates the handling of the individual bins or containers.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> location of storage areas shall be conveniently accessible for trash removal by standard refuse disposal vehicles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Loading</b> areas and refuse storage facilities shall be located as far as possible from residential units and shall be completely screened from view from adjacent residential portions of the project. The location and design of trash enclosures shall account for potential nuisances from odors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For</b> sites having 2-6 units, a minimum of twelve (12) square feet waste and twelve (12) square feet recycling enclosure shall be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For</b> sites having 7-15 units, a minimum of 24 square feet waste and 24 square feet recycling enclosure shall be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>For</b> sites having 16-25 units, a minimum of 48 square feet waste and 48 square feet recycling enclosure shall be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For</b> sites having 25 more units, every additional 25 dwellings or fraction thereof shall require an additional 48 square feet for solid waste and 48 square feet for recyclables.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> recycling areas in multifamily residential developments shall be located within 250 feet of any residential unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Storage</b> areas shall not be closer than twenty (20) feet from doors or operable windows of adjacent structures.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For</b> individual unit, a minimum of three (3) cubic feet shall be provided for the storage of refuse and a minimum of three (3) cubic feet shall be provided for the storage of recyclable material.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Garbage</b> and/or solid waste storage shall be screened from public view and landed on a concrete pad.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Door Bells</b>				
<b>Every</b> dwelling consisting of more than five (5) dwelling units shall be equipped with doorbells, intercoms or other signaling device attached to the front exterior of the dwelling accessible to all visitors to the dwelling.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Doorbell</b> locations shall meet the ADA requirement.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If</b> a gate is provided between the front door and the street, the gate shall be clearly marked as the main entrance to the business and include a doorbell, directory, call box, or other means of communication for patients and patrons to be allowed access to the business.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

# BUILDING STANDARDS BY TYPE

**BUILDING STANDARDS BY TYPES - LOWRISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Site Design For Low Rise</b>				
<b>Each</b> unit shall have an individual entry facing a street or a common open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Maximum</b> building coverage: 40 percent.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parking</b> for residents must be in the garage. Guest parking may be surface parking (covered or uncovered). Parking requirement and standards shall be in accordance with MMC 16.34.040 and Chapter 2.2 Parking in this book.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Open</b> Space requirement shall be in accordance with MMC 16.34.040 and Chapter 2.3 Common Open Space, Chapter 2.4 Recreational Amenities, and Chapter 2.5 Private Open Space in this book.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> area between a building and the street must be landscaped.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Site</b> development standards and required setbacks shall be in accordance with Table 16.08-4 in MMC 16.08.020.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A</b> street-facing primary entrance must feature a porch, covered entry, or recessed entry clearly visible from the street that gives the entrance visual prominence. Entrances must be connected to the adjacent sidewalk with a pedestrian walkway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A</b> minimum of 20 percent of the site shall be landscaped with a mix of vegetative ground cover, shrubbery, and trees.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> landscaping shall be irrigated with a permanent irrigation system unless a licensed landscape architect submits written verification that the proposed plant materials do not require irrigation. The property owner shall maintain all landscaping.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**BUILDING STANDARDS BY TYPES - LOWRISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Townhome Building Massing Standards</b>				
<b>The</b> minimum unit of a townhome shall be three (3) units. The maximum building length shall be 150 feet or six (6) units, whichever is less.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Entrance</b> frequency: At least one every 50 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Maximum</b> elevation of the front entrance shall be 30 inches above adjacent sidewalk. If the elevation exceeding 30 inches, projects are subject to accessibility design reviews.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parking</b> (garage) may be front-loaded or rear-loaded, but must be entered from alley.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Architectural</b> articulation and projection shall follow the requirement in MMC 16.08.040.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Primary</b> elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet and on each floor shall contain at least two of the following features: <ul style="list-style-type: none"> <li>• <b>Recess</b> (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of four (4) feet;</li> <li>• <b>Extension</b> (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of two (2) feet and runs horizontally for a minimum length of four (4) feet; and/or</li> <li>• <b>Offsets</b> of facade or roof elevation of two (2) feet or greater.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> vertical massing of buildings shall be articulated to express each individual unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Avoid</b> having primary entry directly faces another unit's garage door.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**BUILDING STANDARDS BY TYPES - LOWRISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Townhome Building Massing Standards</b>				
<b>A</b> covered porch or covered recess entry is required for each townhouse, with a minimum depth of five (5) feet and a minimum area of 40 square feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Rooflines</b> shall be vertically articulated at least every 50 feet along the street frontage, through the use of architectural elements such as parapets, varying cornices, reveals, clerestory windows, or varying roof height and/or form.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Multiplex Building Massing Standards</b>				
<b>The</b> maximum building length shall be 150 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Alley</b> or courtyard provides access to units and garages.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Entrance</b> frequency: At least one every 50 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Maximum</b> elevation of first inhabited level: 30 inches above adjacent sidewalk.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parking</b> (garage) shall be rear-loaded or detached.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Architectural</b> articulation and projection shall follow the requirement in MMC 16.08.040.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**BUILDING STANDARDS BY TYPES - LOWRISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<p><b>Primary</b> elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet and on each floor shall contain at least two of the following features:</p> <ul style="list-style-type: none"> <li>• <b>Recess</b> (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of four (4) feet;</li> <li>• <b>Extension</b> (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of two (2) feet and runs horizontally for a minimum length of four (4) feet; and/or</li> <li>• <b>Offsets</b> of facade or roof elevation of two (2) feet or greater.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> vertical massing of buildings shall look like large residences.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Courtyard Building Massing Standards</b>				
<b>The</b> maximum building length shall be 150 feet at any side.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Courtyard(s)</b> shall be accessible from the residential street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If</b> courtyard is common open space, the front facade shall face the open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Alley</b> or courtyard provides access to units and garages.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Entrance</b> frequency: At least one every 50 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Maximum</b> elevation of first inhabited level: 30 inches above adjacent sidewalk.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> courtyard shall be easily accessed from the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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



**BUILDING STANDARDS BY TYPES - LOWRISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Recessed</b> entries with arches or canopies, stoops, low privacy walls.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parking</b> (garage) shall be rear-loaded or detached.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Architectural</b> articulation and projection shall follow the requirement in MMC 16.08.040.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Primary</b> elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet and on each floor shall contain at least two of the following features:</p> <ul style="list-style-type: none"> <li>• <b>Recess</b> (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of four (4) feet;</li> <li>• <b>Extension</b> (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of two (2) feet and runs horizontally for a minimum length of four (4) feet; and/or</li> <li>• <b>Offsets</b> of facade or roof elevation of two (2) feet or greater.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**BUILDING STANDARDS BY TYPES - MID RISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Site Layout for Mid Rise</b>				
<b>Upper</b> floor units shall be accessed by a common entry along the front street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For</b> mixed-use, ground floor shops or office shall have individual entries along the adjacent street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parking</b> may be covered, uncovered, or in a garage. Standards shall be in accordance with MMC 16.34.040 and Chapter 2.3 Parking in this book.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Open</b> Space requirement shall be in accordance with MMC 16.34.040 and Chapter 2.3 Common Open Space, Chapter 2.4 Recreational Amenities, and Chapter 2.5 Private Open Space in this book.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Site</b> development standards and required setbacks shall be in accordance with Table 16.08-4 in MMC 16.08.020.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For</b> wrap or podium building types, parking structure must be mostly enclosed within, below, or behind buildings in a manner that conceals it from predominant public view and that does not interrupt the continuity of the pedestrian environment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Building Massing</b>				
<b>Structures</b> with heights greater than three (3) stories shall set back upper portions of the structure a minimum of ten (10) feet for each additional two (2) stories (MMC 16.44.100).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Buildings</b> over three (3) stories shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**BUILDING STANDARDS BY TYPES - MID RISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Major</b> breaks shall be a minimum of five (5) feet deep and 25 feet wide and shall extend at least two-thirds (2/3) of the height of the building. Exceptions include, for buildings with upper stories (above first floor) stepped back at least five feet; or the major break need only extend two-thirds (2/3) of the height of the portion of the front façade that is not stepped back.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Buildings</b> shall have minor massing breaks at least every 50 feet along the street frontage. Minor breaks shall be a minimum of one (1) foot deep and four (4) feet wide and extend the full height of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Where</b> parking structures are planned, the street side shall be composed of pedestrian-active uses (such as stores, lobby) on the ground level to screen parking structures.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Residential</b> ground floor uses in multi-family buildings, other than accessible units, shall be no more than four (4) feet above the public sidewalk grade, if setback is fifteen (15) feet or less.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least one elevator shall be provided in each multi-family building containing 21 or more units, where some of those units have primary accesses only to the third-story or higher stories.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**BUILDING STANDARDS BY TYPES - MID RISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<p><b>The</b> ground floor elevation shall consist of at least one of the following:</p> <ul style="list-style-type: none"> <li>• <b>A</b> line of awnings or canopies over ground floor storefronts or amenity space windows extending at least 75 percent of the elevation width.</li> <li>• <b>Unobstructed</b> transparent glass storefronts for at least 75 percent of the elevation width.</li> <li>• <b>A</b> different exterior cladding material than the middle/body separated from the middle/body above with either an overhang or recess of two (2) feet or more, or a horizontal belt course with a dimension of at least twelve (12) inches, consisting of a different color and material separating the base from the middle section.</li> <li>• <b>A</b> series of individual residential entries with recessed entryways.</li> <li>• <b>A</b> series of individual residential entries with porches with roofs.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>The</b> cap is at the top of the building and shall include at least one of the following:</p> <ul style="list-style-type: none"> <li>• <b>If</b> the building has a parapet wall, add a cornice feature, consisting of a different material and a depth of at least twelve (12) inches over the wall below.</li> <li>• <b>If</b> a building has a pitched roof, an eave overhang of at least two (2) feet.</li> <li>• <b>A</b> building stepback of at least three (3) feet from the main wall plane of the story below.</li> <li>• <b>A</b> change in exterior cladding material at the top story that is different than the story below, effectively using the top story as a wall cap.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**BUILDING STANDARDS BY TYPES - HIGH RISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Building Massing for High Rise</b>				
<b>The</b> minimum height of the base should be two (2) stories.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> maximum height of the base of a proposed high-rise building should be equal to the width of the right-of-way to provide sufficient enclosure for the street without overwhelming the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Additional</b> height may be appropriate through the provision of step backs and architectural articulation, particularly on wider streets and deeper lots.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For</b> sites where the adjacent context is lower-scale and not anticipated to change:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>The</b> height of the base or the portion of the base immediately adjacent to the neighboring lower-scale buildings should match the height of the neighboring buildings; and	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Provide</b> a transition in height on the base through setbacks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Use</b> bird-friendly best management practices in accordance with the City’s guidelines. In particular, apply visual markers or use low reflectance materials on all exterior glazing within the first 65 feet of the building above grade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Eighty</b> (80) percent of the ground floor should be highly transparent.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> maximum tower floor plate for a high-rise residential building should be 8,000 square feet to minimize shadow and wind impacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> tower, including the balconies, should be stepback a minimum of ten (10) feet from the base.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Up</b> to one-third (1/3) of a tower frontage along a street or a public space may extend straight down to the ground.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**BUILDING STANDARDS BY TYPES - HIGH RISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Orienting</b> and shaping the tower to improve building energy performance, natural ventilation, and daylighting.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Open Space (Rooftop)</b>				
<b>Any</b> rooftop uses shall require a full plan review, permits and inspections for occupants and structural safety based on how the building roof is to be used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> rooftop garden shall be located on the third or higher story.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> rooftop garden shall be accessible to all residents of dwelling units on the parcel, but not to commercial tenants of a residential mixed-use development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Minimum</b> dimensions of rooftop garden is fifteen (15) feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Permanent</b> fixtures associated with the usable open space, such as trellises, shade structures, furniture, and furnishings such as planters, lighting and heaters, may exceed the height limit by up to twelve (12) feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least 15 percent but no more than 25 percent of the rooftop shall be landscaped with raised beds for gardening, stormwater planters, or other landscaping. All required landscaped areas should be equipped with automatic irrigation systems and be properly drained.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Rooftop</b> equipment shall be screened by a parapet or enclosure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Where</b> rooftops are visible from off-site, they should be treated to minimize aesthetic impacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

# ARCHITECTURAL STYLES

**ARCHITECTURAL STYLES - MISSION SPANISH COLONIAL**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Form and Massing</b>				
<b>Asymmetrical</b> façade/elevations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> or more roof planes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least 50 percent of the units shall have balconies or window treatments (such as shutters or awnings).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Entrances</b> are recessed at least twelve (12) inches.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Additional</b> details for projects four (4) stories and taller, mixed use, or for a project with more than fifteen (15) buildings (required two details) <ul style="list-style-type: none"> <li>• <b>Include</b> two add-on projections such as verandas, arcades, balconies and exterior stairs.</li> <li>• <b>The</b> ends of building massings shall be stepped down to create a more pedestrian scale.</li> <li>• <b>One</b> focal point, such as courtyard, tower, or fountain</li> <li>• <b>Wingwall</b> or columns on the ground level</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Roof</b>				
<b>Low</b> pitched (4:12 maximum) cross- or side-gable roofs. The pitch shall remain constant except for a veranda or arcade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Red</b> , fired, clay tile roofs. Common tile shapes include both Spanish (S-shaped) and Mission (half-cylinder) types.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> gable has little or no overhang on the rake.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Thirty</b> (30) percent of the primary facade length shall have a six (6) to twelve (12) inches eave overhang and 20 percent shall have a 24 inches overhang with exposed rafter tails.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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



**ARCHITECTURAL STYLES - MISSION SPANISH COLONIAL**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Hipped</b> roofs shall only be used in combination with gables or on a tower element.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Shed</b> roofs are only used in conjunction with verandas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>When</b> a flat roof is used it shall be screened by a parapet that is an extension of the wall plane or by a modified Mansard roof.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Materials and Colors</b>				
<b>Roof</b> tiles shall use terracotta, brown earth tones, or rustic red color palette.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>White</b> , cream, or tan stucco wall with smooth or lightly textured finish (i.e. hand troweled or smaller particles).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Re-sawn</b> wood shall be used as secondary wall material for the following and similar elements: 1) Posts and exposed beams 2) Railing, spindles and grill work 3) Shutters, window frames and doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If</b> windows have shutters, the shutter’s color shall match the accent color that is use for doors or decorative trim.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least one wrought iron elements (such as railings, hardwares, and gates) shall be used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Doors and Windows</b>				
<b>Accent</b> windows shall be less than 20 percent of the total windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> primary facade shall include at least one arched elements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - MISSION SPANISH COLONIAL**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>At</b> least 50 percent of the windows shall be casement windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> entrance door surrounds shall be banded with ceramic tile, molded plaster or painted accents.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> the casement windows and double hung windows shall have wooden frame.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least two types/shapes of windows shall be used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A</b> minimum three (3) inches wide flat casting shall be used on all non-recessed casement windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Eighty</b> (80) percent of the primary windows shall have window muntins.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Decorative Details</b>				
<b>All</b> residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following:				
• <b>Entry/Front</b> porch or patio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Decorative</b> tiles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Clay</b> tile vents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Wrought</b> iron balcony railings or support brackets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Dark</b> metal light fixture and hardwares	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Paired</b> wood (or wood simulated) garage doors with iron hardware	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Stone</b> or brick accented elements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - MISSION SPANISH COLONIAL**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
• <b>Verandas</b> , pergolas or arcades	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Wrought</b> iron balcony railings or support brackets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Exterior</b> stairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Fabric</b> awnings with metal spear supports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - CRAFTSMAN**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Form and Massing</b>				
<b>Asymmetrical</b> façade/elevations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Three</b> (3) or more roof planes on the primary facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Front-facing</b> gable roofs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least 30 percent of the street-facing units shall have balconies or porches.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Primary</b> walls shall have two to three materials/colors, with no more than ninety percent (90 percent) of the total wall surface in one material / color.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Roof</b>				
<b>Low-</b> to moderate-pitched gable or hipped roofs (typically from 6:12 to 8:12).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Overhanging</b> eaves (minimum 24 inches along primary elevation) with exposed rafter tails or beams.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Brackets</b> or knee braces at gabled ends.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Use</b> of wood or asphalt shingle (or fiber cement imitation or imitation synthetic asphalt shingles).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Materials and Colors</b>				
<b>Brick</b> , stone and concrete blocks are the most common materials used in the base.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Primary</b> walls shall show no more than two materials along any vertical section of the building, with no more than ninety percent (90 percent) of the total wall surface in one material.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - CRAFTSMAN**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Primary</b> wall materials shall include dark color wood shingles, clapboard siding, or fiber cement siding and natural materials such as arroyo stone or bricks.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Use</b> of dark, neutral, earth-toned color palette, such as browns and greens.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Lighter</b> paint palettes may also be appropriate, particularly for details (columns, rafter tails).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> primary facade shall have at least three paint colors: one for the cladding, one for trim, and one or two for accents such as windows and decorative details.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Doors and Windows</b>				
<b>At</b> least 50 percent of the windows shall be casement windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Eighty</b> (80) percent of the primary windows shall have grilles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least two types/shapes of windows shall be used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Utilize</b> flat wood trims (typically 4½ inches or 5½ inches wide) around the primary windows and entry doors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Window</b> and door trim color shall contrast with color of walls.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Entry</b> doors and garage doors have glass panels.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Decorative Details</b>				
All residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.				
• <b>Stone</b> pier and battered wood support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - CRAFTSMAN**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
• <b>Exposed</b> rafter tails and knee-brace brackets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Dormers</b> shall located on the front façade	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Second-story</b> balcony	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Decorative</b> attic/gable vent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Light</b> fixtures shall box-shaped, with metal frame and geometric pattern.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Chimneys</b> are visible at the exterior and arranged on a side elevation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Stained</b> glass windows or transom windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Covered</b> front porches with tapered pillars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Ground</b> level windows have muntins	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Decorative</b> joinery	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - AMERICAN MERCANTILE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Form and Massing</b>				
<b>Simple</b> , rectangular form.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Rhythmic</b> placement of piers, columns, ground-floor storefronts, and openings on upper levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Transparent</b> windows and doorways shall be no less than 80 percent of the street frontage at the ground level.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Multi-story</b> facades are divided into base, body, and top with the ground floor taller than the upper floors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Engaged</b> columns or lintels over openings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bases</b> are articulated by changes in material or changes in wall plane.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Minimal</b> projections or recessions on wall plane.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Roof</b>				
<b>Flat</b> roof.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A</b> projecting cornice or a receding, stepped parapet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Cornice</b> and details mimic and reference historical detailing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Roofs</b> may be accessible and be used as balconies or terraces.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Street-facing</b> gable roof with roof pitches at least 5:12 unless concealed behind a parapet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Materials and Colors</b>				

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

**ARCHITECTURAL STYLES - AMERICAN MERCANTILE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>The</b> primary walls, shall composed of brick, comprise the main body of the building’s tripartite facade structure. The masonry work can be very plain or highly decorative.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Decorative</b> moldings, cornices, or an applied ornament of stone or cast concrete may be used to express the vertical division between the base, the body, and the top.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>No</b> more than three colors shall be used on any given facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Stucco</b> and clapboard shall be avoided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Doors and Windows</b>				
<b>Ground</b> floor windows and doors shall be large and expansive, typically with a transom.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Upper</b> floor windows shall be double-hung (two lites), vertically, and grouped with a rhythm relating to the major storefront openings below.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Entrance</b> shall be visually distinct by higher bays, recessed entries with a minimum of three (3) feet, or different color/materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Upper</b> floor windows typically have window lintel and sill.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Transom</b> windows above the doors and windows on the ground level.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Fifty</b> (50) percent Windows shall have muntins.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Decorative Details</b>				

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



**ARCHITECTURAL STYLES - AMERICAN MERCANTILE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>All</b> residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.				
• <b>Awnings</b> , canopies, and second floor balconies may extend into the public right-of-way. Such attachments provide shelter to passing pedestrians, emphasize the ground floor uses, and add interest to the box-like massing inherent to the style.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Pedimented</b> windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Wide</b> window trim with a keystone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Double</b> bracketed cornice	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Gable</b> roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Roof</b> finial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Transom</b> above door and windows on the ground level	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Metal</b> stair and balcony railing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Canopy</b> or awning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Recessed</b> entries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Cast-iron</b> columns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Shopfront</b> millwork	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - TUSCAN**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Form and Massing</b>				
<b>Asymmetrical</b> arrangement of windows and design elements along primary elevation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Porches</b> , porticoes and/or Juliet balconies.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Recessed</b> entries (at least three (3) feet).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Roof</b>				
<b>Flat</b> or low pitched hip or gable roof (maximum 6:12 slope).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Red-toned</b> clay tiles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Multiple</b> roof levels (at least three (3)).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Large</b> overhanging eaves (minimum twelve (12) inches) along primary elevation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Shaped</b> timber tiles at eaves.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Materials and Colors</b>				
<b>Incorporate</b> rough-hewn stone as accent feature.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Flat</b> stucco walls in light earth tones.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Earthy</b> tone color palette.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Brown</b> or beige window frames.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Doors and Windows</b>				

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

**ARCHITECTURAL STYLES - TUSCAN**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Single</b> or double-hung windows shall be more horizontal in proportion with six-over-six muntin patterns and 5½ inches wide trim.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Casement</b> windows shall paired with either four-pane patterns for narrow windows and eight-pane patterns for wider windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Vertically</b> oriented rectangular or arched windows arranged in asymmetrical patterns.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Casement</b> or double-hung sash with flat or arched lintels.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Windows</b> shall be recessed three (3) to twelve (12) inches from outer wall on primary facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Decorative Details</b>				
<b>All</b> residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.				
• <b>Shallow</b> Juliet balconies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Rafter</b> extensions and brackets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Stone</b> or stucco window /door trim	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Rectangular</b> or arched wooden door	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Arcade</b> or porch at entry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Decorative</b> ironwork (window grilles, railings, light fixtures, decorative planters).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - TUSCAN**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
• <b>Arched</b> windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Paired</b> decorative wood shutters. Shutters shall be equal to half the width of the window. Shutter styles can either be paneled or louvered.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Use</b> of brick, stone or wood columns.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Stucco</b> or stone chimneys or tower.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Dark</b> color wood trellis.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Arched</b> openings and doorways at the ground level.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - MODERN**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Form and Massing</b>				
An irregular, asymmetrical facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Strong</b> emphasis on geometry.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Rectangular</b> shape structure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Horizontal</b> massing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Lack</b> of ornament or moldings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Straight</b> and continuous lines.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Multi-faceted</b> appearance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Repeating</b> lines and elements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Roof</b>				
<b>Flat</b> or low-pitched shed roofs (4:12 slope max).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Slope</b> roofs shall have a minimum two-foot deep overhang at the lower end.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Tile</b> roof shall be prohibited.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Mid-</b> and high-rise may have decks or roof gardens.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Materials and Colors</b>				
<b>Use</b> of raw and natural materials like wood, concrete, metal, and glass .	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - MODERN**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Traditional</b> materials (such as stucco, wood, brick and stone) may be used as an accent.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Minimum</b> two (2) materials on the building facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Use</b> of bold color blocks to emphasize geometric forms and break down massing elements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Building</b> facade shall incorporate at least one of the following as an accent: decorative shutters, popouts, trellis or arbor structures, or balconies.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Doors and Windows</b>				
<b>Large</b> glass doors and/or window openings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Window</b> wrapping around a corner of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Narrow</b> aluminum window frames with square sticking.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Valence</b> grids sometimes are applied on windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Decorative Details</b>				
<b>All</b> residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.				
• <b>Metal</b> balcony railings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Picture</b> windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Clerestory</b> windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - MODERN**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
• <b>Floor-to-ceiling</b> glass door	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Usable</b> outdoor roof decks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Trellis</b> shade structures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Bright</b> colors to provide contrasting elements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Metal</b> awning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Bold</b> Branding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Floor-to-ceiling</b> glass windows on the ground level	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Broad</b> roof overhang with exposed wood or steel frame	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - FARMHOUSE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Form and Massing</b>				
<b>Clean</b> and straight exterior lines, geometric form.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Asymmetrical</b> massing with a gable at the front of the house.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Repeating</b> shapes and lines.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Gable</b> roof creating a triangular wall on the ends.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Incorporate</b> farm and ranch forms inspired by barns, silos, sheds, tank houses and granary towers.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Multiple</b> gable and shed roof planes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Geometric</b> forms, industrial materials, limited palette, and repetition.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Covered</b> porches and awnings to break up volumes between lower and upper floors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Three</b> (3) or more wall planes with a minimum twelve (12) inches difference.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Roof</b>				
<b>High-pitched</b> gabled roof or shed roof (minimum 6:12 slope).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Intersecting</b> gable roofs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Dark</b> asphalt shingle, metal roofs or synthetic slate shingles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Triangular</b> rooflines emphasizing the height of the unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Large</b> overhangs (minimum two (2) feet in length) above the patio and garage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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



**ARCHITECTURAL STYLES - FARMHOUSE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Materials and Colors</b>				
<b>Unadorned</b> materials: metal, wood, masonry.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Utilize</b> board and batten siding, corrugated panels to give texture and variation to exterior walls.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Neutral</b> or muted colors shall be predominant.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Monochrome</b> accents of doors, windows or architectural features.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Combine</b> contemporary design with rustic materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Stucco</b> is prohibited.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Doors and Windows</b>				
<b>At</b> least 60 percent windows shall be tall and narrow double hung windows with a proportion of two (2) or 2½ times taller than wide.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Groupings</b> of two or three double hung units are occasionally used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Accent</b> windows shall be no more than 20 percent.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Typically</b> have 4½ inches to 5½ inches flat board trim on the sides and head.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sixty</b> (60) percent windows shall have grilles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Minimal</b> molding around window and door openings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Double</b> hung or casement windows with muntins.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - FARMHOUSE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Contrast</b> color of window sash with color of the body of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Decorative Details</b>				
<b>All</b> residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.				
• <b>Wide</b> front porch with simple columns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Covered</b> patio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Shed</b> or gabled dormers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Carriage-style</b> garage doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Dark</b> shutters and window sashes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Shed</b> dormers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Simple</b> gable brackets, vents and trim	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Iron-inspired</b> barn-style lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Metal</b> awnings without sides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Gooseneck</b> light fixtures at the entrance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Large</b> doors and windows to maximize natural light	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Grilles</b> on the ground level windows and doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**NOTICE OF EXEMPTION**

**To:** Office of Planning and Research  
 P.O. Box 3044, Room 113  
 Sacramento, CA 95812-3044

**From (Public Agency):** City of Murrieta  
 1 Town Square  
 Murrieta, CA 92562

Riverside County Clerk  
 4080 Lemon St.  
 Riverside, CA 92501

<b>Project Title:</b>	Urgency Ordinance Multi-Family Objective Design Standards		
<b>Project Applicant:</b>	The City of Murrieta		
<b>Project Location - Specific:</b>	Citywide		
<b>Project Location - City:</b>	City of Murrieta		
<b>Project Location - County:</b>	County of Riverside		
<b>Description of Nature, Purpose, and Beneficiaries of Project:</b>			
<b>Nature:</b>	The project is an Urgency Ordinance for the adoption of Multi-Family Residential and Mixed-Use Residential Objective Design Standards. The Project involves adoption of an ordinance amending the Development Code and filing a Notice of Exemption.		
<b>Purpose:</b>	Due to recent changes in State law, including SB-35 and AB-2011 it is necessary for the City to adopt objective design standards to regulate the design of Multi-Family projects in the City considering new areas of the City where residential uses were not previously allowed are able to process a project under the new laws.		
<b>Beneficiaries:</b>	City of Murrieta		
<b>Name of Public Agency Approving Project:</b>	City of Murrieta City Council		
<b>Name of Person or Agency Carrying Out Project:</b>	City of Murrieta		
<b>Exempt Status (check one):</b>	<i>Pursuant to California Environmental Quality Act (CEQA) Statute and Guidelines</i>		
<input type="checkbox"/>	Ministerial (Sec. 21080(b)(1); 15268);		
<input type="checkbox"/>	Declared Emergency (Sec. 21080(b)(3); 152269(a));		
<input type="checkbox"/>	Emergency Project (Sec. 21080(b)(4); 15269(b)(c));		
<input checked="" type="checkbox"/>	Categorical Exemption. Type and Section:	State CEQA Guidelines §15183 Projects Consistent with a Community Plan or Zoning	
<input type="checkbox"/>	Statutory Exemption. Code Number:		
<b>Reasons Why Project is Exempt:</b> The project is an Urgency Ordinance to adopt Multi-Family Objective Design Standards. The proposed action is exempt from the California Environmental Quality Act (CEQA) as this meets the required actions of CEQA Guidelines Section 15183 Projects Consistent with a Community Plan or Zoning, because it involves the adoption and implementation of design standards which regulate the general design of residential projects, which will not cause significant environmental impact and implements a uniformly applied development policy or standard that is consistent with the General Plan Housing Element policy to further regulate multi-family residential development. This determination is predicated on Section 15004 of the guidelines, which provide direction to lead agencies on the appropriate timing for environmental review. The project(s) for which the Design Guidelines are utilized or are intended for may require the preparation of an environmental document as part of their project(s) review in accordance with State CEQA Guidelines.			
<b>Lead Agency Contact Person:</b> Carl Stiehl		<b>Telephone:</b> (951) 461-6063	
<b>If Filed by Applicant:</b>			
1. Attach certified document of exemption finding.		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
2. Has a Notice of Exemption been filed by the public agency approving the project?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Signature:</b>	<b>Title:</b> City Planner	<b>Date:</b> 09/19/23	

<input checked="" type="checkbox"/> Signed by Lead Agency	Date received for filing at OPR:
<input type="checkbox"/> Signed by Applicant	



# CITY OF MURRIETA

## City Council Meeting Agenda Report

9/19/2023  
Agenda Item No. 6.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: David Chantarangsu, Development Services Director

PREPARED BY: Carl Stiehl, City Planner

SUBJECT: Multi-Family Residential and Mixed-Use Objective Design Standards

### **RECOMMENDATION**

Conduct the second reading by title only and with further reading waived, adopt Ordinance No. 595-23 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.*

### **PRIOR ACTION/VOTE**

On May 2, 2023, the City Council adopted Urgency Ordinance No. U-590-23, 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 (Vote: 5-0).

On September 5, 2023, the City Council approved the introduction and first reading of Ordinance No. 595-23 (Vote: 5-0).

### **CITY COUNCIL GOAL**

Maintain a high performing organization that values fiscal sustainability, transparency, accountability and organizational efficiency.

### **BACKGROUND**

At its regular meeting on September 5, 2023, the City Council conducted the first reading of Ordinance No. 595-23 (Attachment 1). This ordinance is a Development Code Amendment to adopt and implement the revised final Multi-Family Residential and Mixed-Use Residential Objective Design Standards. The City of Murrieta (City) previously adopted an Urgency Ordinance on May 2, 2023 to begin implementation of the Objective Design Standards while the document was on public review.

As part of the Urgency Ordinance Section 16.08.040 Multi-family Residential Design Standards was amended by the City Council in May in order to reference the Standards. The Development Code Amendment (MCA

2023-00002) to fully implement the Standards provides a ministerial (by-right) Development Plan permit process for certain qualifying projects. Amendments are proposed to Section 16.08.040 Multi-family Residential Design Standards and 16.56.025 Authority, related to Development Plan permits. A Multi-Family project that is proposed that is consistent with the new State Laws to facilitate affordable housing, or that is located in the Transit Oriented Development (TOD) or Downtown and proposes 20% or more affordable housing to low-income households are allowed to utilize a streamlined ministerial Development Plan permit process. The ministerial process would be a Director level decision not subject to CEQA. A development entitlement may be approved by-right if a qualifying development meets all of the applicable standards in the Code. This is consistent with the two recently adopted Housing Element Policy Actions, 1-8 to Allow By Right Development for Projects that Propose 20 Percent Affordable Units and 3-5 to Adopt Residential Standards (the Objective Design Standards).

The implementation of a ministerial Development Plan process for these certain affordable housing projects helps to facilitate the development of the majority of the City's housing sites, identified by the Housing Element, which are located (predominately) in the Downtown and the TOD. This allows an affordable housing developer to obtain the initial entitlement on a project faster, which in turn allows the developer to apply for financing (for example, with the State) earlier in the process, which can be time consuming. The existing discretionary Development Plan process would continue for the vast majority of all other Multi-Family sites outside the Downtown, TOD or those sites not proposing to utilize the new State Laws, such as AB 2011 SB 6 or SB 35. The Objective Design Standards are primarily the same as was adopted in May with some slight changes and updates.

### **Environmental Documentation**

The proposed action is exempt from the California Environmental Quality Act (CEQA) as this meets the required actions of CEQA Guidelines Section 15183 Projects Consistent with a Community Plan or Zoning, because it involves direction to staff to adopt and implement Design Standards, which will not cause significant environmental impact and implements a uniformly applied development policy or standard that is consistent with the General Plan Housing Element policy to further regulate multi-family residential development. This determination is predicated on Section 15004 of the guidelines, which provide direction to lead agencies on the appropriate timing for environmental review. The project(s) for which the Design Guidelines are utilized or are intended for may require preparation of an environmental document as part of their project(s) review in accordance with State CEQA Guidelines. Therefore a Notice of Exemption (NOE) with additional supporting analysis has been prepared (Attachment 2) and filed.

### **FISCAL IMPACT**

None.

### **ATTACHMENTS**

- 1) Ordinance No. 595-23
- 2) CEQA Notice of Exemption

**ORDINANCE NO. 595-23**

**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**

**WHEREAS**, in 2017, the California Legislature approved and the Governor signed into law Senate Bill 35 ("SB 35"), effective January 1, 2018, which among other things, allowed for by right approval of housing developments only subject to objective standards; and

**WHEREAS**, SB 35 allows local agencies to adopt objective design and development standards for Multi-Family Residential projects; and

**WHEREAS**, SB 35 took effect January 1, 2018, and preempted any conflicting city ordinance; and

**WHEREAS**, in 2022, the California Legislature approved and the Governor signed into law Assembly Bill 2011 ("AB 2011"), effective July 1, 2023, which among other things, allows for by right approval of housing developments only subject to objective standards in zones that allow for office, retail and parking primary uses, such as in the City's Commercial, Office and Innovation zones; and

**WHEREAS**, AB 2011 allows local agencies to adopt objective design and development standards for Multi-Family Residential projects in zones that allow for office, retail, and parking uses; and

**WHEREAS**, AB 2011 took effect July 1, 2023, and preempted any conflicting city ordinance; and

**WHEREAS**, the City desires to amend its local regulatory scheme to comply with and implement the Government Code, in part, specifically those regulations subject to SB 35 and AB 2011, and to appropriately regulate projects under State law; and

**WHEREAS**, as part of the implementation of the City's Housing Element Update the City prepared this Development Code Amendment to implement Multi-Family Residential and Mixed Use Residential Objective Design Standards consistent with the policy program for these standards; and

**WHEREAS**, the implementation of the City's Housing Element Policy Action 1-8 states that the City will adopt Amendments to the Development Code to allow developments by right, pursuant to Government Code section 65583.2(i) when 20 percent or more of the residential units proposed are affordable to lower income households... in the Transit Oriented Development (TOD) consistent with the Objective Design Standards, which policy this ordinance amendment addresses with a ministerial Development Plan permit process; and

**WHEREAS**, on May 2, 2023 the City Council adopted an Interim Urgency Ordinance U-590-23 to implement Multi-Family Objective Design Standards which will expired December 31, 2023 if not repealed sooner; and

**WHEREAS**, on June 22, 2022, and April 12, 2023 the City of Murrieta Planning Commission held public workshops on the City's initial approach to the Objective Design Standards, at which time the Standards were released for public review, such that the Planning Commission and public had the opportunity to provide suggested revisions and comments regarding the Standards; and

**WHEREAS**, on July 26, 2023, the City of Murrieta Planning Commission held a duly noticed

public hearing on the final Objective Design Standards and implementation ordinance for a ministerial Development Plan permit process, providing a recommendation to the City Council for adoption; and

**WHEREAS**, on September 5, 2023, the City Council of the City of Murrieta held a properly noticed public hearing on the proposed Development Code Amendment, was presented the staff report and evidence in the record to support the findings required by the Murrieta Development Code Section 16.13, and heard from all members of the public desiring to provide input on this matter; and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Murrieta does ordain as follows:

### **SECTION 1. RECITALS**

The recitals above are each incorporated by reference and adopted as findings by the City Council.

### **SECTION 2. FINDINGS**

Based upon the substantial evidence presented at the public hearing on September 5, 2023, including written and oral staff reports and public and applicant written and oral testimony, and in accordance with Murrieta Development Code Chapter 16.58, the City Council of the City of Murrieta approves the Multi-Family Residential and Mixed-Use Residential Objective Design Standards Development Code Amendment in accordance with the following findings pursuant to Development Code Section 16.58.080:

Findings and Recommended Approval for Development Code Amendments:

- a. The proposed amendment ensures and maintains internal consistency with all of the objectives, policies, general plan land uses, programs and actions of all elements of the general plan;

**FACTS:** The proposed project is the adoption of the City's Objective Design Standards and a Development Code Amendment (MCA 2023-00002) for ministerial Development Plan process. The Standards have been prepared to provide specific, detailed standards for Multi-Family projects and includes a ministerial permit process for certain qualifying projects. The Standards are consistent with the land use program approved as part of the General Plan Update in July 2020 and the adopted Housing Element from June 2023, and therefore by extension does not conflict with the goals and polices of the elements that have bearing on or are impacted by, residential land uses, such as the Circulation Element, Infrastructure Element, Healthy Community Element, Conservation Element, Recreation and Open Space Element and the Safety Element. The proposed Standards and the associated ordinance amendment for multi-family residential development in the City have been drafted to ensure and maintain consistency with the General Plan.

- b. The proposed amendment would not be detrimental to the public convenience, health, safety or general welfare of the city;

**FACTS:** The Standards will promote the health, safety and welfare of the City through implementation of these standards with each project. There are no land use changes proposed as part of the project and therefore no potential environmental impacts associated with the project. New housing that is potentially developed in the future, consistent with the Standards, the City's General Plan and Development Code, is beneficial to the public convenience, health, safety and general welfare of the City as additional housing in the

City, County and State is much needed at all affordability levels and in all housing types. Future housing consistent with the Standards will be appropriately designed pursuant to the City's existing and proposed development standards.

- c. The proposed amendment is internally consistent with other applicable provisions of the development code.

FACTS: The Standards include a code amendment to implement a ministerial permit process for certain qualifying Multi-Family residential projects. The Code Amendment has been drafted to be inserted into the existing Multi-Family and Development Plan sections of the Development Code by adding the allowance for ministerial review within those sections. The Development Code Amendment has been drafted to integrate and implement these processes through the necessary sections of the Development Code and thereby, is internally consistent.

- d. The proposed amendment is in compliance with the provision of the California Environmental Quality Act (CEQA).

FACTS: The project has been evaluated pursuant to the California Environmental Quality Act (CEQA). The Objective Design Standards provide a uniform set of standards for the development of Multi-Family residential types of projects in the City. The proposed action is exempt from CEQA as this meets the required actions of CEQA Guidelines Section 15183 Projects Consistent with a Community Plan or Zoning, because it involves direction to staff to adopt and implement Design Standards, which will not cause significant environmental impact and implements a uniformly applied development policy or standard that is consistent with the General Plan. Additionally, considering that no land use changes are proposed as part of the project and no increase or decrease of residential densities is proposed there are no potential environmental impacts that would result from the project. Therefore the project is exempt under the CEQA Guidelines as the project would not cause a significant effect on the environment. Therefore a Notice of Exemption with supporting analysis has been prepared, to be recorded and filed.

### **SECTION 3. MUNICIPAL CODE AMENDMENT**

The first paragraph of Section 16.08.040 of Title 16 of the Development Code of the Murrieta Municipal Code is hereby amended to read as follows:

#### **“16.08.040 Multi-family Residential Design Standards.**

The following standards and design features and the City's Multi-Family Residential and Mixed-Use Objective Design Standards, as adopted by ordinance or resolution of the City Council and incorporated as part of this section by reference, are provided to ensure a level of quality that must be complied with or satisfied in all multi-family residential developments. Standards are mandatory requirements for all multi-family residential developments. A development shall utilize one or more of the adopted Architectural styles in the Standards. Design features are provided to allow flexibility by providing options for implementing specific standards. In order to meet a certain standard, one or a combination of design features shall be incorporated in the project's design. In some instances, there will be no design feature(s) identified for a particular standard and this will be noted. In the event of a conflict between a standard or feature set forth below and a standard or feature set forth in the City's adopted Multi-Family Residential and Mixed-



Use Objective Design Standards, the most recently adopted revision shall control. Permitting of Multi-Family Residential development projects shall be consistent with Chapter 16.56 Development Plan Permits.”

#### **Section 4. MUNICIPAL CODE AMENDMENT**

“Sections 16.56.020 “Applicability” and 16.56.025 “Authority” in Chapter 16.56 “Development Plan Permits” of Title 16 of the Development Code of the Murrieta Municipal Code are hereby replaced to read as follows:

#### **“16.56.020 Applicability.**

##### **A. Development plan permit required.**

1. A development plan permit shall be required under the following conditions:
  - a. Development of vacant property;
  - b. Change in use that requires additional off-street parking;
  - c. Expansion or modification of an existing entitled multi-family or non-residential structure or use not subject to Section 16.80.070; or,
  - d. As may otherwise be required by this chapter.
2. Projects meeting the conditions above and subject to Chapter 16.52 (conditional use permits) are not required to process a development plan permit. However, all requirements and findings associated with a development plan permit shall also apply to the conditional use permit.
3. Notwithstanding Section 16.56.020.A.1, a development plan permit shall not be required for any of the following:
  - a. Individual residential development such as a custom, speculative, or relocated single-family residence.
  - b. Accessory dwelling units, Refer to Section 16.44.160 for criteria.
  - c. Single-family residential building additions or residential accessory structures that are less than 1,000 square feet in size.

#### **16.56.025 Authority.**

**A. Development Plan Permit Decision - Administrative.** A development plan permit for the following may be administratively approved by the Director without public notice or public hearing.

1. **CEQA Exemptions.** Development plan permits that are required pursuant to Section 16.56.020(A)(1)(b), (c) or (d) that are statutorily or categorically exempt from the California Environmental Quality Act (CEQA);
2. **Comprehensive Signs Programs.** New or revised comprehensive sign programs pursuant to the standards in Chapter 16.38 (Sign Standards);
3. **Dwelling Units.** Residential construction projects of two (2) to four (4) dwelling units on one (1) parcel, unless otherwise specified in this development code, and in accordance with Chapter 16.08 (Residential Districts);

**4. Model Home Complex.** Temporary model homes and real estate sales offices, to be used solely for the first sales of homes;

**5. Parking Lots.** New construction or expansion of parking lots pursuant to the standards in Chapter 16.34 (Off-Street Parking and Loading Standards);

**6. Residential Development Site Plan.** Site and design plans for development of greater than or equal to five single-family homes in the same single-family residential subdivision;

**7. Tree Removal.** Removal of existing protected trees pursuant to the standards in Chapter 16.42 (Tree Preservation);

**8. Ministerial Multi-Family Residential.** The ministerial review process of certain qualifying Multi-Family Residential projects, consistent with this Development Code and the applicable Objective Design Standards, under this sub-section shall not be subject to CEQA review for a Development Plan. The following projects are subject to a ministerial administrative Development Plan review:

- i. A Multi-Family Residential project proposing 20 percent or more affordable units to low-income households located in the Transit Oriented Development Overlay within an area that allows for residential development.
- ii. A Multi-Family Residential project proposing 20 percent or more affordable units to low-income households located in the Downtown Murrieta Specific Plan within an area that allows for residential development.
- iii. A Multi-Family Residential project proposed within an area pursuant to State law that allows for residential development under a ministerial objective review process, and that is able to qualify under the applicable State law such as, but not limited to Senate Bill 6, Senate Bill 35 or Assembly Bill 2011.
- iv. Or any combination of the above.

All decisions of the director are subject to appeal to the commission in compliance with Chapter 16.78, except for projects that are Ministerial Multi-Family Residential, in which case a ministerial Development Plan decision of the Director is not discretionary and shall be final. For projects that may have special community impacts or other unique circumstances, the director may refer the application to the commission for consideration.

**B. Development Plan Permit Decision - Director's Review and Processing.** For projects subject to a development plan permit and not listed in section 16.56.025(A) (Development Plan Permit Decision - Administrative) the following process shall be implemented:

**1. Authority to Approve Development Plan Permits.**

**a.** The Planning Commission shall retain the authority to approve, conditionally approve, or disapprove a Development Plan Permit application if an application is referred for their review or if a public hearing is requested.

**b.** The director shall have the authority to approve, conditionally approve, or disapprove applications for a Development Plan Permit unless otherwise stated.

**c.** The director shall serve as the environmental review officer and shall make decisions for implementing Development Plan Permits in compliance with the California Environmental Quality Act (CEQA) pursuant to Section 16.01.040 (Relationship to California Environmental Quality Act). Noticing shall be provided pursuant to CEQA requirements. If the Development Plan Permit application is referred to the Planning Commission for further consideration, the commission would be designated as the environmental review decision body for CEQA.

**d.** For Development Plan Permits that may have special community impacts or other unique circumstances, the director may refer the application on to the commission for a decision. Noticing for would be provided pursuant to Chapter 16.76 "Public Hearings".

**2. Review.** The director shall review each development permit application filed pursuant to this chapter. If required, the director shall prepare a written report for the commission describing the proposed project for which the commission makes the decision.

### **3. Director's Decision on Development Plan Permits.**

**a. Notice of Intent to Approve or Deny.** For a Development Plan Permit application within the director's approval authority, the director shall make a decision to approve, conditionally approve or disapprove the Development Plan Permit and the corresponding CEQA determination pursuant to the following requirements:

**i.** The notice shall provide that any person notified may submit written comments on the application no later than 10 days after the date of the notice.

**ii.** The notice shall specify that an individual can request a public hearing at the Planning Commission no later than 10 days after the date of the notice.

**iii.** The applicant can request a public hearing at the Planning Commission for review of the decision, or if the decision is for denial, no later than 10 days after the date of the notice.

**iv.** The director shall provide this notice pursuant Sections 16.76.020 (Notice of Public Hearing) through 16.76.040 (Evidence of Notice). Please Note: The public hearing component of the referred sections would not apply with a Notice of Intent to Approve or Deny.

**v.** This notice shall also be provided to appropriate City Departments.

**vi.** If the last day to file a request for a public hearing falls on a legal holiday recognized by the city or on a Saturday or Sunday, the following business day shall be deemed the last day to file the request.

**b. Notice of Public Hearing.** If the director receives a timely filed written request for a public hearing or review of the director's decision, the director shall schedule a public hearing with the Planning Commission and shall provide public notice pursuant to Chapter 16.76 (Public Hearings), notify the applicant and/or subdivider, any interested parties, and appropriate City departments and agencies of the date, time and location of the hearing.

**c. Approval.** If the action is to approve the permit, the director shall identify all the applicable findings and appropriate Conditions of Approval. This documentation shall be transmitted to the applicant.

**d. Denial.** If the director's decision is to disapprove the Development Plan permit application, the decision shall include the reasons for the disapproval and corresponding findings. Furthermore, the applicant can request a public hearing at the Planning Commission for review of the decision, or if the decision is for denial.

**e. Notice of Decision.** In the event no person makes a written request for review within the time prescribed in subsection (a), or files an appeal as prescribed under subsection (f) after the decision date, the decision shall become final. The director shall provide a final notice of approval or disapproval with the corresponding CEQA determination to the applicant, any interested parties, and appropriate City departments.

**f. Project and CEQA Appeal.** Development Plan Permits as reviewed by the director or by the Planning Commission shall be subject to appeal provisions as described within Chapter 16.78 (Appeals).

**g. Conditions & Post Approval.** The decision maker shall have the authority to impose reasonable and necessary conditions as described under Section 16.56.050 (Conditions) and application shall be subject to Section 16.56.060 (Post Approval Procedures).”

**SECTION 5. ADOPTION OF OBJECTIVE DESIGN STANDARDS**

The City hereby adopts the final revised Multi-Family Residential and Mixed-Use Residential Objective Design Standards, attached hereto and incorporated herein as Exhibit A.

**SECTION 6. EFFECTIVE DATE; REPEAL OF U-590-23**

This ordinance takes effect 30 days following the approval of its second reading by the City Council. Upon its effective date, Interim Urgency Ordinance U-590-23 is repealed and of no further force or effect.

**SECTION 7. SEVERABILITY.**

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of this ordinance are declared to be severable.

**SECTION 8. NOTICE OF ADOPTION.**

Within fifteen (15) days after adoption of the ordinance, the City Clerk shall publish a summary of the ordinance with the names of the council members voting for and against the ordinance.

**SECTION 9. CEQA EXEMPTION.**

The City Council hereby directs staff to prepare, execute, and file with the Riverside County Clerk a notice of exemption within five (5) working days of the adoption of this Ordinance.

ADOPTED by the City Council, signed by the Mayor, and attested by the City Clerk this \_\_\_\_ day of September, 2023.

\_\_\_\_\_  
Lisa DeForest, Mayor

ATTEST:

\_\_\_\_\_  
Cristal McDonald, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Tiffany J. Israel, City Attorney

I, Cristal McDonald, City Clerk of the City of Murrieta, California, hereby certify under penalty of perjury that the foregoing Ordinance No. 595-23 was duly and regularly introduced at a meeting of the City Council on the xx<sup>th</sup> day of September, 2023, and that thereafter the said ordinance was duly and regularly adopted at a regular meeting of the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2023, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Murrieta, California, this \_\_\_\_ day of \_\_\_\_\_, 2023.



# MULTIFAMILY RESIDENTIAL & MIXED-USE RESIDENTIAL OBJECTIVE DESIGN STANDARDS

CITY OF MURRIETA | CA  
ADOPTED SEPTEMBER 5, 2023



# ACKNOWLEDGMENT

Prepared for:



Prepared by:



**Adopted by Emergency Ordinance No. U-590-23: May 2, 2023**

**Amended: July 2023**

**Adopted by City Council: September 5, 2023**



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# 1.0

# PURPOSE

1.1 Introduction

1.2 Purpose

1.3 Who Is This Document For?

1.4 Where Do the Guidelines Apply?

1.5 How to Use This Document?

1.6 User Guide

## 1.1 INTRODUCTION

Development and design standards regulate development intensity, style, size, and orientation. Objective design standards are measurable, verifiable, and quantifiable. They provide for a predictable and equitable path to housing approvals in an effort to streamline and support consistent housing design in the community.

## 1.2 PURPOSE

The City developed objective design standards (ODS) to support and guide the development of housing and affordable housing in Murrieta. As the state continues to experience a housing crisis and the availability of housing is a key issue, transparency and objectivity are both tools that can streamline and support the development of new housing. Additionally, the city must comply with state legislation (Senate Bills 35 and 330), which requires jurisdictions to review new multifamily and mixed-use residential housing projects ministerially or “over-the-counter,” guided by objective design and development standards. These new laws prevent cities from denying approvals for certain multifamily housing projects based on discretionary design guidelines. Furthermore, ODS can improve the quality of design.

This document provides the required standards for housing development and complies with Senate Bill (SB) 35 and SB 330. The goal of this document is to provide clear and useful guidelines and standards for the design, construction, review, and approval of residential and mixed-use development in Murrieta. Through this document, applicants, developers, and City staff have a clear understanding of the City’s minimum design expectations. ODS are written as minimum standards for site and structure design but also offer various recommendations and guidelines for quality and character. Projects must also comply with all applicable building permit requirements, zoning code requirements, and development standards as outlined.

## SB 35

- A streamlined approval process for housing projects with a specified amount of affordable housing.
- Applies to jurisdictions that haven’t made enough progress in meeting their RHNA.
- Applications must be for infill sites and comply with existing GP or zoning provisions.
- Can only apply objective zoning, subdivision, or design review standards to determine consistency.
- <https://www.hcd.ca.gov/policy-research/docs/sb-35-guidelines-update-final.pdf>

### 1.2.1 COMMUNITY INPUT

To inform and engage the public, the City released a survey regarding architectural styles and development preferences. The survey was available from November 2022 through February 2023 and garnered 56 responses. A mix of people from the community participated in the survey, including renters, homeowners, developers, and business owners.

Participants identified Spanish Colonial Revival, Craftsman, and Farmhouse as highly favorable architectural styles and noted that American Mercantile reflected historic properties of the community and best fits in the downtown and commercial areas. Participants also highlighted shared open space, trees, and bike and pedestrian pathways as priorities in development.

In addition to the online survey, the City hosted a pop-up booth at the Murrieta Market Nights. The pop-up connected residents to information about the ODS process and why the City developed the standards, and provided the draft document for review. During the pop-up, the City gathered more input using a survey. The survey asked questions regarding preference and compatibility for architectural styles, open space, and site planning. This survey garnered 35 responses. Of note, the participants thought Mission Spanish Colonial and Farmhouse architecture were most consistent with Murrieta. Additionally, participants prioritized parks, walking paths, and playgrounds regarding the provision of open space, and over half selected open space in a central location as the favorite options for site planning.

Community input shaped the understanding of design preference and priorities regarding multifamily housing. The feedback received from the survey and at Market Nights informed the development of these guidelines.

## 1.3 WHO IS THIS DOCUMENT FOR?

### Developers

The document will provide clear direction for renovation and new construction. The required checklist will serve as a tool for the property owner, the designer/developer, and staff during the review process; it will also clarify the aspects of quality design.

### Property Owners

The document will give property owners a clear understanding of the design elements that are required for development projects in Murrieta. This document will work in conjunction with the General Plan and Murrieta Development Code and will provide a clear set of expectations and responsibilities.

### City Staff

City staff will use the standards to assist applicants and their representatives with project processing. The document and checklist will serve as the basis for evaluating proposals for quality of design.

### Review Bodies and Decision Makers

The document will provide a basis for the City of Murrieta Planning Commission, City Council, Development Services Director, and other reviewing bodies to evaluate an application's quality of design.

## 1.4 WHERE DO THE STANDARDS APPLY?

The ODS document provides guidance and standards for housing developments, which can be built in the following areas (as shown on Figure 1):

- Multifamily Residential districts (MF-1, MF-2, MF-3, and MF-4)
- Commercial, Office, and Innovation districts through SB 6 and AB 2011 (given all criteria are met)
- The Downtown Murrieta Specific Plan
- The Transit Oriented Development (TOD) Overlay zone

A housing development project includes (1) a multifamily residential project with two or more units, or (2) a mixed-use development that includes housing. These standards apply citywide but shall not apply to a project if it is otherwise prohibited by State law.

### **Downtown Specific Plan**

The City of Murrieta Downtown Specific Plan (DTSP) was adopted in March 2017. The specific plan focuses on creating a vibrant cultural center to serve the community's housing and economic needs. The Specific Plan area is one-half mile west of Interstate 15 (I-15) and is bordered by Kalmia Street to the north, Ivy Street to the south, Hayes Avenue to the west, and Jefferson Avenue to the east. The area covers approximately 320 gross acres.

The DTSP considers existing architecture in the city, historical precedence, and future growth to create a plan that both respects Murrieta's heritage and engages new opportunities. The specific plan provides guidance for future development and land use decisions in the downtown area and improves the area's physical and economic environment. The vision for the downtown area is a place where the community can gather, live, and work and that can be a place of community pride. The ODS guide will work in collaboration with the DTSP to provide guidance and standards to achieve such goals and create housing that is consistent with community character and the

city's standards.

### **Transit Oriented Development Overlay**

The TOD Overlay zone focuses on supporting more housing opportunity near economic centers and transportation. The Overlay has been applied to approximately 78 acres and encompasses land on either side of I-15. The area is bounded by Los Alamos Road to the north, Jefferson Avenue to the west, Vista Murrieta and Hancock to the east, and Guava and Murrieta Hot Springs Road to the south. This area is also uniquely situated adjacent to the convergence of two freeways (I-15 and I-215) and along the route of the proposed High-Speed Rail.

The TOD zone creates more housing opportunity in a unique center of the city where existing commercial centers intersect with potential future transit. The overlay requires housing at a minimum of 30 dwelling units per acre with development standards for a variety of multifamily housing. Future residential in this area can create a lively center for people who live and work in Murrieta or live in Murrieta and commute to Temecula, San Diego, or Orange County for work. Guidelines and standards to direct development are a key component to creating a dynamic, beautiful, and functioning area.

### **Multifamily Residential**

Multifamily residential housing provides ownership and rental opportunities to a variety of households. Single-family homes are unaffordable to some of the population; families, young couples, those looking to transition into the housing market, college students, and young professionals will rent or purchase smaller multifamily units. Additionally, affordable housing is commonly produced as multifamily housing.

Multifamily residential housing should be functional, accessible, and well designed. New state laws (SB 9, SB 6, AB 2011) expand housing access in California and allow multifamily housing in both residential zones and commercial zones (with the appropriate standards and conditions met). The ODS document will streamline and standardize

the approach to housing in Murrieta to ensure quality design and development while meeting the requirements of state laws.

### **Innovation, Commercial and Office**

AB 2011, the Affordable Housing and High Road Jobs Act of 2022, and SB 6, the Middle-Class Housing Act of 2022, are intended to permit residential development on sites currently zoned and designated for commercial or retail uses. Both bills were signed into law in 2022, effective July 2023.

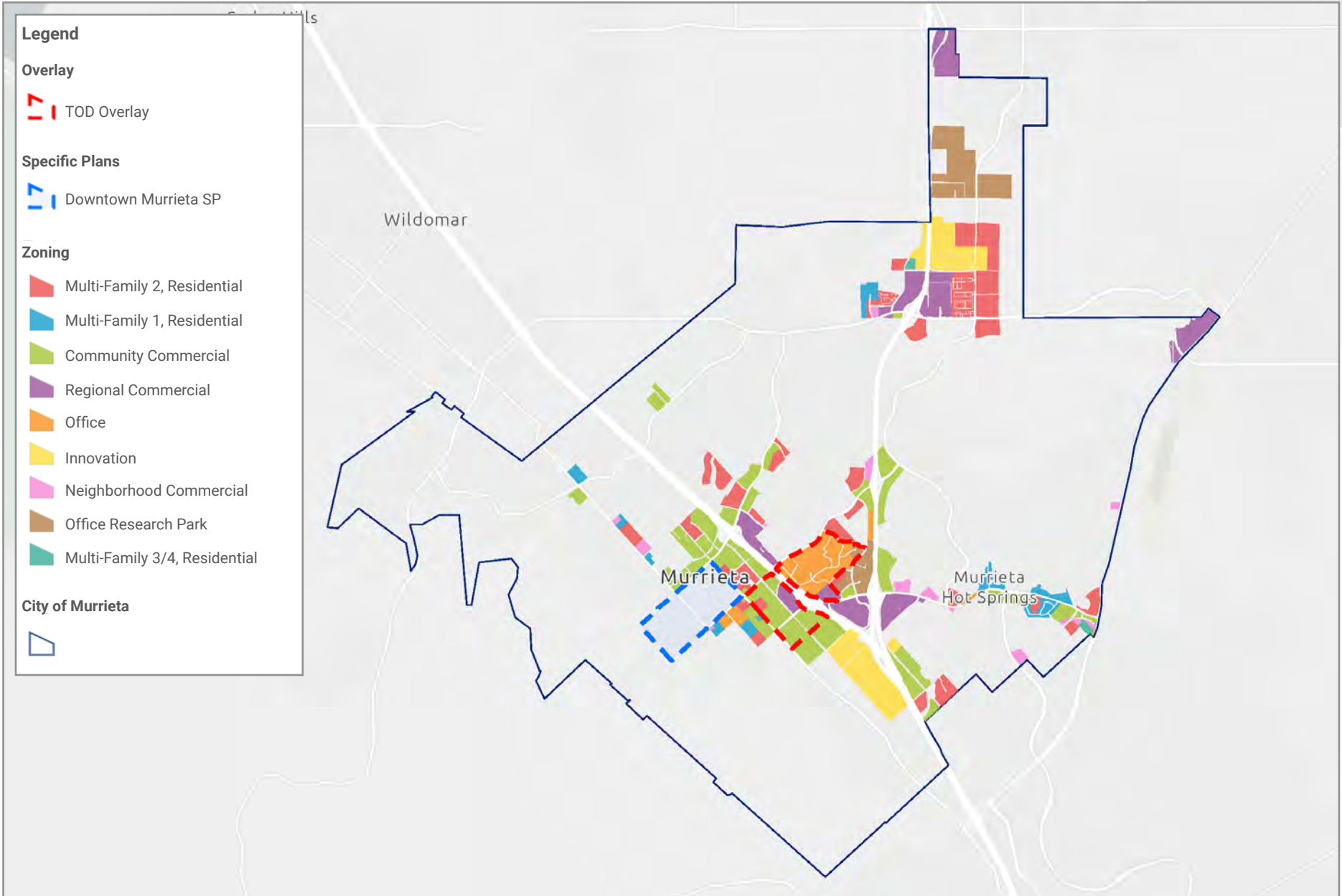
- AB 2011: This bill creates a CEQA-exempt, ministerial approval process for multifamily housing developments on sites within a zone where office, retail, or parking is the principally permitted use. The law provides different qualifying criteria for 100 percent affordable projects and mixed-income projects in “commercial corridors.” AB 2011 also requires projects to pay prevailing wages to construction workers, among other labor standards.
- SB 6: A project proposed under SB 6 may be either a 100 percent residential project or a mixed-use project where at least 50 percent of the square footage is dedicated to residential uses. SB 6 projects are not exempt from CEQA but need not provide any affordable housing. SB 6 also requires projects to pay prevailing wages and utilize a “skilled and trained workforce.”



Objective Design Standards “involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.”

- GOVERNMENT CODE SECTIONS 65913.4 AND 66300(A)(7)

**FIGURE 1. OBJECTIVE DESIGN STANDARDS: APPLICABLE AREAS**



### Multi-Family Residential 1 District (MF-1)

The MF-1 zoning district is applied to parcels appropriate for low density multifamily subdivisions, which may include stacked flats or townhouse development, with ample amounts of open space, including required commonly maintained recreational and open space facilities. Air space or postage stamp subdivisions providing individual ownership are allowed. The allowable density range is from 10.1 to 15 units per acre. Clustering of units to provide aggregate open space is encouraged, with commonly maintained open space and on-site recreation facilities.

### Multi-Family Residential 2 District (MF-2)

The MF-2 zoning district is applied to parcels appropriate for high density multifamily development, in which attached or detached dwelling units may be air-space condominiums or rented as apartments under single ownership. Senior housing, congregate care, or group facilities are allowed, with commonly maintained recreational facilities and open space required. The allowable density range is from 15.1 to 18 units per acre.

### Multi-Family Residential 3 District (MF-3)

The MF-3 zoning district is applied to parcels appropriate for medium-high density multifamily development, in which attached dwelling units, senior housing, and assisted living facilities are allowed, with commonly maintained recreational facilities and open space required. The allowable density range is 18.1 to 29 units per acre.

### Multi-Family Residential 4 District (MF-4)

The MF-4 zoning district is applied to parcels appropriate for higher density multifamily development, in which attached dwelling units, senior housing, and assisted living facilities are allowed, with commonly maintained recreational facilities and open space required. The allowable density range is a minimum of 30 units per acre.

### Downtown Specific Plan (SP-8)

The Downtown Murrieta Specific Plan provides guidance for future development of the Downtown area. The Specific Plan is the primary document to guide land use decisions, improve the area's physical and economic environment, and establish the City's goals and expectations for Downtown development. The allowable density range for multifamily development is 18 to 30 units per acre and up to 24 for mixed use.

### Transit Oriented Development (TOD) Overlay

The TOD Overlay District allows a mixture of residential and nonresidential development in close proximity to transit to encourage mixed land uses for enhanced transit and pedestrian activity. This designation is applied to parcels in the designated TOD area, shown on the map. The overlay intends to stimulate economic development and reinvestment; create a pedestrian-oriented mix of uses; facilitate well-designed, new, mixed-use development; and encourage the development of a unique zone character through a streetscape that provides attractive features. Residential projects may be developed at a minimum of 30 dwelling units per acre.



### Neighborhood Commercial District (NC)

The NC zone is applied to areas appropriate for convenience shopping, including individual retail and service uses and small destination centers on sites generally three to ten acres in size. Appropriate buffering between adjacent residential designations is required.

### Regional Commercial District (RC)

The RC zone is applied to areas appropriate for major regional centers containing several major anchor tenants, including but not limited to financial, hotel, motel, restaurant, smaller retail, theater, and accessory uses, with landscaping, parking access, and signs designed and provided in common.

### Office District (O)

The Office zoning district is applied to areas appropriate primarily for office uses with commercial uses (financial, hotel, personal services, restaurant, etc.) oriented to serve the customers and employees of the office uses, and limited community services to serve the residents of the city.

### Community Commercial District (CC)

The CC zone is applied to areas appropriate to serve the daily shopping needs of the community, including destination centers, supermarkets, and smaller, single-lot, commercial activities. Financial, office, and restaurant activities are also allowed. Appropriate buffering between adjacent residential designations is required.

### Innovation District (I)

The Innovation District is applied to areas primarily for business and medical offices, corporate headquarters, medical services, business campuses with associated research and development facilities, education, technological advancement, makers labs such as people using digital tools to design new products, and craftsman products such as furniture and window design/construction. A limited amount of commercial uses are allowed within the Innovation Zoning District.

### Office Research Park District (ORP)

The ORP zoning district is applied to areas appropriate primarily for office, medical, and business campuses with associated research and development facilities. Commercial uses (financial, hotel, retail, personal service, and restaurant, etc.) are intended as accessory or support uses for the employees and customers of the office, business, and medical uses with their associated research and development operations.

## 1.5 HOW TO USE THIS DOCUMENT?

The document includes the following:

- **General Standards:** These apply to all residential and mixed-use projects regardless of density, location, or style.
- **Standards by Building Types:** These apply based on project height and building types. For example, if a new mixed-use podium project is proposed at five stories, standards from page 35 to 39 will apply.
- **Architectural Styles:** These apply based on chosen architectural style for the proposed project. This section includes both minimum design standards as well as recommended and optional designs.
- **Checklist:** The checklist is a summary of all applicable standards based on location, project intensity, and architectural style. The checklist shall be used prior to submittal to ensure all required standards are met and understood by the applicant.

## 1.6 USER GUIDE

### **Step 1: Review the General Design Standards (Chapter 2, Parts A and B)**

For new development to be appropriate and consistent with the surrounding environment, mass and scale shall respect adjacent building context and uses. The General Building Design Standards establish requirements on these issues. Chapter 2 also provides standards and guidance for site planning and appropriate project layout. Standards related to mixed-use development and entries and doorbells are also established here. These standards apply to all projects, regardless of the architectural style that is utilized for project design.

### **Step 2: Review the Design Standards by Building Types (Chapter 3)**

While most multifamily residential development falls within the two- to four-story range in Murrieta, the development code allows residential development up to 100 feet in multifamily zones and up to 150 feet in the TOD zone. To create variety of scale and design, different building types shall adhere to the supplemental standards in this chapter.

### **Step 3: Review the Architectural Style Standards (Chapter 4)**

The design and detailing of buildings are paramount to a quality environment, and the City of Murrieta is committed to authentic expressions of architectural style. Architectural design elements and materials shall be consistent throughout the project, recognizing that a building is three dimensional and must be well designed on all sides. Detailing, choice of materials, and window and door choices shall reinforce the overall project design. To provide guidance on architectural styles, the standards offer a menu of architectural traditions:

- Mission - Spanish Colonial Revival
- Craftsman
- American Mercantile
- Tuscan
- Modern
- Farmhouse

Within each style description, various elements related to roof forms, windows, decorative details, and other topics are enumerated. The Architectural Style Standards require certain elements, while other, decorative elements may be selected from a menu of options. To encourage variety in design, proposed projects with more than 15 buildings must utilize more than one architectural style. However, styles may not be mixed within a single building.

Though architectural styles provide design and visual diversity in many

areas of the city, they can also emphasize the historic and cultural significance of areas. For this reason, architectural styles are required or limited to the specific zones, detailed in Table 1.1.

**Step 4: Review the Murrieta Development Code and Complete the ODS Checklist (Chapter 5)**

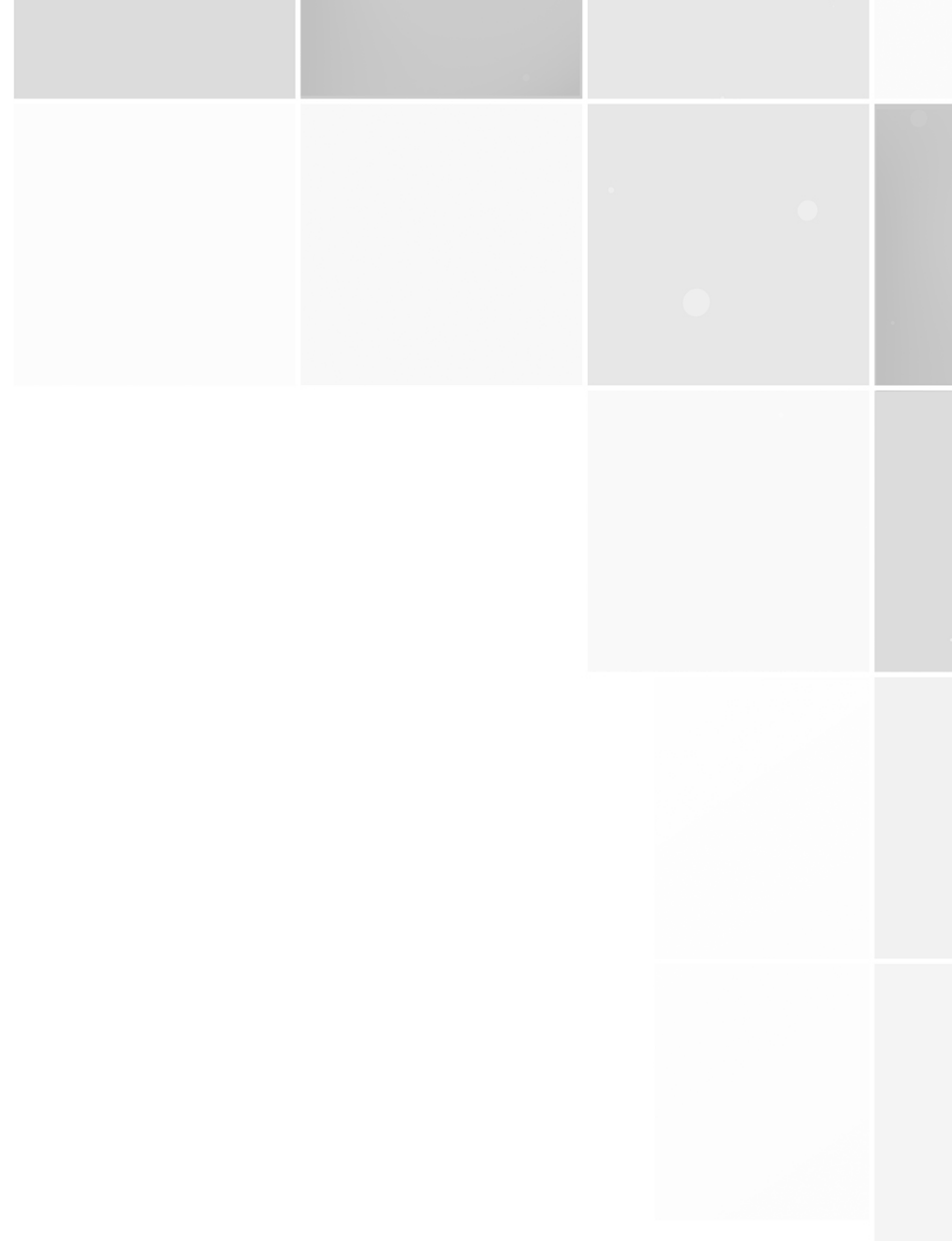
All developments must comply with the standards of the Murrieta Municipal Code Title 16, Zoning, and any applicable specific plan.

To summarize requirements, this document includes a checklist of the standards as they relate to product type and location. The checklist should be reviewed and completed prior to project submittal to ensure all requirements are met and all guidelines have been considered.

**Step 5: Consult with the Community Development Department (Planning)**

It is highly recommended for prospective applicants to meet with Planning staff and obtain and become familiar with the application and submittal requirements for a project prior to a formal submittal. Additionally, the Development Services Department requires a pre-application service for all projects. A pre-application allows applicants to receive staff review from various departments prior to a formal application submittal. Formal submittal will also include the signed checklist to be reviewed by Planning staff; approval will not be given or determined without a signed checklist.

Applicants shall follow application procedures as directed by staff. The City of Murrieta Municipal Code (MMC) establishes required procedures for submitting and reviewing development applications.



**TABLE 1.1 ARCHITECTURAL STYLES PERMITTED BY ZONE**

ZONE	MAX PERMITTED HEIGHT <sup>1</sup>	BUILDING TYPES	PERMITTED ARCHITECTURAL STYLE	NOTES
Downtown Murrieta Specific Plan (DTSP) -  Including all properties abutting the DTSP on Ivy, Kalmia, Jefferson, and Hayes.	100 Feet	See Specific Plan	<ul style="list-style-type: none"> <li>» Mission - Spanish Colonial Revival (Max 6 stories)</li> <li>» Craftsman (Max 4 stories)</li> <li>» American Mercantile (Max 8 stories)</li> </ul>	<p>The following styles may be built up to 4 stories, provided the 4th story is less than 70 percent of the ground floor footprint:</p> <ul style="list-style-type: none"> <li>» Craftsman</li> </ul>
Multi-Family 1 (MF-1)	50 Feet	Townhome, Multiplex, Garden	<ul style="list-style-type: none"> <li>» Mission - Spanish Colonial Revival (Max 6 stories)</li> <li>» Craftsman (Max 3 stories)</li> <li>» Tuscan (Max 4 stories)</li> <li>» Farmhouse (Max 3 stories)</li> </ul>	<p>The following styles may be built up to 4 stories, provided the 4th story is less than 70 percent of the ground floor footprint:</p> <ul style="list-style-type: none"> <li>» Craftsman</li> <li>» Farmhouse</li> </ul>
Multi-Family 2 (MF-2)	50 Feet	Townhome, Multiplex, Garden	<ul style="list-style-type: none"> <li>» Mission - Spanish Colonial Revival (Max 6 stories)</li> <li>» Craftsman (Max 3 stories)</li> <li>» Tuscan (Max 4 stories)</li> <li>» Farmhouse (Max 3 stories)</li> </ul>	See above, same as MF-1.
Multi-Family 3 (MF-3)	100 Feet	Townhome, Multiplex, Garden, Wrap, Podium	<ul style="list-style-type: none"> <li>» Mission - Spanish Colonial Revival (Max 6 stories)</li> <li>» Craftsman (Max 3 stories)</li> <li>» Tuscan (Max 4 stories)</li> <li>» Farmhouse (Max 3 stories)</li> </ul>	See above, same as MF-1.
Multi-Family 4 (MF-4)	100 Feet	Townhome, Multiplex, Garden, Wrap, Podium	<ul style="list-style-type: none"> <li>» Mission - Spanish Colonial Revival (Max 6 stories)</li> <li>» Tuscan (Max 4 stories)</li> </ul>	See above, same as MF-1.
Transit Oriented Development (TOD) Overlay	150 Feet	Garden, Wrap, Podium, Tower	<ul style="list-style-type: none"> <li>» Mission - Spanish Colonial Revival (Max 6 stories)</li> <li>» American Mercantile (Max 8 stories)</li> <li>» Modern (No limit)</li> <li>» Farmhouse (Max 4 stories)</li> </ul>	<p>The following styles may be built up to 4 stories, provided the 4th story is less than 70 percent of the ground floor footprint:</p> <ul style="list-style-type: none"> <li>» Farmhouse</li> </ul>
Commercial, Office and Innovation (per SB 6 and 2011)	Varies by location	Townhome, Multiplex, Garden, Wrap, Podium	<ul style="list-style-type: none"> <li>» Mission - Spanish Colonial Revival (Max 4 stories)</li> <li>» Modern (Office, Innovation and TOD only, see notes)</li> <li>» Farmhouse (Varies by location)</li> </ul>	<ul style="list-style-type: none"> <li>» Modern is allowed in the Office, Innovation, and TOD districts only.</li> <li>» Office zoned areas south or west of Jefferson Avenue or abutting the DTSP are limited to the 3 DTSP styles or Farmhouse.</li> </ul>

NOTES: 1. BUILDING HEIGHT AS DEFINED BY THE APPLICABLE ZONE IN THE MURRIETA DEVELOPMENT CODE OR SPECIFIC PLAN.



# 2.0 GENERAL STANDARDS

[2.1 Site Planning](#)

[2.2 Standard Parking](#)

[2.3 Common Open Space](#)

[2.4 Recreational Amenities](#)

[2.5 Private Open Space](#)

[2.6 Landscaping](#)

[2.7 Frontage Types](#)

[2.8 Exterior Lighting](#)

[2.9 Trash & Recycling Enclosure](#)

[2.10 Door Bells](#)

## 2.1 SITE PLANNING

- a. Site design requirements (including density, building height, site coverage, setbacks, parking ratio, and open space requirement) shall be that specified for the zoning district in which the project is located.
- b. Residential complex developments with 8 to 14 buildings<sup>1</sup> shall provide a minimum of two distinct color schemes. A single color scheme shall be dedicated to no less than 30 percent of all residential buildings.
- c. Residential complex developments with 15 to 29 buildings<sup>1</sup> shall provide the following. The number of buildings in a single style shall be no less than 30 percent.
  - i. Two architectural styles from Chapter 4 *and*
  - ii. Two distinct different color schemes.
- d. Residential complex developments with 30 or more buildings<sup>1</sup> shall provide the following. The number of buildings in a single style shall be no less than 30 percent.
  - i. Three architectural styles from Chapter 4 *and*
  - ii. Three distinct different color schemes.
- e. Architectural styles capped at three stories (i.e., Craftsman and Farmhouse) may be allowed to build an additional story if the fourth story footprint is less than 70 percent of the ground-level footprint.
- f. Larger projects (greater than 150 units) shall contain at least two of the following to reduce the appearance of bulk:
  - Vary roof heights

<sup>1</sup> EXCLUDING NONRESIDENTIAL BUILDINGS SUCH AS COMMONS BUILDINGS, CARPORTS, SERVICE STRUCTURES, ETC.

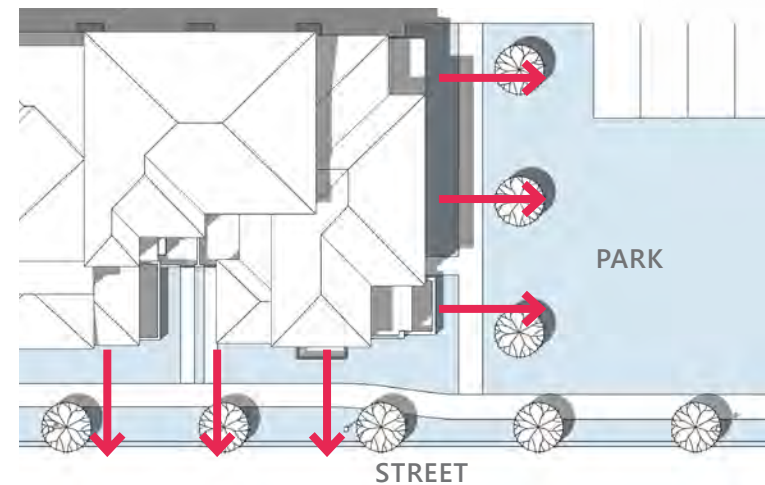
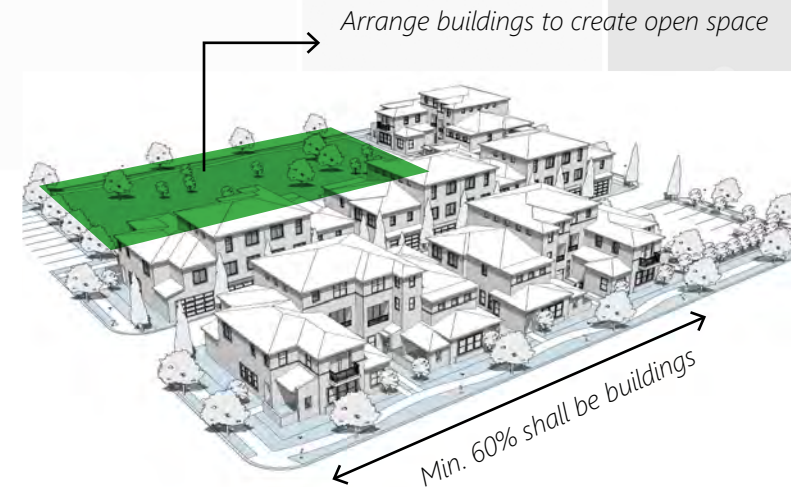


*Buildings along streets shall provide visual interest by using different layouts or architectural features.*



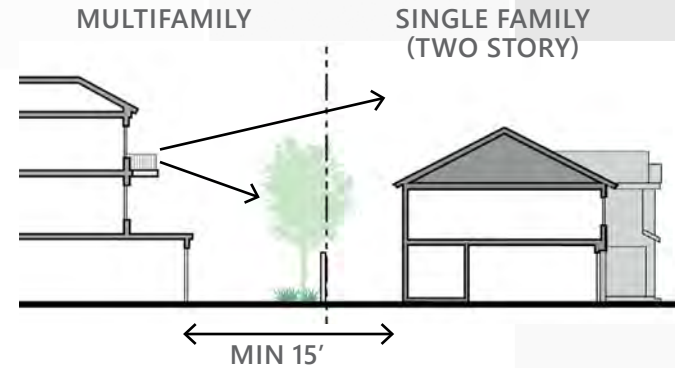
*Large residential complex developments shall provide diversity through different architectural styles or colors.*

- Vertical planes
  - Different materials and colors
- g. Roof forms and roof lines shall be broken into a series of smaller building components when viewed from the street. Long, linear, unbroken roof lines shall not exceed 50 feet.
- h. Visual interest shall be provided through architectural variety, especially where several new buildings face streets, such as by using different layouts and/or architectural features. Abutting buildings shall have complementary architectural styles.
- i. Proposed cut-and-fill slopes shall be rounded off both horizontally and vertically.
- j. Where pedestrian circulation crosses vehicular routes, a change in grade materials, textures, or colors shall be provided to emphasize the conflict point and improve its visibility and safety.
- k. Pedestrian linkages to nearby neighborhoods, schools, parks, commercial projects, and parking areas shall be provided.
- l. Orient buildings toward public (and private) streets to positively define street edges. Buildings adjacent to both public streets and public open space amenities, such as parks, shall be designed with a dual orientation.
- m. A minimum of 60 percent of the street frontage shall be devoted to buildings. The remaining 40 percent may be devoted to parking, landscaping, and driveways. Except for urban area or area with slope restrictions.
- n. Except for garage entrances, structured parking shall not be visible from the primary streets or any public open space.



*Building shall be designed with a dual orientation when it is adjacent to both street and open space.*

- o. Loading docks and service areas on a corner lot must be accessed from the side street.
- p. Gates that control vehicular and pedestrian access to a residential site are considered privacy gates and shall be subject to review and approval of the Development Services Department and Fire Department.
- q. Arrange buildings to provide functional common outdoors spaces (such as courtyards, paseos, or parks) for the use of residents.
- r. If adjacent to a single-family residential zone, buildings shall be designed so as not to have a direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line. This can be accomplished through:
  - i. Stepbacks of upper stories (setback and stepback distance see Table 16.08-4 in MMC 16.08.020).
  - ii. Placement of windows or balconies.
  - iii. Use of clerestory windows, glass block, or opaque glass.
  - iv. Mature landscaping in the rear or side setback areas.
- s. Residential structures on the same lot (not attached) shall maintain a minimum separation of at least 10 feet for one-story structures, 15 feet for two-story structures, and 20 feet for three-story structures. (MMC 16.18.130)
- t. Mixed-use building orientation shall comply with all the standards mentioned above and the following standards.
  - i. Commercial/Office Units. Commercial/Office unit entrances shall face the street, a parking area, or an interior common space.
  - ii. Entrances to residential units shall be physically separated from the entrance to the permitted commercial uses and clearly marked with a physical feature.



*Large plants create a living privacy wall that blocks the direct line-of-sight and protects the privacy of the adjacent single-family property.*



*Commercial/Office unit entrances shall face the street, a parking area, or an interior common space.*

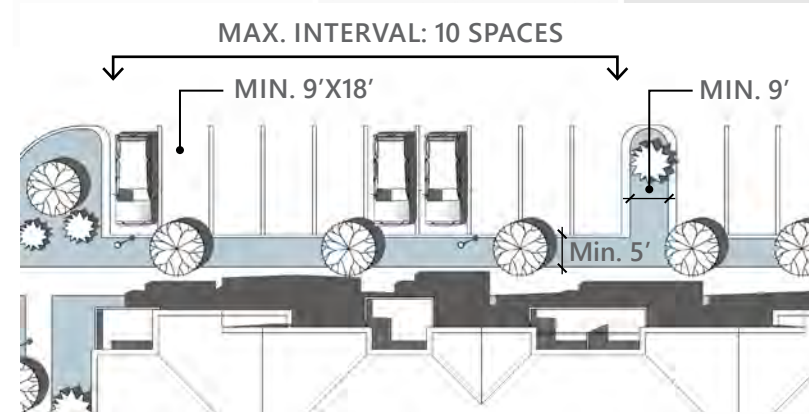


## 2.2 PARKING

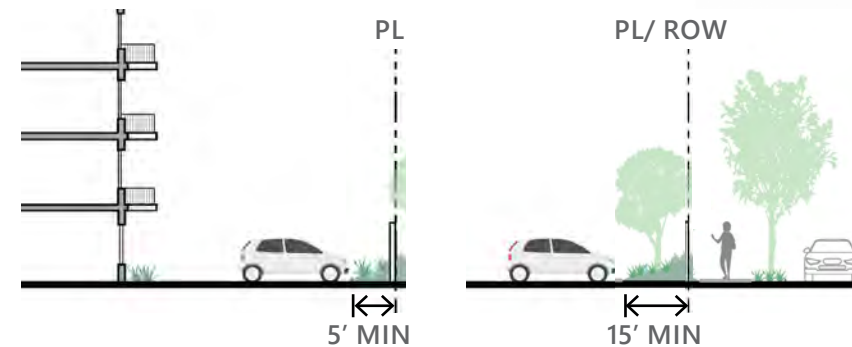
Parking standards shall comply with the standards stated in MMC 16.08.040 and MMC 16.34, as well as the following.

### 2.2.1 SURFACE PARKING

- a. Parking lots shall be placed to the side or rear of buildings. There shall be no vehicular parking between townhouse fronts and the public right-of-way.
- b. Parking lots shall be connected to all building entrances by means of internal pedestrian walkways. Pedestrian walkways shall be not less than six feet wide.
- c. Landscaped planters shall be not less than nine (9) feet in width in all interior dimensions.
- d. Adjacent to Side or Rear Property Lines: Parking areas shall provide a perimeter landscaped strip at least five (5) feet wide.
- e. Adjacent to Streets: Parking areas shall provide a perimeter landscaped strip at least 15 feet wide between the street right-of-way and parking area.
- f. Lighting standards shall comply with MMC 16.18.110.
- g. Access drives shall be at least 200 feet apart and at least 100 feet from property lines and street intersections unless an approved shared drive is provided or the driveway location does not create a traffic hazard to adjacent property. (MMC 16.08.040)
- h. Maximum number of driveways:
  - One driveway for lot frontage up to 150 feet.
  - Two driveways for lot frontage 150 feet to 299 feet.
  - One driveway for each additional 300 feet.



*A landscaped island shall be at least nine feet in all interior dimensions.*



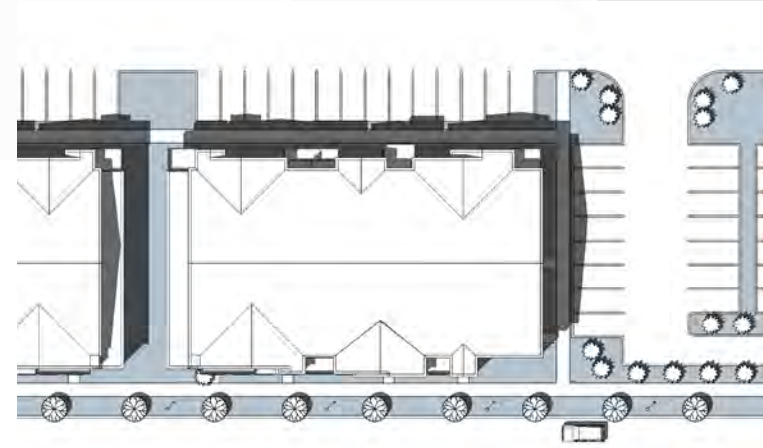
*Parking areas adjacent to a side or rear property line shall provide a minimum of 5-foot-wide landscape buffer. Parking area adjacent to public rights-of-way shall provide a minimum of 15-foot-wide landscape buffer.*

- i. Bicycle parking requirement shall comply with the standards in MMC 16.34.090.
- j. Numbers of required vehicle parking spaces shall be consistent with MMC 16.34.040, Table 3.7.
- k. Disabled/handicapped parking requirements shall comply with the standards in MMC 16.34.060.
- l. Electric vehicle parking spaces shall be implemented consistent with MMC 16.44.115, Electric Vehicle Parking Requirements, and California Vehicle Code Section 22511.2.
- m. Open parking areas shall be screened from view of adjacent properties and streets using walls, berms, and/or evergreen landscaping.
- n. Parking lot landscaping shall be located so as to discourage pedestrians from having to cross any landscaped areas to reach building entrances from parked cars.

## 2.2.2 RESIDENTIAL GARAGE

If garage parking is provided, the following standards shall apply:

- a. Garage doors may occupy no more than 40 percent of a building's street frontage and shall be recessed a minimum of 18 inches from a street-facing wall plane.
- b. Street-facing garage doors serving individual units that are attached to the structure must incorporate one or more of the following so that the garage doors are visually subservient and complementary to other building elements:
  - i. Garage door windows or architectural detailing consistent with the main dwelling.



*Surface parking shall be located to the side or rear of the building.*



*1-Car Garage  
10'x20'*

*2-Car Garage  
20'x20'*

- ii. Arbor or other similar projecting feature above the garage doors.
- iii. Landscaping occupying 50 percent or more of driveway area serving the garage (e.g., "ribbon" driveway with landscaping between two parallel strips of pavement for vehicle tires)
- c. Minimum Interior Dimensions for Residential Enclosed Garages.
  - i. A single-car garage shall be at least 10 feet wide and 20 feet long.
  - ii. A standard double-car garage shall be at least 20 feet wide and 20 feet long.
  - iii. Each garage space shall be equipped with an automatic door opener and a roll-up sectional or similar garage door that does not extend onto the apron. On multifamily dwellings, a security gate on a multispace garage is permitted.
- d. Numbers of required off-street parking spaces and bicycle parking slots are listed under MMC 1107.0304.
- e. For attached private garage, the design shall include adequate space for waste/solid storage and a water heater unit.

### 2.2.3 PARKING STRUCTURE AND LOADING

- a. Any driveway providing access to a parking structure shall have a minimum width of 28 feet.
- b. Parked vehicles at each level in the structure shall be shielded from view of adjoining streets.
- c. The exterior elevations of parking structures shall be designed to minimize the use of blank concrete facades. This can be accomplished through the use of textured concrete, planters or trellises, or other architectural treatments.



*Any driveway providing access to a parking structure shall have a minimum width of 28 feet.*

- d. If a toll or fee booth is in the driveway area, the driveways on either side of the booth shall have a minimum width of 14 feet.
- e. The maximum length of a parking aisle without being intersected by another parking aisle or driveway shall be 300 feet.
- f. The parking areas of sloped-floor parking structures shall not exceed a grade of 5 percent as measured across the width of a 90 degree parking stall. The grade of a straight internal ramp shall not exceed 15 percent. The grade of a circular ramp shall not exceed 12 percent as measured at the outside ramp wall.
- g. A straight, one-way ramp shall be at least 14 feet in width. A two-way ramp shall be at least 24 feet in width. The minimum outside wall radius of a circular ramp shall be 36 feet.
- h. All ramps shall be provided with transition zones at the top and bottom of the ramp. Ramps with a grade of 10 percent or less shall have a transition zone at least 8 feet in length. Ramps with a grade of greater than 10 percent shall have transition zones at least 12 feet in length. The grade of a transition zone shall not exceed one-half the grade of the ramp it serves.
- i. Minimum lighting requirement at entrances and exits is 50 foot-candles. Minimum lighting requirement of parking areas is 5 foot-candles.
- j. The minimum distance of entry/exit from a corner intersection is 150 feet.
- k. Large illuminated signs with architectural features, such as an arch or canopy, shall be used at the entrance to emphasize the facility entry and attract patrons.
- l. Off-Street Loading Space Requirements:



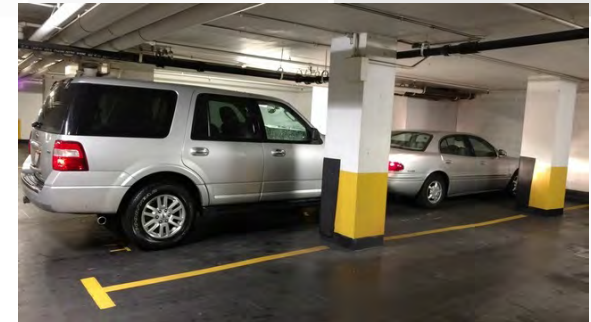
- i. One loading space is required in any parking lot with 15 or more spaces serving any nonresidential or mixed use.
- ii. Loading docks and service areas are prohibited on the primary street building frontage.
- iii. Loading requirements are listed under MMC 16.34.100.

## 2.2.4 TANDEM PARKING

- a. Tandem parking may be permitted to satisfy the off-street parking requirement for a residential unit in accordance with the following:
  - i. No more than two vehicles shall be placed one behind the other.
  - ii. Both spaces shall be assigned to a single dwelling unit.
  - iii. The tandem parking bay shall be a minimum 39 feet by 9 feet in interior dimensions.
  - iv. Tandem parking to meet required parking for multiunit development shall not exceed 50 percent of the total provided number of spaces.
  - v. Tandem parking shall not be used to satisfy the parking requirement for guest parking.
  - vi. The minimum vertical clearance shall be eight feet (per MMC 16.34.070).



*2-Car Tandem Parking  
9'x39'*



## 2.3 COMMON OPEN SPACE

- a. In projects with fewer than 10 units, the common open space shall have a minimum width and depth of 10 feet.
- b. In projects with 10 or more units, where the required common area is less than 3,000 square feet, the common outdoor space shall be concentrated in one area. The common recreation area shall be at least 25 feet in width.
- c. Where the required common area is 3,000 square feet or more, the space may be divided among multiple areas, provided that at least one recreation area is a minimum of 2,000 square feet with a minimum width of 25 feet. All other areas shall be at least 1,000 square feet with a minimum width of 10 feet.
- d. Primary common open space shall not be located at an extreme edge of the property or dispersed as smaller areas throughout the site.
- e. Residential units shall be within a 1/4 mile (1,320 feet) walking distance of common open space.
- f. Minimum Open Space Requirement:

ZONE	COMMON OPEN SPACE	PRIVATE OPEN SPACE	RECREATIONAL AMENITIES
MF-1	200 sq. ft.	60 sq. ft./upper floor 100 sq. ft./ground floor	<b>MF-3 and MF4:</b> For projects with 25 or more dwelling units, provide one recreational amenity for every 30 dwelling units or fraction thereof.
MF-2	200 sq. ft.	60 sq. ft./upper floor 100 sq. ft./ground floor	
MF-3	150 sq. ft.	All units 50 sq. ft.	
MF-4	150 sq. ft.	All units 50 sq. ft.	
DTSP	150 sq. ft.	See Specific Plan	
TOD	150 sq. ft.	All units 50 sq. ft.	
Others	150 sq. ft.	All units 50 sq. ft.	



*Common open space shall include common amenities (such as community gardens and tot lot) and landscaping.*



*Paseos*

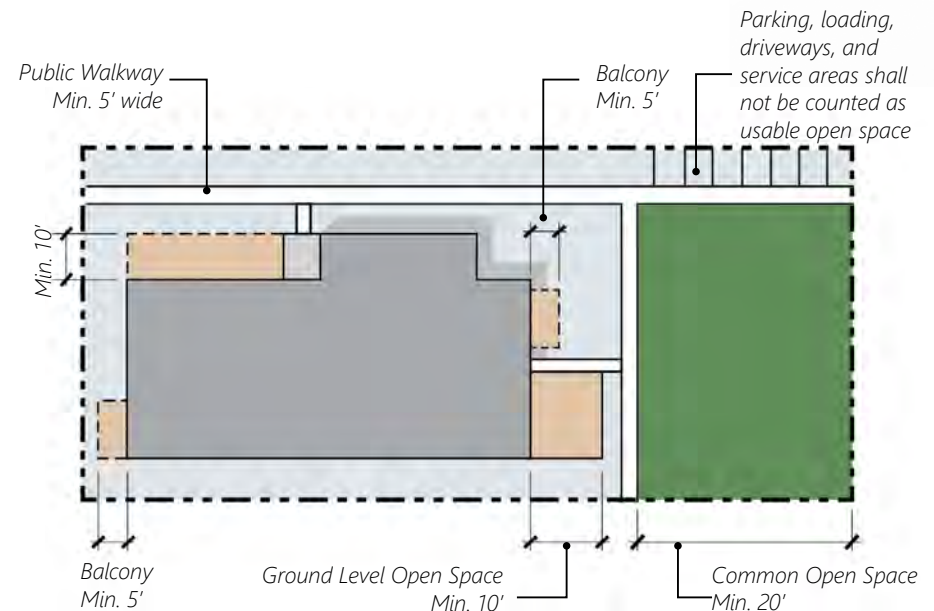
*Common Open Space*

*Common open space shall be centrally located and accessible to all the residents. At least one side of the common open space shall border residential buildings.*

- g. Pedestrian walkways shall connect the common open space to a public right-of-way or building entrance.
- h. Open space areas shall not be directly adjacent to arterial streets, service areas, or commercial development to ensure that they are sheltered from the noise and traffic of streets and incompatible uses. Alternatively, a minimum of 10-foot-wide, dense landscaping shall be provided as screening.
- i. An area of usable common open space shall not exceed an average grade of 10 percent. The area may include landscaping, walks, recreational facilities, and small decorative objects such as artwork and fountains.
- j. All common open spaces shall include seatings and lights. Site furniture shall use graffiti-resistant materials and/or coatings and skateboard deterrents to retain the site furniture's attractiveness.
- k. Forecourt must be enclosed on at least three sides by buildings. The minimum dimension of any side is 40 feet.
- l. Multifamily developments exceeding 150 units shall have at least two common open space areas and shall incorporate activities for different age groups.



*Children's play areas shall be protected from any adjacent streets or parking lots with a fence or other barrier at least 4 feet in height.*



## 2.4 RECREATIONAL AMENITIES

- a. The required front yard area shall not be counted toward the common recreation area requirement.
- b. Projects shall include at least one children's play area with a minimum dimension of 150 square feet.
- c. Developments that include 30 or more dwelling units shall include at least one play area for children (unless age restricted to senior citizens or within 300 feet of a public park). Such play areas shall:
  - i. Have a minimum dimension of 20 feet in any direction and a minimum area of 600 square feet.
  - ii. Contain play equipment, including equipment designed for children age five years and younger.
  - iii. Be visible from multiple dwelling units within the project.
  - iv. Be protected from adjacent streets or parking lots with a fence or other barrier at least 4 feet in height.
- d. Unless otherwise approved by the Planning, Building and Public Works Director, required play spaces for children shall be accessible from all on-site dwellings by pedestrian paths and separate from vehicular areas.
- e. All play areas shall be located away from high automobile traffic and shall be situated for maximum visibility from the dwelling units.
- f. A play area for children under age five shall be provided within direct visibility of common spaces.



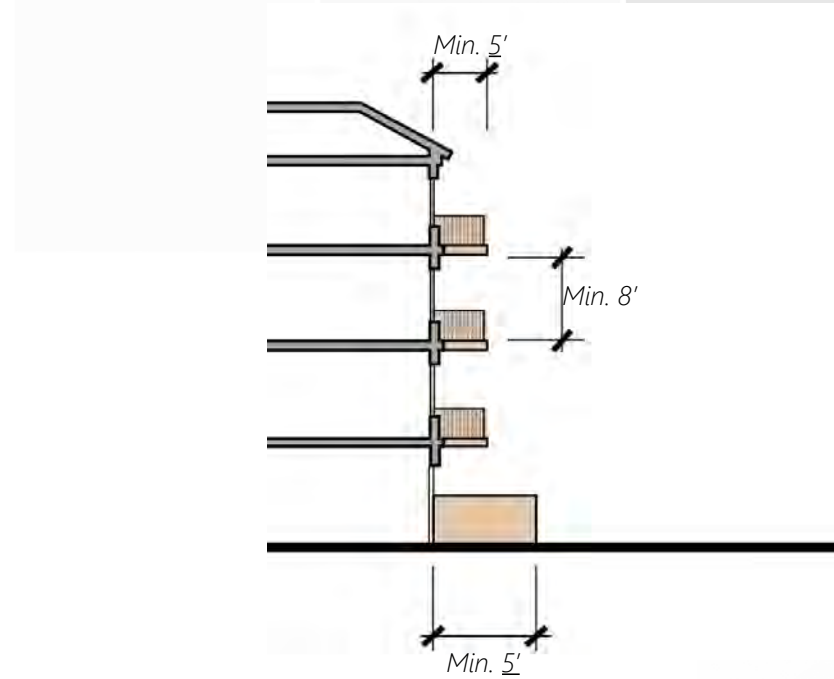


- g. Senior housing and/or HOPA housing shall be exempt from the requirement to provide play areas, but shall provide areas of congregation that encourage physical activity.
- h. One common recreational amenity shall be provided for every 30 units or fraction thereof. Facilities that serve more people could be counted as two amenities. The following listed amenities satisfy the recreational requirements.
  - i. Clubhouse at a minimum of 750 square feet (counts as two)
  - ii. Swimming pool at a minimum of 15x30 feet or equal surface area (counts as two)
  - iii. Tennis, basketball, or racquetball court
  - iv. Weightlifting facility
  - v. Children's playground at a minimum of 600 square feet
  - vi. Sauna or jacuzzi
  - vii. Day care facility (counts as two)
  - viii. Other recreational amenities deemed adequate by the director
  - ix. Community garden



## 2.5 PRIVATE OPEN SPACE

- a. Private usable open space shall be accessible to only one living unit by a doorway or doorways to a habitable room or hallway of the unit.
- b. Private usable open space on the ground level (e.g., yards, decks, patios) shall have no horizontal dimension less than 5 feet. Private open space above ground level (e.g., porches, balconies) shall have no horizontal dimension less than 5 feet.
- c. Above-ground-level space shall have at least one exterior side open and unobstructed for at least 8 feet above floor level except for incidental railings and balustrades.
- d. Guardrails on open-sided surfaces (stairs, balconies, decks, porches, etc.) must be at least 36 inches in height.
- e. Balconies and decks shall have walls or railings that are at least 50 percent open.
- f. Private open spaces shall be contiguous to the units they serve and screened to a minimum height of 4 feet by use of plant materials, solid walls, or building surface.



**Standards 2.5.b and 2.5.c:** Private open space minimum dimensions requirements.



Private open space at ground level



Private open space at upper level

## 2.6 LANDSCAPING

Landscaping shall comply with the standards in MMC 16.28.040, MMC 16.28.070, and MMC 16.28.080 as well as the following:

- a. Landscaping materials shall consist of:
  - i. Shrubs, of at least one-gallon size.
  - ii. Ground cover instead of grass/turf.
  - iii. And/or decorative nonliving landscaping materials, including but not limited to sand, stone, gravel, wood, or water, may be used to satisfy a maximum of 25 percent of the required landscaped area.
- b. Trees shall be planted to maximize the shading of paved areas, outdoor seating, and south- and west-facing windows.
- c. The tree palette shall provide a balanced use of evergreen and deciduous trees.
- d. Landscaping that is a minimum of 5 feet wide shall be incorporated around the base of buildings (except for walkways and driveways) to soften the edges between parking, drive aisles, and sidewalks.
- e. Development on sloped properties shall follow the natural contours of the land by use of design features listed in MMC 16.08.040.
- f. The applicant shall choose and group plant species with similar water demands to facilitate efficient irrigation. (MMC 16.28.060)
- g. High-water-use plants with a plant factor of 0.7 to 1.0, can only be used in the common open space.
- h. Turf is not allowed on slopes greater than 25 percent where the toe of the slope is adjacent to impermeable hardscape (MMC 16.28.060).



- i. All setbacks and nonwork areas shall be landscaped in the development area.
- j. Hardscape shall not be used to meet minimum site landscaping requirements in MMC 16.28.070.
- k. Pedestrian access to sidewalks and structures shall be considered in the design of all landscaped areas.
- l. A mix of plant materials shall be provided in compliance with Table 3-5, MMC 16.28.080
- m. Primary street trees, shade trees, and parking lot trees shall be 15-gallon trees.
- n. Sidewalks and pedestrian walkways shall be a minimum of 5 feet in width.



## 2.7 FRONTAGE TYPES

### Storefronts

A frontage that reinforces the commercial character and use of the ground floor of the building. The elevation of the ground floor is at or near the grade of sidewalk to provide direct public access into the building.

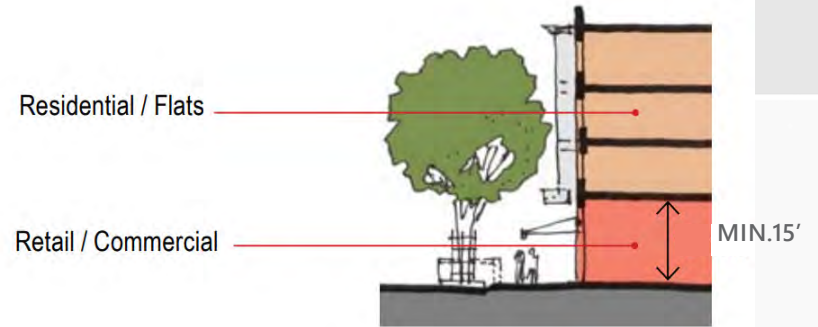
### Live-work/office fronts

A frontage that reinforces that both residential and work activities can occur in the building. The elevation of the ground floor is at or near the grade of sidewalk to provide direct public access to the building.

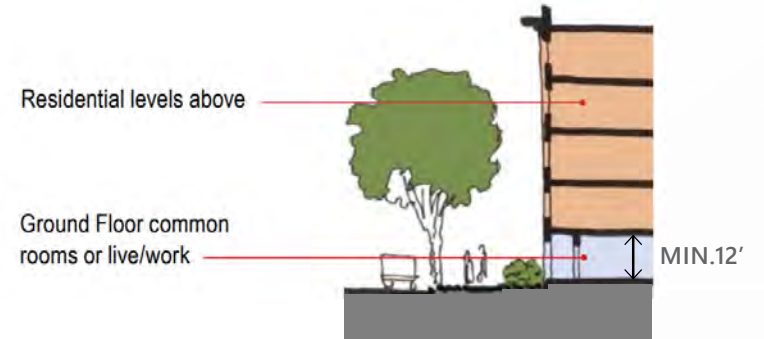
### Residential fronts

A frontage that reinforces the residential character and use of the building. The ground floor is elevated above the grade of the lot to provide privacy for residences by preventing direct views into the home from the sidewalk.

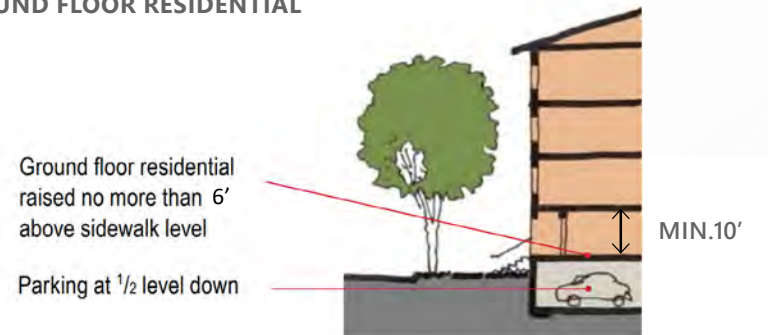
**GROUND FLOOR COMMERCIAL**



**GROUND FLOOR LIVE-WORK / OFFICE**



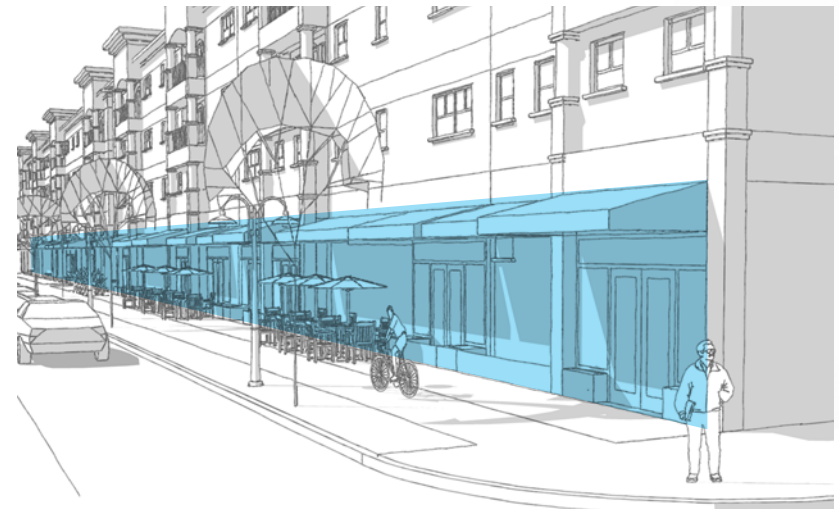
**GROUND FLOOR RESIDENTIAL**



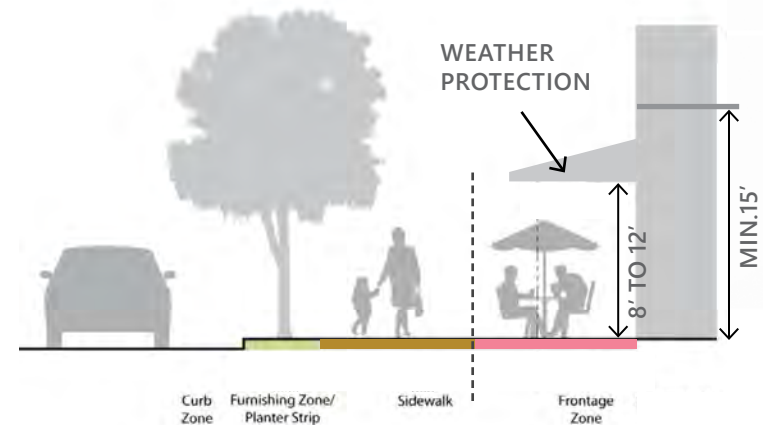
## 2.7.1 STOREFRONTS

Storefronts and landscaping shall comply with the standards in MMC 16.44.100.

- a. The ground-floor elevation shall be near the elevation of the sidewalk to minimize the need for external steps and external ADA ramps at public entrances.
- b. All ground-floor tenant spaces that have street frontage shall have storefront entrances on the façade fronting a street.
- c. Entrance shall be emphasized and clearly recognizable from the street using one or more of the following methods:
  - i. Projecting nonfabric awnings or canopies above an entry (covered entry).
  - ii. Varied building mass above an entry, such as a tower that protrudes from the rest of the building surface.
  - iii. Special corner building entrance treatments, such as a rounded or angled facets on the corner or an embedded corner tower above the entry.
  - iv. Special architectural elements, such as columns, porticos, overhanging roofs, and ornamental light fixtures.
  - v. Projecting or recessed entries or bays in the facade.
  - vi. Recessed entries must feature design elements that call attention to the entrance, such as ridged canopies, contrasting materials, crown molding, decorative trim, or a 45-degree cut-away entry.
  - vii. Changes in roofline or articulation in the surface of the subject wall.



- d. Lobby entrances to upper floor uses shall be on a façade fronting a street.
- e. A minimum 10-feet shall be provided from the back of curb to the building.
- f. The ground between the curb and the building face shall be paved with hard surfaces to maximize the walkable area and provide flexible spaces to accommodate commercial uses.
- g. Windows and/or glass doors shall cover not less than 50 percent of the first-floor elevation along street frontages.
- h. At least 25 percent of the surface area of each upper-floor façade shall be occupied by windows.
- i. Projecting elements on upper floors may project 5 feet from the façade and into the setback.
- j. Development with retail, commercial, community, or public uses on the ground floor shall have a clear floor-to-ceiling height of at least 15 feet.
- k. The minimum height for awnings or marquees is 8 feet above finished grade, and the maximum height for awnings or marquees is 12 feet above finished grade, except as otherwise required in the Building Code approved by the City.
- l. If the front façade is set back from the public sidewalk, the setback shall be improved as an extension of the public sidewalk.



## 2.7.2 LIVE-WORK/OFFICE FRONTS

- a. The ground-floor elevation shall be near the elevation of the sidewalk to minimize the need for external steps and external ADA ramps at public entrances.
- b. All ground-floor tenant spaces that have street frontage shall have entrances on a façade fronting a street. All other ground-floor uses may have a common lobby entrance along the front façade or private entrances along other facades.
- c. Entrances to upper-floor units may be provided through a common lobby entrance and/or by a common entrance along a façade fronting a street.
- d. At least 40 percent of the surface area of the ground-floor façade shall be occupied by display windows or translucent panels.
- e. At least 25 percent of the surface area of each upper-floor façade shall be occupied by windows.
- f. Projecting elements on upper floors may project 3 feet from the façade and into the setback.
- g. The ground floor shall have a clear floor-to-ceiling height of at least 12 feet.
- h. The minimum height for awnings or marquees is 8 feet above finished grade, and the maximum height for awnings or marquees is 12 feet above finished grade, except as otherwise required in the Building Code approved by the City.
- i. If the front façade is set back from the public sidewalk, the setback shall be landscaped and/or improved as an extension of the public sidewalk.





## 2.7.3 RESIDENTIAL FRONTS

- a. Garages shall not exceed 40 percent of the length of the building facade.
- b. The ground-floor elevation shall be within 6 feet of the ground surface of the adjacent sidewalk or walkway.
- c. Entrances to ground-floor units that have street frontage may be provided through a common lobby entrance and/or by private entrances from the adjacent sidewalk.
- d. Entrances to upper-floor units may be provided through a common lobby entrance and/or by a common entrance along a façade fronting a street.
- e. At least 25 percent of the surface area of the ground- and upper-floor façades shall be occupied by windows.
- f. The ground floor shall have a clear floor-to-ceiling height of at least 10 feet.
- g. Stoops and front porches may be provided in front of building and unit entrances. Stoops and front porches may project up to 5 feet from the façade and into the setback.
- h. Projecting elements on upper floors may project 3 feet from the façade and project into the setback.
- i. The public sidewalk shall be improved with street trees in compliance with MMC 16.28.080.
- j. If the front façade is set back from the public sidewalk, the setback shall be landscaped (excluding stoops/front porches and paved paths to building entrances).



## 2.8 EXTERIOR LIGHTING

A lighting plan shall be prepared and shall demonstrate the dispersal of light on the ground surface and compliance with MMC 16.18.100.

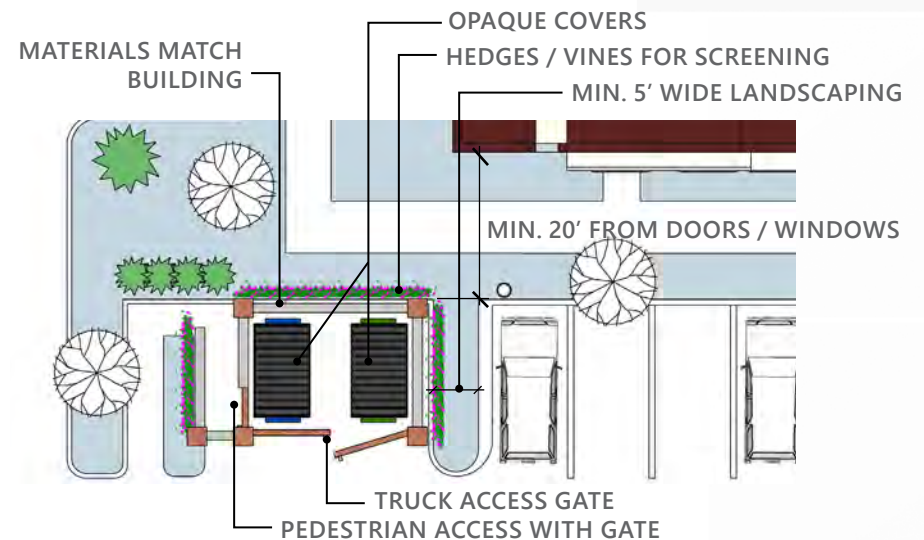
- a. Lighting shall be shielded and directed downward, and the location of lights coordinated with the approved landscape plan.
- b. Exterior lamps shall be low wattage, LED, and except for outdoor Christmas lights, shall not be colored.
- c. All exterior lighting shall be dark-sky compliant and designed, located, and lamped to prevent overlighting, energy waste, glare, and light trespass.
- d. Bollard lighting may be used to light walkways and other landscape features, but shall cast light downward.
- e. All parking lot lights shall be full-cutoff luminaires, as certified by the manufacturer, with the light source directed downward and away from adjacent residences.
- f. Street lights shall use decorative lighting poles that match the community theme.
- g. Outside and parking-lot lighting shall not exceed 0.1 foot-candle at residential property lines.
- h. Lighting shall be placed so as to minimize its impact on adjacent buildings and properties, especially residential uses. Any lighting source, including illuminated signs, shall be positioned so that light does not shine directly into residential windows. (DTSP Section 4.8)



## 2.9 TRASH AND RECYCLING ENCLOSURE

- a. Storage areas shall be conveniently accessible for trash removal by standard refuse disposal vehicles.
- b. Enclosures shall be finished using materials compatible with the surrounding architecture.
- c. Trash storage areas that are visible from the upper stories of adjacent structures shall have an opaque or semi-opaque horizontal cover/screen to mitigate unsightly views.
- d. Provide a concrete pad within the fenced or walled area(s) and a concrete apron that facilitates the handling of the individual bins or containers.
- e. Loading areas and refuse storage facilities shall be as far as possible from residential units and shall be completely screened from view of adjacent residential portions of the project. The location and design of trash enclosures shall account for potential nuisances from odors.
- f. For sites having 2 to 6 units, a minimum 12-square-foot waste and 12-square-foot recycling enclosure shall be provided.
- g. For sites having 7 to 15 units, a minimum 24-square-foot waste and 24-square-foot recycling enclosure shall be provided.
- h. For sites having 16 to 25 units, a minimum 48-square-foot waste and 48-square-foot recycling enclosure shall be provided.
- i. For sites having more than 25, every additional 25 dwellings or fraction thereof shall require an additional 48 square feet for solid waste and 48 square feet for recyclables.
- j. All recycling areas in multifamily residential developments shall be within 250 feet of any residential unit.

- k. Storage areas shall not be closer than 20 feet from doors or operable windows of adjacent structures.
- l. For an individual unit, a minimum of 3 cubic feet shall be provided for the storage of refuse, and a minimum of 3 cubic feet shall be provided for the storage of recyclable material.



*Solid waste and/or recycling enclosures shall have reasonable access for both pedestrians and collection trucks.*



## 2.10 DOORBELLS

- a. Every building consisting of more than 5 dwelling units shall be equipped with doorbells, intercoms, or other signaling device attached to the front exterior of the dwelling and accessible to all visitors to the dwelling.
- b. Doorbell locations shall meet the ADA requirement.
- c. If a gate is provided between the front door and the street, the gate shall be clearly marked as the main entrance to the business and include a doorbell, directory, call box, or other means of communication for patients and patrons to be allowed access to the business.





# 3.0 BUILDING STANDARDS BY TYPES

3.1 Low-Rise (3 Stories or Less)

3.2 Mid-Rise (4 to 6 Stories)

3.3 High-Rise (7 Stories or More)

## 3.1 LOW RISE (2 OR 3 STORIES)

Low-rise multifamily are buildings two or three stories with a maximum building height of 40 feet. The housing products include townhomes, duplex, triplex, fourplex, and courtyard. Low-rise multifamily is the major multifamily housing group in Murrieta. It is allowed in all areas where objective design standards apply. All the architectural styles in Chapter 4 could be applied to low-rise projects.

### 3.1.1 Site Design for Low Rise

Each unit shall have an individual entry facing a street or a common open space.

- a. Maximum building coverage: 40 percent.
- b. Resident and guest parking may be surface parking (covered or uncovered) or provided in a garage. Parking requirements and standards shall be in accordance with MMC 16.34.040 and Chapter 2.2, Parking, in this book.
- c. Open space requirements shall be in accordance with MMC 16.34.040 and Chapter 2.3, Common Open Space; Chapter 2.4, Recreational Amenities; and Chapter 2.5, Private Open Space, in this book.
- d. The area between a building and the street must be landscaped.
- e. Site development standards and required setbacks shall be in accordance with Table 16.08-4 in MMC 16.08.020.
- f. A street-facing primary entrance must feature a porch, covered entry, or recessed entry clearly visible from the street that gives the entrance visual prominence. Entrances must be connected to the adjacent sidewalk with a pedestrian walkway.
- g. A minimum of 10 percent of the site shall be landscaped with a mix of vegetative ground cover, shrubbery, and trees.
- h. All landscaping shall be irrigated with a permanent irrigation system unless a licensed landscape architect submits written verification that the proposed plant materials do not require irrigation. The property owner shall maintain all landscaping.



*Townhome*



*Triplex*



*Courtyard*

### 3.1.2 Product Types

#### A. Townhome

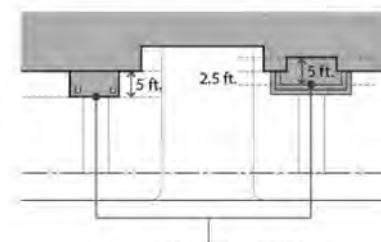
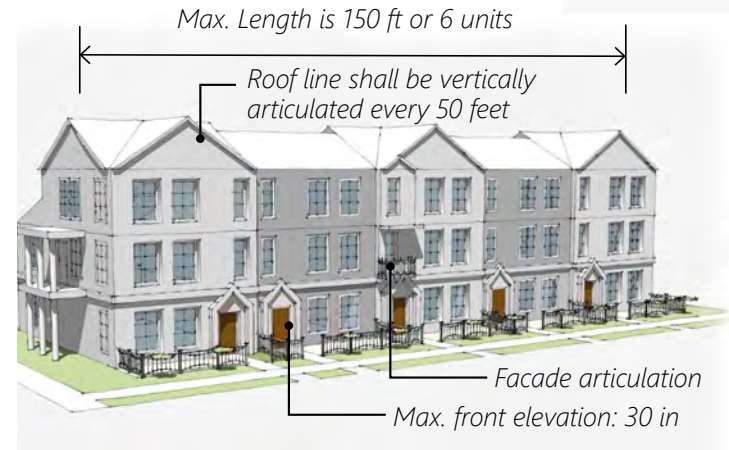
A building type constructed in a group of three or more attached units, in which each unit extends from the foundation to roof. Each unit shall have its own driveway and garage and take access from an alley. Each unit shares one to two walls with adjacent properties but have their own entrances. Townhomes are typically two stories, sometimes with a reduced footprint for the third floor.



### Townhome Building Massing Standards

- a. The minimum unit of a townhome shall be three units. The maximum building length shall be 150 feet or six units, whichever is less.
- b. Entrance frequency: At least one every 50 feet.
- c. Maximum elevation of the front entrance shall be 30 inches above adjacent sidewalk. If the elevation exceeds 30 inches, projects are subject to accessibility design review.
- d. Parking (garage) may be front loaded or rear loaded, but must be entered from alley.
- e. Architectural articulation and projection shall follow the requirement in MMC 16.08.040.
- f. Primary elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet, and each floor shall have at least two of the following features:
  - i. Recess (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of 4 feet.
  - ii. Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet.
  - iii. Offsets of facade or roof elevation of 2 feet or greater.
  - iv. The vertical massing of buildings shall be articulated to express each individual unit.
- g. Avoid having primary entry directly facing another unit's garage door.

- h. A covered porch or covered recess entry is required for each townhouse, with a minimum depth of 5 feet and a minimum area of 40 square feet.
- i. Rooflines shall be vertically articulated at least every 50 feet along the street frontage, through the use of architectural elements such as parapets, varying cornices, reveals, clerestory windows, or varying roof height and/or form.



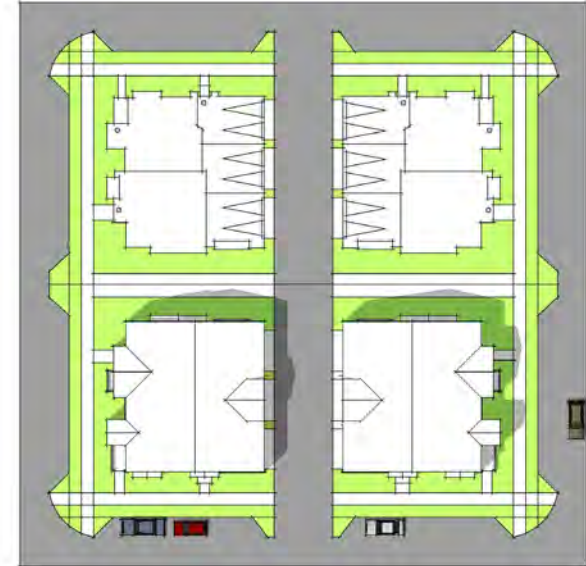
*Building Entrance: Porch or covered recess 5 feet deep and a minimum of 40 square feet.*





## B. Duplex, Triplex, and Fourplex

Building that consists of two to four side-by-side and/or stacked units, typically with individual entries along the front. Each unit has its own driveway and garage. It fits in low- to moderate-intensity neighborhoods.



## Multiplex Building Massing Standards

- a. The maximum building length shall be 150 feet.
- b. Alley or courtyard provides access to units and garages.
- c. Entrance frequency: At least one every 50 feet.
- d. Maximum elevation of first inhabited level: 30 inches above adjacent sidewalk.
- e. Parking (garage) shall be rear-loaded or detached.
- f. Architectural articulation and projection shall follow the requirement in MMC 16.08.040.
- g. Primary elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet, and each floor shall contain at least two of the following features:
  - i. Recess (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of 4 feet.
  - ii. Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet.
  - iii. Offsets of facade or roof elevation of 2 feet or greater.
- h. The vertical massing of buildings shall look like large residences.

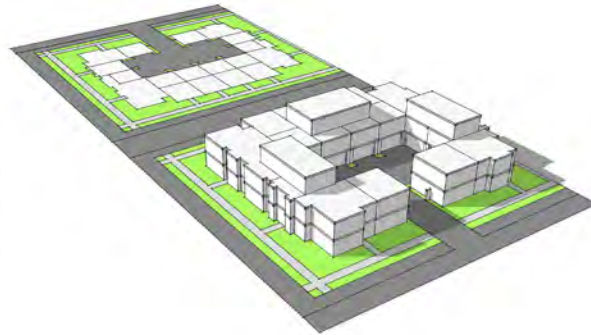


## C. Courtyard

Building that consists of up to 16 attached and/or stacked units, accessed from a shared courtyard. The shared court could be common open space (known as garden-court) or shared driveway (known as motor-court). The type is typically integrated as a small proportion of lower-intensity neighborhoods or, more consistently, into moderate-intensity neighborhoods.



*Garden-Court*



*Motor-Court*



*Garden-Court*



*Motor-Court*

## Courtyard Building Massing Standards

- a. The maximum building length shall be 150 feet at any side.
- b. Courtyard(s) shall be accessible from the residential street.
- c. If courtyard is common open space, the front facade shall face the open space.
- d. Alley or courtyard provides access to units and garages.
- e. Entrance frequency: At least one every 50 feet
- f. Maximum elevation of first inhabited level: 30 inches above adjacent sidewalk.
- g. The courtyard shall be easily accessed from the street.
- h. Recessed entries with arches or canopies, stoops, low privacy walls.
- i. Parking (garage) shall be rear-loaded or detached.
- j. Architectural articulation and projection shall follow the requirement in MMC 16.08.040
- k. Primary elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet, and each floor shall have at least two of the following features:
  - i. Recess (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of 4 feet.
  - ii. Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet.
  - iii. Offsets of facade or roof elevation of 2 feet or greater.



### 3.2 MID-RISE (4 TO 6 STORIES)

Mid-rise multifamily consists of buildings with four to six stories and a maximum building height of 80 feet. Four-story products include apartment flats with surface parking or wrap around a parking structure. Five- and six-story housing products include wrap and wood structure podiums. In a podium building type, the parking is underground or in an enclosed structure. Four-story buildings are allowed in all areas where the objective design standards apply. The applicable architectural styles are Spanish Colonial, American Mercantile, Tuscan, and Modern. Craftsman and Farmhouse may also have a four-story addition if the addition doesn't exceed 70 percent of the building footprint. Five- and six-story buildings are allowed in the MF-3, MF-4, and TOD zones. The applicable architectural styles are Spanish Colonial, American Mercantile, and Modern.



*Wrap building*



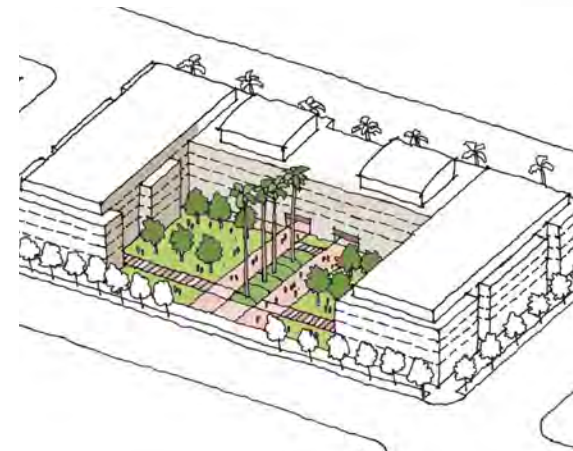
*Garden building*



*Podium building*

### 3.2.1 Site Layout for Mid-Rise

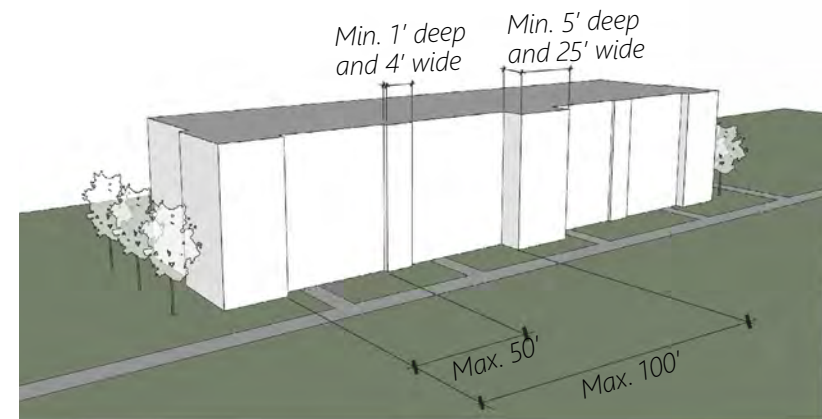
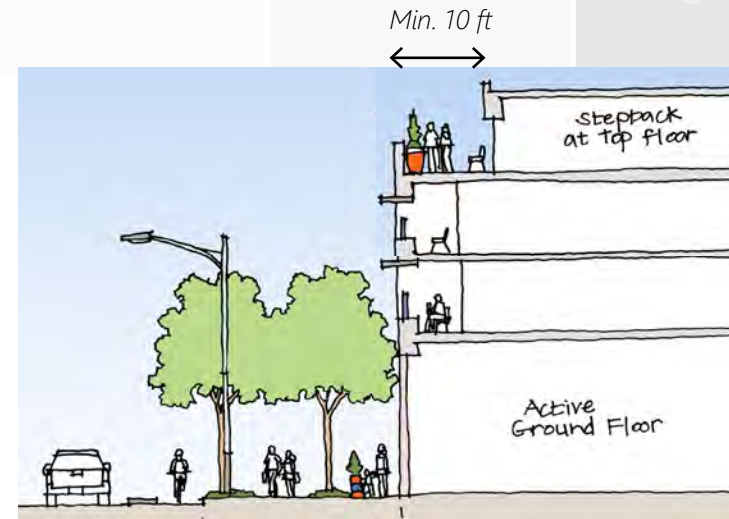
- a. Upper-floor units shall be accessed by a common entry along the front street.
- b. For mixed-use, ground-floor shops or office shall have individual entries along the adjacent street.
- c. Parking may be covered, uncovered, or in a garage. Standards shall be in accordance with MMC 16.34.040 and Chapter 2.3, Parking, in this book.
- d. Open space requirements shall be in accordance with MMC 16.34.040 and Chapter 2.3, Common Open Space; Chapter 2.4, Recreational Amenities; and Chapter 2.5, Private Open Space, in this book.
- e. Site development standards and required setbacks shall be in accordance with Table 16.08-4 in MMC 16.08.020.



### 3.2.2 Building Massing

Structures with heights greater than three stories shall set back upper portions of the structure a minimum of 10 feet for each additional two stories. (MMC 16.44.100)

- a. Buildings over three stories shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries.
- b. Major breaks shall be a minimum of 5 feet deep and 25 feet wide and shall extend at least two-thirds of the height of the building. Exceptions include for buildings with upper stories (above first floor) stepped back at least 5 feet, in which case the major break need only extend two-thirds of the height of the portion of the front façade that is not stepped back.
- c. Buildings shall have minor massing breaks at least every 50 feet along the street frontage. Minor breaks shall be a minimum of 1 foot deep and 4 feet wide and extend the full height of the building.
- d. Where parking structures are planned, the street side shall consist of pedestrian-active uses (such as stores, lobby) on the ground level to screen parking structures.
- e. Residential ground-floor uses in multi-family buildings, other than accessible units, shall be no more than 4 feet above the public sidewalk grade if setback is 15 feet or less.
- f. At least one elevator shall be provided in each multifamily building containing 21 or more units where some of those units have primary accesses only to the third or higher stories.



*Multiunits building shall have major and minor massing breaks to reduce bulkiness.*

- g. The ground-floor elevation shall consist of at least one of the following:
- i. A line of awnings or canopies over ground-floor storefronts, or amenity space windows extending at least 75 percent of the elevation width.
  - ii. Unobstructed transparent glass storefronts for at least 75 percent of the elevation width.
  - iii. A different exterior cladding material than the middle/body which is separated from the middle/body above by either an overhang or recess of 2 feet or more, or a horizontal belt course with a dimension of at least 12 inches, consisting of a different color and material separating the base from the middle section.
  - iv. A series of individual residential entries with recessed entryways.
  - v. A series of individual residential entries with porches with roofs.
- h. The cap is at the top of the building and shall include at least one of the following:
- i. If the building has a parapet wall, add a cornice feature in a different material and a depth of at least 12 inches over the wall below.
  - ii. If a building has a pitched roof, an eave overhang of at least 2 feet.
  - iii. A building stepback of at least 3 feet from the main wall plane of the story below.
  - iv. A change in exterior cladding material at the top story that is different than the story below, effectively using the top story as a wall cap.





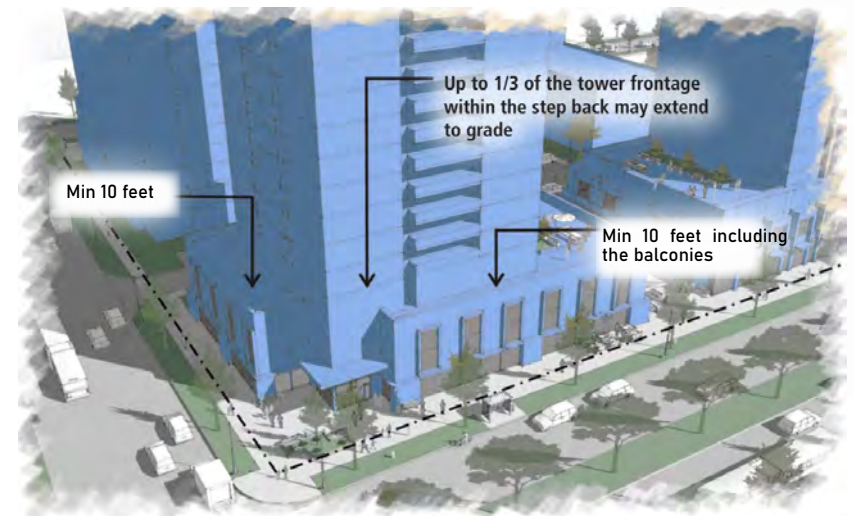
### 3.3 HIGH-RISE (7 STORIES OR MORE)

High-rise multifamily are buildings seven stories or higher with a maximum building height of 150 feet. They have a steel or concrete frame. Common open space is provided on the rooftop and/or indoor room. The applicable architectural styles are American Mercantile and Modern. High-rise is only allowed in the TOD zone.



### 3.3.1 Building Massing for High-Rise

- a. The minimum height of the base shall be two stories.
- b. The maximum height of the base of a proposed high-rise building shall be equal to the width of the right-of-way to provide sufficient enclosure for the street without overwhelming the street.
- c. Additional height may be appropriate through the provision of stepbacks and architectural articulation, particularly on wider streets and deeper lots.
- d. For sites where the adjacent context is lower scale and not anticipated to change:
  - i. The height of the base or the portion of the base immediately adjacent to the neighboring lower-scale buildings should match the height of the neighboring buildings.
  - ii. Provide a transition in height on the base through setbacks.
- e. Use bird-friendly best management practices in accordance with the City's guidelines. In particular, apply visual markers or use low-reflectance materials on all exterior glazing within the first 65 feet of the building above grade.
- f. Eighty percent of the ground floor shall be highly transparent.
- g. The maximum tower floor plate for a high-rise residential building shall be 8,000 square feet to minimize shadow and wind impacts.
- h. The tower, including the balconies, shall be set back a minimum of 10 feet from the base.
- i. Up to one-third of a tower frontage along a street or a public space may extend straight down to the ground.
- j. Orient and shape the tower to improve building energy performance, natural ventilation, and daylighting.



### 3.3.2 Open Space (Rooftop)

Any rooftop uses shall require a full plan review, permits, and inspections for occupants and structural safety based on how the building roof is to be used.

- a. The rooftop garden shall be located on the third or higher story.
- b. The rooftop garden shall be accessible to all residents of dwelling units on the parcel, but not to commercial tenants of a residential mixed-use development.
- c. Minimum dimensions of a rooftop garden are 15 feet in either direction.
- d. Permanent fixtures associated with the usable open space, such as trellises; shade structures; furniture; and furnishings such as planters, lighting, and heaters may exceed the height limit by up to 12 feet.
- e. At least 15 percent but no more than 25 percent of the rooftop shall be landscaped with raised beds for gardening, stormwater planters, or other landscaping. All required landscaped areas should be equipped with automatic irrigation systems and be properly drained.
- f. Rooftop equipment shall be screened by a parapet or enclosure.
- g. Where rooftops are visible from off-site, they should be treated to minimize aesthetic impacts.





# 4.0 ARCHITECTURAL STYLES

4.1 Mission - Spanish Colonial Revival (Max. 6 Story)

4.2 Craftsman (Max. 3 Story)

4.3 American Mercantile (Max 8 Story)

4.4 Tuscan (Max. 4 story)

4.5 Modern (No Limit on Height)

4.6 Farmhouse (Max. 3 Story)

## 4.1 MISSION - SPANISH COLONIAL REVIVAL

Derived from Spanish/Mediterranean and early Californian influences, this style emerged in the late 19th and early 20th centuries. It projects a visually rich environment with allusions to regional history. Generally, Spanish Colonial Revival 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.



### 4.1.1 FORM AND MASSING

- a. Asymmetrical façade/elevations.
- b. Three or more roof planes.
- c. At least 50 percent of the units shall have balconies or window treatments (such as shutters or awnings).
- d. Entrances are recessed at least 12 inches.

Additional details for projects four stories and taller, mixed use, or with more than 15 buildings (required two details):

- e. Include two add-on projections such as verandas, arcades, balconies, and exterior stairs.
- f. The ends of building massings shall be stepped down to create a more pedestrian scale.
- g. One focal point, such as courtyard, tower, or fountain.
- h. Wingwall or columns on the ground level.



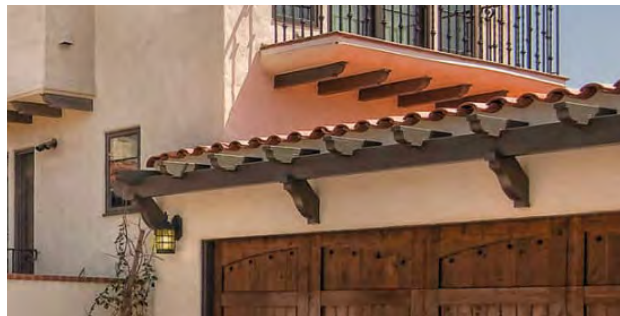
## 4.1.2 ROOF

- a. Low-pitched (4:12 maximum) cross- or side-gabled roofs. The pitch shall remain constant except for a veranda or arcade.
- b. Red, fired, clay tile roofs. Common tile types include both Spanish (S-shaped) and Mission (half-cylinder).
- c. The gable has little or no overhang on the rake.
- d. Thirty percent of the primary facade length shall have a six- to 12-inch eave overhang, and 20 percent shall have a 24-inch overhang with exposed rafter tails.
- e. Hipped roofs shall only be used in combination with gables or on a tower element.
- f. Shed roofs are only used in conjunction with verandas.
- g. When a flat roof is used, it shall be screened by a parapet that is an extension of the wall plane or by a modified Mansard roof.



### 4.1.3 MATERIALS AND COLORS

- a. Roof tiles shall use terracotta, brown earth tones, or rustic red color palettes.
- b. White, cream, or tan stucco wall with smooth or lightly textured finish (i.e., hand troweled or smaller particles).
- c. Resawn wood shall be used as secondary wall material for the following and similar elements:
  - 1) Posts and exposed beams
  - 2) Railing, spindles, and grille work
  - 3) Shutters, window frames, and doors
- d. If windows have shutters, the shutters' color shall match the accent color that is use for doors or decorative trim.
- e. At least one wrought-iron element (such as railings, hardwares, and gates) shall be used.





## 4.1.4 DOORS AND WINDOWS

- a. Accent windows shall be less than 20 percent of the total windows.
- b. The primary facade shall include at least one arched element.
- c. At least 50 percent of the windows shall be casement windows.
- d. All entrance-door surrounds shall be banded with ceramic tile, molded plaster, or painted accents.
- e. All casement windows and double-hung windows shall have wooden frames.
- f. At least two types/shapes of windows shall be used.
- g. A minimum 3-inch-wide flat casting shall be used on all nonrecessed casement windows.
- h. Eighty percent of the primary windows shall have window muntins.



## 4.1.5 DECORATIVE DETAILS

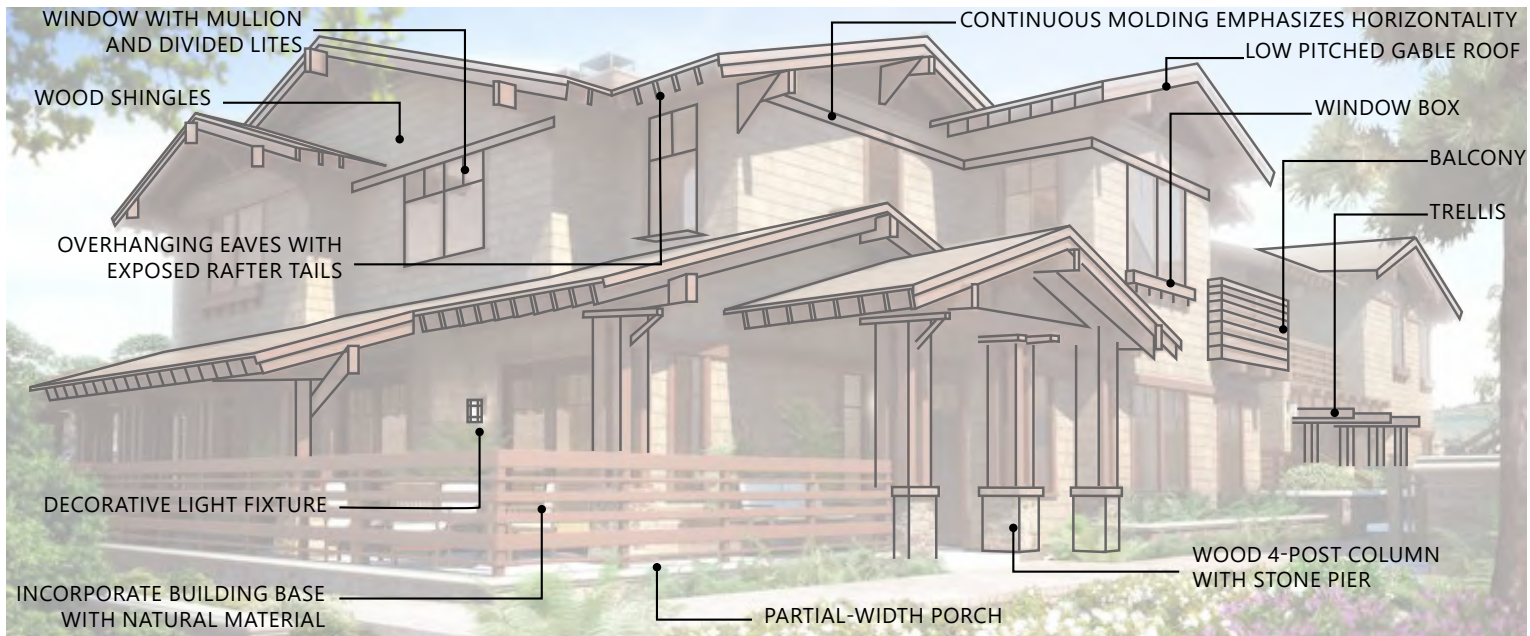
All residential projects shall provide at least four of the following. Residential projects four stories and taller, mixed-use projects, or projects with more than 15 buildings shall provide at least six of the following.

- a. Entry/front porch or patio
- b. Decorative tiles
- c. Clay tile vents
- d. Wrought-iron balcony railings or support brackets
- e. Dark-metal light fixture and hardware
- f. Paired wood (or wood simulated) garage doors with iron hardware
- g. Stone- or brick-accented elements
- h. Verandas, pergolas, or arcades
- i. Exterior stairs
- j. Fabric awnings with metal spear supports



## 4.2 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 Murrieta, this style is used to create a visually rich residential environment with allusions to regional history. As indicated in the accompanying 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 used 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.



## 4.2.1 FORM AND MASSING

- a. Asymmetrical façade/elevations.
- b. Three or more roof planes on the primary facade.
- c. Front-facing gable roofs.
- d. At least 30 percent of the street-facing units shall have balconies or porches.
- e. Primary walls shall have two to three materials/colors, with no more than 90 percent of the total wall surface in one material / color.



## 4.2.2 ROOF

- a. Low- to moderate-pitched gable or hipped roofs (typically from 6:12 to 8:12).
- b. Overhanging eaves (minimum 24 inches along primary elevation) with exposed rafter tails or beams.
- c. Brackets or knee braces at gabled ends.
- d. Use of wood or asphalt shingles (or fiber cement imitation or imitation synthetic asphalt shingles).



## 4.2.3 MATERIALS AND COLORS

- a. Brick, stone, and concrete blocks are the most common materials used in the base.
- b. Primary walls shall show no more than two materials along any vertical section of the building, with no more than 90 percent of the total wall surface in one material.
- c. Primary wall materials shall include dark-color wood shingles, clapboard siding, or fiber cement siding and natural materials such as arroyo stone or bricks.
- d. Use of dark, neutral, earth-toned color palette, such as browns and greens.
- e. Lighter paint palettes may also be appropriate, particularly for details (columns, rafter tails).
- f. The primary facade shall have at least three paint colors: one for the cladding, one for trim, and one or two for accents such as windows and decorative details.



## 4.2.4 DOORS AND WINDOWS

- a. At least 50 percent of the windows shall be casement windows.
- b. Eighty percent of the primary windows shall have grilles.
- c. At least two types/shapes of windows shall be used.
- d. Utilize flat wood trims (typically 4½ inches or 5½ inches wide) around the primary windows and entry doors.
- e. Window and door trim color shall contrast with color of walls.
- f. Entry doors and garage doors have glass panels.



## 4.2.5 DECORATIVE DETAILS

All residential projects shall provide at least four of the following. Residential projects four stories and taller, mixed-use projects, or projects more with than 15 buildings shall provide at least six of the following.

- a. Stone pier and battered wood support
- b. Exposed rafter tails and knee-brace brackets
- c. Dormers on the front façade
- d. Second-story balcony
- e. Decorative attic/gable vent
- f. Light fixtures shall be box-shaped, with metal frame and geometric pattern
- g. Chimneys are visible at the exterior and arranged on a side elevation
- h. Stained-glass or transom windows
- i. Covered front porches with tapered pillars
- j. Ground-level windows have muntins
- k. Decorative joinery





### 4.3 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 city centers becomes an established pattern.



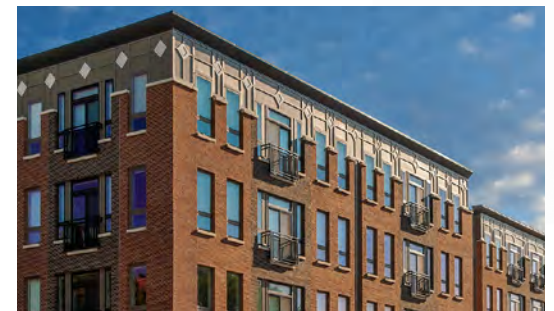
### 4.3.1 FORM AND MASSING

- a. Simple, rectangular form.
- b. Rhythmic placement of piers, columns, ground-floor storefronts, and openings on upper levels.
- c. Transparent windows and doorways shall be no less than 80 percent of the street frontage at the ground level.
- d. Multistory facades are divided into base, body, and top, with the ground floor taller than the upper floors.
- e. Engaged columns or lintels over openings.
- f. Bases are articulated by changes in material or changes in wall plane.
- g. Minimal projections or recessions on wall plane.



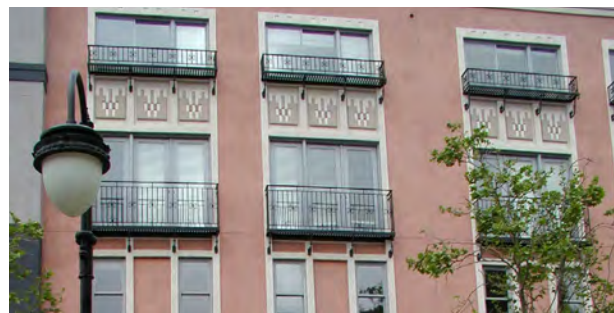
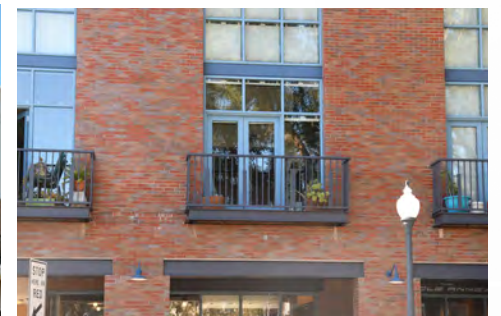
## 4.3.2 ROOF

- a. Flat roof
- b. A projecting cornice or a receding, stepped parapet
- c. Cornice and details mimic and reference historical detailing.
- d. Roofs may be accessible and used as balconies or terraces.
- e. Street-facing gable roof with roof pitches at least 5:12 unless concealed behind a parapet.



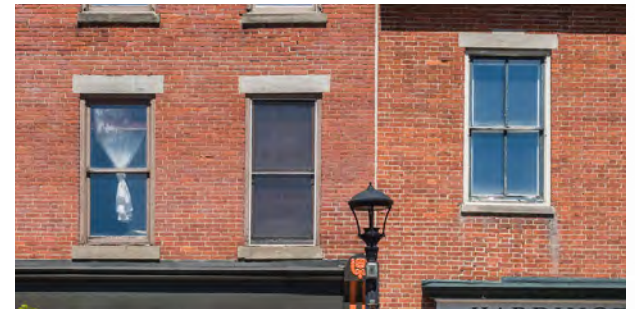
### 4.3.3 MATERIALS AND COLORS

- a. The primary walls shall be composed of brick, comprising the main body of the building's tripartite facade structure. The masonry work can be very plain or highly decorative.
- b. Decorative moldings, cornices, or an applied ornament of stone or cast concrete may be used to express the vertical division between the base, the body, and the top.
- c. No more than three colors shall be used on any given facade.
- d. Stucco and clapboard shall be avoided.



### 4.3.4 DOORS AND WINDOWS

- a. Ground-floor windows and doors shall be large and expansive, typically with a transom.
- b. Upper-floor windows shall be double-hung (two lites) vertically and grouped with a rhythm consistent with the major storefront openings below.
- c. Entrance shall be visually distinct with higher bays, recessed entries by a minimum of 3 feet, or different color/materials.
- d. Upper-floor windows typically have window lintel and sill.
- e. Transom windows above the doors and windows on the ground level.
- f. Fifty percent of windows shall have muntins.



### 4.3.5 DECORATIVE DETAILS

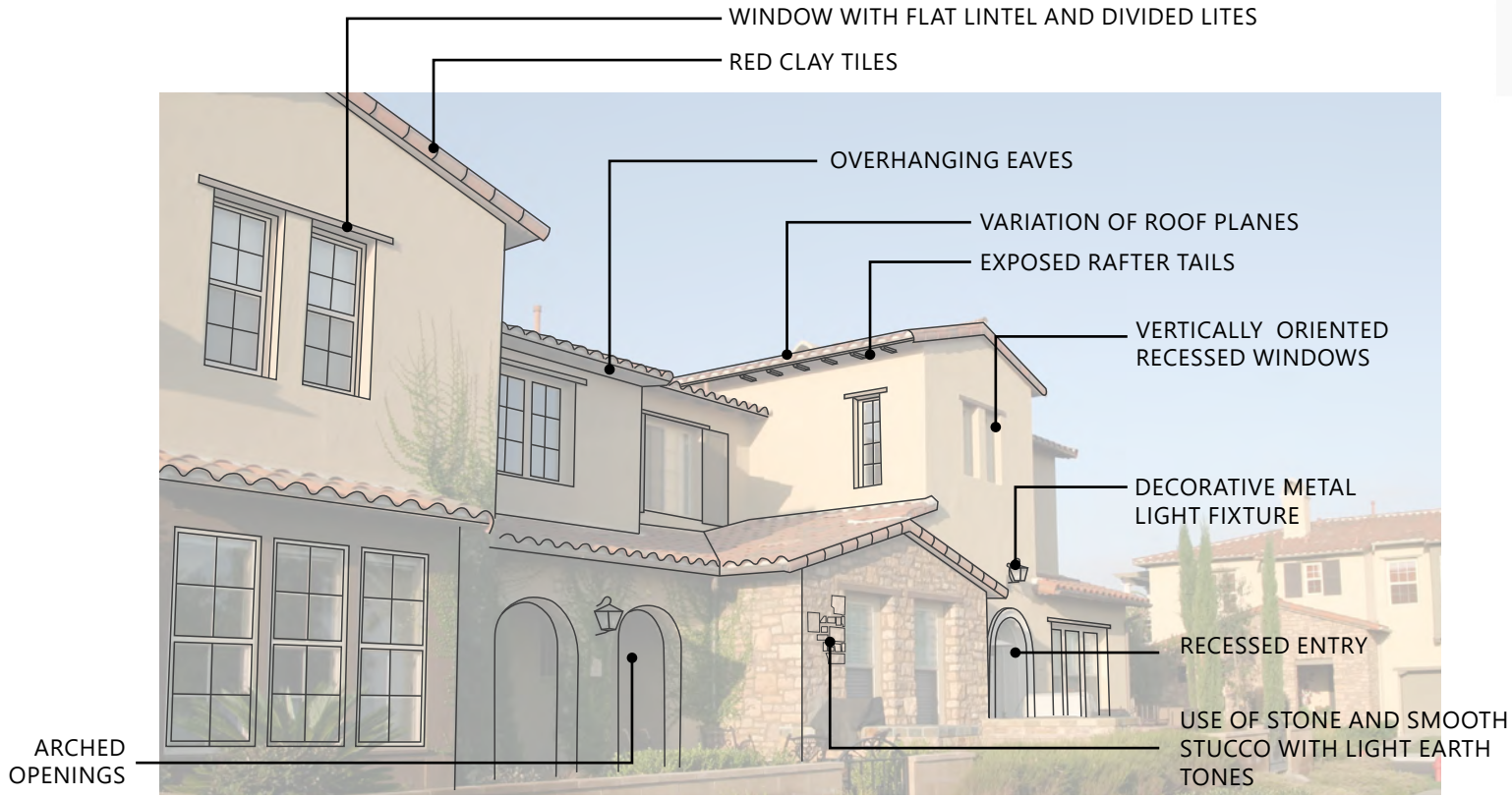
All residential projects shall provide at least four of the following. Residential projects four stories and taller, mixed-use projects, or projects with more than 15 buildings shall provide at least six of the following.

- a. Awnings, canopies, and second-floor balconies may extend into the public right-of-way. Such attachments provide shelter to passing pedestrians, emphasize the ground floor uses, and add interest to the box-like massing inherent to the style.
- b. Pedimented windows
- c. Wide window trim with a keystone
- d. Double-bracketed cornice
- e. Gable roof
- f. Roof finial
- g. Transom above door and windows on the ground level
- h. Metal stair and balcony railing
- i. Canopy or awning
- j. Recessed entries
- k. Cast-iron columns
- l. Shopfront millwork



## 4.4 TUSCAN

A interpretation of traditional Mediterranean architectural style based on the Spanish Revival style joined by rural Italian elements. As indicated in the accompanying 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.



## 4.4.1 FORM AND MASSING

- a. Asymmetrical arrangement of windows and design elements along primary elevation.
- b. Porches, porticoes and/or Juliet balconies.
- c. Recessed entries (at least 3 feet).





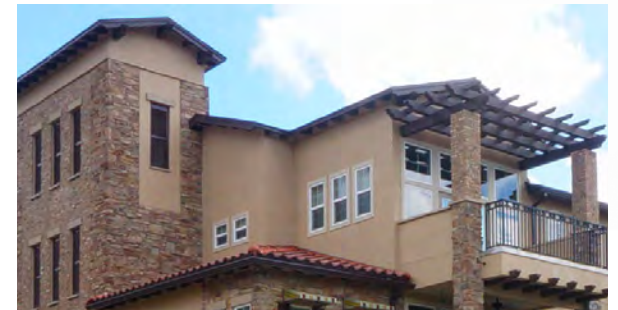
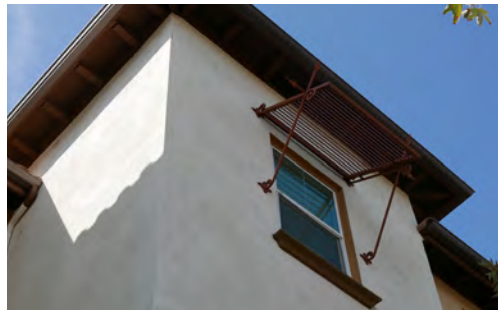
## 4.4.2 ROOF

- a. Flat or low-pitched hip or gable roof (maximum 6:12 slope).
- b. Red-toned clay tiles.
- c. Multiple roof levels (at least three).
- d. Large overhanging eaves (minimum 12 inches) along primary elevation.
- e. Shaped timber tiles at eaves.



### 4.4.3 MATERIALS AND COLORS

- a. Incorporate rough-hewn stone as accent feature.
- b. Flat stucco walls in light earth tones.
- c. Earthy tone color palette.
- d. Brown or beige window frames.



## 4.4.4 DOORS AND WINDOWS

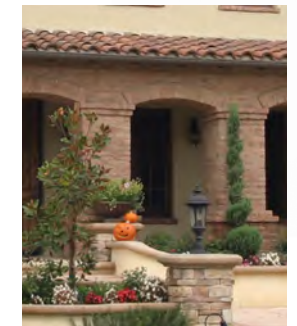
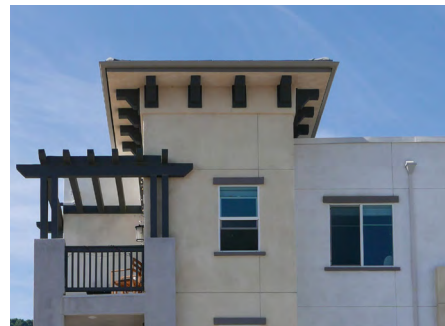
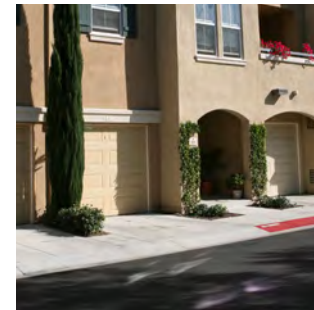
- a. Single- or double-hung windows shall be more horizontal in proportion, with six-over-six muntin patterns and 5½-inch-wide trim.
- b. Casement windows shall be paired with four-pane patterns for narrow windows and eight-pane patterns for wider windows.
- c. Vertically oriented rectangular or arched windows arranged in asymmetrical patterns.
- d. Casement or double-hung sash with flat or arched lintels.
- e. Windows shall be recessed 3 to 12 inches from outer wall on primary facade.



## 4.4.5 DECORATIVE DETAILS

All residential projects shall provide at least four of the following. Residential projects four stories and taller, mixed-use projects, or projects with more than 15 buildings shall provide at least six of the following.

- a. Shallow Juliet balconies
- b. Rafter extensions and brackets
- c. Stone or stucco window/door trim
- d. Rectangular or arched wooden door
- e. Arcade or porch at entry
- f. Decorative ironwork (window grilles, railings, light fixtures, decorative planters)
- g. Arched windows
- h. Paired decorative wood shutters. Shutters shall be equal to half the width of the window. Shutter styles can be paneled or louvered.
- i. Use of brick, stone, or wood columns
- j. Stucco or stone chimneys or tower
- k. Dark-color wood trellis
- l. Arched openings and doorways at the ground level



## 4.5 MODERN

Modern architecture exhibits clean lines and geometric shapes. It 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. Lots of large windows are characteristic of contemporary architecture, with large panels of glass that create opportunities for natural light, passive solar heating, and the feel of openness.



## 4.5.1 FORM AND MASSING

- a. An irregular, asymmetrical facade
- b. Strong emphasis on geometry
- c. Rectangular structure
- d. Horizontal massing
- e. Lack of ornament or mouldings
- f. Straight and continuous lines
- g. Multifaceted appearance
- h. Repeating lines and elements



## 4.5.2 ROOF

- a. Flat or low-pitched shed roofs (4:12 slope max)
- b. Slope roofs shall have a minimum 2-foot-deep overhang at the lower end.
- c. Tile roof shall be prohibited.
- d. Mid- and high-rise may have decks or roof gardens.



## 4.5.3 MATERIALS AND COLORS

- a. Use of raw and natural materials like wood, concrete, metal, and glass.
- b. Traditional materials (such as stucco, wood, brick, and stone) may be used as an accent.
- c. Minimum two materials on the building facade.
- d. Use of bold color blocks to emphasize geometric forms and break up massing elements.
- e. Building facade shall incorporate at least one of the following as an accent: decorative shutters, popouts, trellis or arbor structures, or balconies.





## 4.5.4 DOORS AND WINDOWS

- a. Large glass doors and/or window openings
- b. Window wrapping around a corner of the building
- c. Narrow aluminum window frames with square sticking
- d. Valence grids sometimes are applied on windows



## 4.5.5 DECORATIVE DETAILS

All residential projects shall provide at least four of the following. Residential projects four stories and taller, mixed-use projects, or projects with more than 15 buildings shall provide at least six of the following.

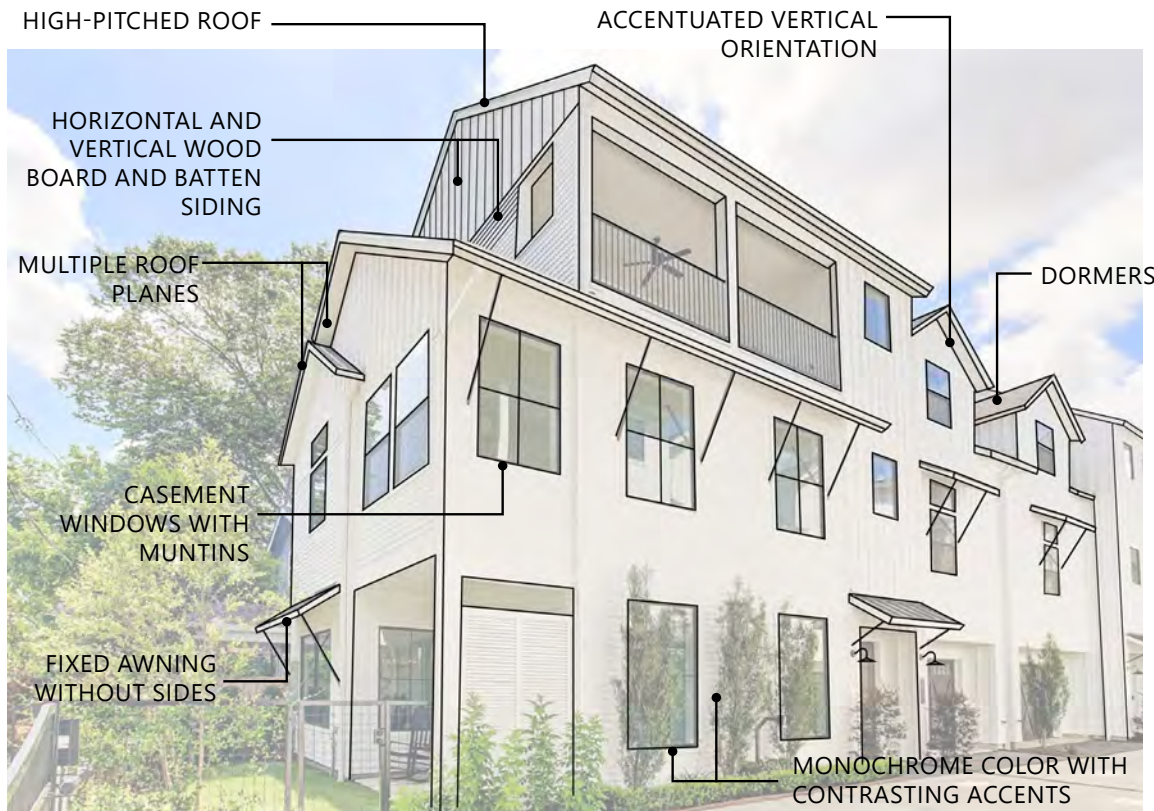
- a. Metal balcony railings
- b. Picture windows
- c. Clerestory windows
- d. Floor-to-ceiling glass door
- e. Usable outdoor roof decks
- f. Trellis shade structures
- g. Bright colors to provide contrasting elements
- h. Metal awning
- i. Bold branding
- j. Floor-to-ceiling glass windows on the ground level
- k. Broad roof overhang with exposed wood or steel frame



## 4.6 FARMHOUSE

Farmhouse is an interpretation of traditional rural residential forms and materials. This style reflects Murrieta’s agricultural and ranching history and regional context. As indicated in the accompanying images and illustrative diagram, the style uses 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 styles shall be applied to building no taller than three stories.**



## 4.6.1 FORM AND MASSING

- a. Clean and straight exterior lines, geometric form.
- b. Asymmetrical massing with a gable at the front of the house.
- c. Repeating shapes and lines.
- d. Gable roof creating a triangular wall on the ends.
- e. Incorporate farm and ranch forms inspired by barns, silos, sheds, tank houses, and granary towers.
- f. Multiple gable and shed roof planes.
- g. Geometric forms, industrial materials, limited palette, and repetition.
- h. Covered porches and awnings to break up volumes between lower and upper floors.
- i. Three or more wall planes with a minimum 12-inch difference.



## 4.6.2 ROOF

- a. High-pitched gabled roof or shed roof (minimum 6:12 slope)
- b. Intersecting gable roofs
- c. Dark asphalt shingle, metal roofs, or synthetic slate shingles
- d. Triangular rooflines emphasizing the height of the unit
- e. Large overhangs (minimum 2 feet in length) above the patio and garage



## 4.6.3 MATERIALS AND COLORS

- a. Unadorned materials: metal, wood, masonry.
- b. Utilize board-and-batten siding, corrugated panels to give texture and variation to exterior walls.
- c. Neutral or muted colors shall be predominant.
- d. Monochrome accents of doors, windows, or architectural features.
- e. Combine contemporary design with rustic materials.
- f. Stucco is prohibited.



## 4.6.4 DOORS AND WINDOWS

- a. At least 60 percent of windows shall be tall and narrow double-hung windows with a proportion of 2 or 2½ times taller than wide.
- b. Groupings of two or three double-hung units are occasionally used.
- c. Accent windows shall be no more than 20 percent.
- d. Typically have 4½ inches to 5½ inches flat board trim on the sides and head.
- e. Sixty percent windows shall have grilles.
- f. Minimal moulding around window and door openings.
- g. Double-hung or casement windows with muntins.
- h. Contrast color of window sash with color of the body of the building.



## 4.6.5 DECORATIVE DETAILS

All residential projects shall provide at least four of the following. Residential projects four stories and taller, mixed-use projects, or projects with more than 15 buildings shall provide at least six of the following.

- a. Wide front porch with simple columns
- b. Covered patio
- c. Shed or gabled dormers
- d. Carriage-style garage doors
- e. Dark shutters and window sashes
- f. Shed dormers
- g. Simple gable brackets, vents, and trim
- h. Iron-inspired barn-style lighting
- i. Metal awnings without sides
- j. Gooseneck light fixtures at the entrance
- k. Large doors and windows to maximize natural light
- l. Grilles on the ground-level windows and doors





## 4.7 DEFINITIONS

**Accent Window.** Accent windows are supplements. They provide aesthetic value and variance to the building. Window types include transom windows, dormer awning windows, picture windows, arch and circle windows, and art glass.



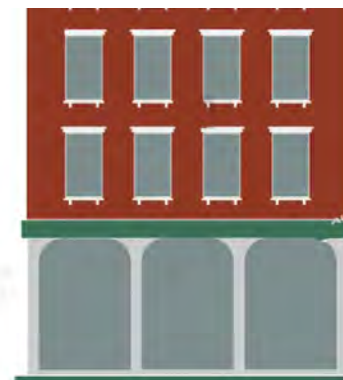
**Awning.** An architectural fabric or metal projection that provides weather protection, building identity, or decoration, and is wholly supported by the building to which it is attached. An awning consists of a lightweight frame structure over which a cover is attached.



**Arcade.** A roofed passageway or lane. A series of arches supported by columns, piers, or pillars, either freestanding or attached to a wall to form a gallery.



**Bay.** Any division of a building between vertical lines or planes.



**Board and Batten.** A form of sheathing for wood frame buildings consisting of wide boards, usually placed vertically, whose joints are covered by narrow strips of wood over joints or cracks.



BATTEN  
BOARD

**Bracket.** A projection from a vertical surface providing structural or visual support under cornices, balconies, windows, or any other overhanging member.



BRACKET

**Building Mass (Massing).** Mass refers to the general shape and form as well as size of a building.



**Cladding.** Building cladding is the application of one material over another to add an extra skin or layer to the building. Commonly used exterior wall cladding materials include brick, vinyl, wood, stone, fiber cements, metal, concrete, and stucco.



STUCCO



STONE



VINYL

**Cornice.** A horizontal moulding projecting along the top of a wall, building, etc.



CORNICE

**Corbel.** A structural piece of stone, wood, or metal jutting from a wall to carry a super-incumbent weight; a type of bracket.



CORBEL

**Cornice Return.** Also called an eave return, a cornice return is a graceful way to transition the eave and the main fascia board around the gable end of a house.



CORNICE  
RETURN

**Decorative Gable Vents.** A nonventing louver mounted in the top of the gable.



GABLE VENT

**Divided Lite:** Individual panes of glass held in place by wood or synthetic material to create a pattern.



DIVIDED LITES

**Dormer:** A structure projecting from a sloping roof, usually housing a vertical window in a small gable or a ventilating louver.

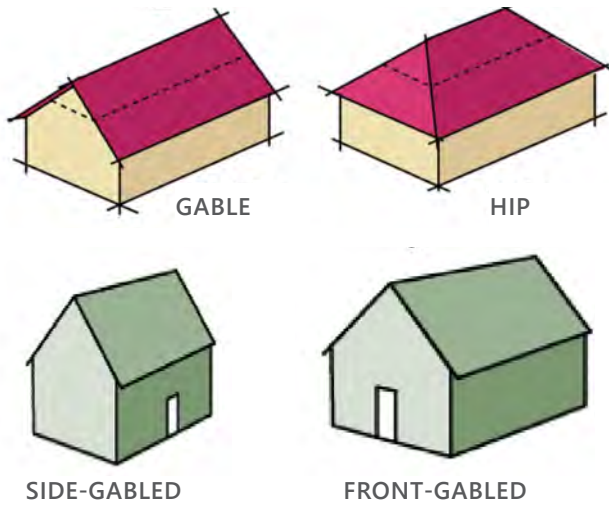


DORMER

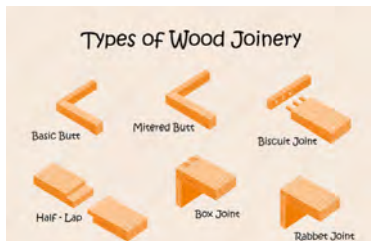
**Front-Gabled Roof.** A gabled roof that faces the road or main entrance.

**Gable Roof.** A roof having a gable at one or both ends; a roof sloping downward in two opposite directions from a central ridge, forming a gable at each end.

**Hipped Roof.** A roof that slopes upward from all four sides of a building, requiring a hip rafter at each corner.



**Joinery.** It is a part of woodworking that involves joining pieces of wood, engineered lumber, or synthetic substitutes (such as laminate) to produce more complex items.

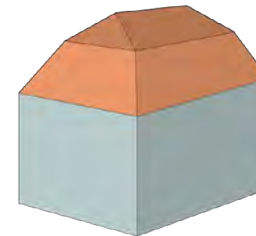


**Juliet Balcony.** A pseudo balcony; a low ornamental railing to a window, projecting only slightly beyond the plane of the window, threshold, or sill and having the appearance of a balcony when the window is fully open.



JULIET BALCONY

**Mansard Roof.** A type of roof with the two slopes on each side.



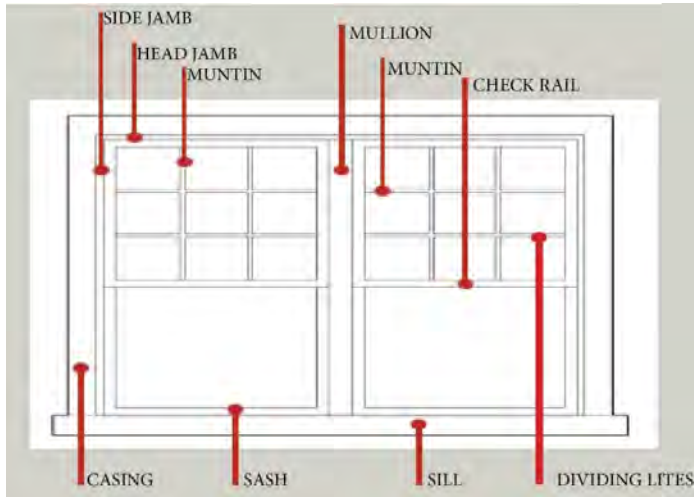
**Mission Parapet.** A low protective wall or railing along the edge of a roof, balcony, or similar structure; in an exterior wall, the part entirely above the roof.



MISSION PARAPET

**Mullion.** A dividing piece between the lights of windows, usually taking on the characteristics of the style of the building.

**Muntin.** A secondary framing member to hold panes in a window, window wall, or glazed door; an intermediate vertical member that divides panels of a door.



PARTS OF A WINDOW

**Overhanging Eaves.** The projecting overhang at the lower edge of a roof that sheds rainwater.



OVERHANGING EAVES



RAKE  
OVERHANGING  
EAVE  
OVERHANGING

**Pediment.** A low-pitched, triangular gable above the doorway or above a window; a triangular gable end of the roof above the horizontal cornice, often with sculpture.



**Primary Window.** Windows that are commonly used and have an independent function. Primary windows shall be able to open from inside. Window types include: casement windows, single-hung, double-hung, slider windows, and bay windows.

EXAMPLES OF PRIMARY WINDOWS



CASEMENT WINDOW

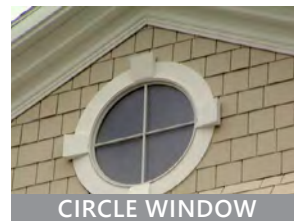


DOUBLE HUNG



BAY WINDOW

EXAMPLES OF ACCENT WINDOWS



CIRCLE WINDOW



DORMER AWNING  
WINDOW



TRANSOM

**Rafter Tails.** The portion of the rafter that hangs over the wall.



**Roof Plane.** The surface of the roof. It could be flat, pitched, or on an angle. It is also called the field of the roof.

*These are decorative features not roof planes. 4 Roof Planes*



**Shingle.** A small thin piece of building material often with one end thicker than the other for laying in overlapping rows as a covering for the roof or sides of a building.



**Shutter.** Each of a pair of hinged panels, often louvered, fixed inside or outside a window that can be closed for security or privacy or to keep out light.



**Side-Gabled Roof.** A gabled roof that faces either side of the main entrance.

**Sill.** The horizontal exterior member at the bottom of a window or door opening, usually sloped away from the bottom of the window or door for drainage of water and overhanging the wall below.



**Transom Window.** A transom window used above the entry door but can't not open. They are usually as wide as the door (or as wide as the door and the sidelights). They can be square (rectangular), round top, or elliptical.

**Valance Grids.** Valance grids are similar to the Standard grids but are only across the top of the window or door.



**Veranda.** A raised, covered, sometimes partly closed area, often made of wood, on the front or side of a building



**Window Sash.** The movable part of a window made of the vertical and horizontal frame that holds the glass.

**Wingwall.** A smaller wall attached or next to a larger wall or structure.





# 5.0 **STANDARDS COMPLIANCE CHECKLISTS**



This checklist is intended as an overview of the requirements for multifamily development projects in the City of Murrieta. Additional information and plans may be required to evaluate your application following initial review by staff. A copy of this list will be used to check your application for completeness after it is submitted. Applications not containing the necessary information on this Checklist will not be accepted for review.

To use the checklist correctly, follow the steps below:

- The general standards apply to all projects regardless of building height, architectural style(s), or zone. Complete the General Standards section first.
- Next, identify the building type for the project based on the typologies in Chapter 3: Low-rise, Mid-rise, or High-rise. Use and complete **only** the checklist for the building type in your project.
- Finally, identify the architectural styles for the project based on the definitions in Chapter 4. Whether the project utilizes one, two, or three of the architectural styles, use and complete **only** the checklist(s) that applies to the styles in your project.

As you go through the checklist, check each **“Complete”** box under **“Applicant”** to indicate that the information has been provided, and sign below once the checklist is complete. If you believe an item is not applicable to your application, check the **“N/A”** box under **“Applicant”** and provide justification why the standard does not apply.

If you have any questions regarding this form or are uncertain if a specific requirement applies to your project, please contact the Planning Division at (951) 461-6061.

# GENERAL STANDARDS

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>2.1 Site Planning</b>				
<b>Site</b> 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 to 14 buildings shall provide a minimum of two color schemes that complement each other. A single color scheme shall be dedicated to no less than 30 percent of all residential buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Residential</b> complex developments with 15 to 29 buildings shall provide the following. The number of buildings in a single style shall be no less than 30 percent. <ul style="list-style-type: none"> <li>• <b>Two</b> architectural styles from Chapter 4 <i>and</i></li> <li>• <b>Two</b> distinct different 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 the following. The number of buildings in a single style shall be no less than 30 percent. <ul style="list-style-type: none"> <li>• <b>Three</b> architectural styles from Chapter 4 <i>and</i></li> <li>• <b>Three</b> building types with different color schemes.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Architectural</b> styles capped at three stories may build an 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"/>
<b>Larger</b> projects (greater than 150 units) shall contain at least two of the following to reduce the appearance of bulk: Various roof heights, Vertical planes, Different materials and colors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Roof</b> forms and roof lines <u>shall</u> be broken into a series of smaller building components when viewed from the street. Long, linear, unbroken roof lines shall not exceed 50 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Visual</b> interest shall be provided through architectural variety, especially where several new buildings face streets, such as by using different layouts and/ or architectural features. Abutting buildings shall have complementary architectural styles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Proposed</b> cut-and-fill slopes shall be rounded off both horizontally and vertically.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Where</b> pedestrian circulation crosses vehicular routes, a change in grade materials, textures, or colors shall be provided to emphasize the conflict point and improve its visibility and safety.	<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>Orient</b> buildings toward public (and private) streets to positively define street edges. Buildings adjacent to both public streets and public open space amenities, such as parks, shall be designed with a dual orientation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Minimum</b> of 60 percent of the street frontage shall be devoted to buildings. The remaining 40 percent may be devoted to parking, landscaping, and driveways; except for urban areas or areas with slope restrictions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Except</b> for garage entrances, structured parking shall not be visible from the primary streets or any public open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Loading</b> docks and service areas on a corner lot must be accessed from the side street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Gates</b> that control vehicular and pedestrian access to a residential site are considered privacy gates and shall be subject to review and approval of the Development Services Department and Fire Department.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<p><b>Arrange</b> buildings to provide functional common outdoor spaces. If adjacent to a single-family residential zone, buildings shall be designed so as not to have a direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line. This can be accomplished through:</p> <ul style="list-style-type: none"> <li>• <b>Stepbacks</b> of upper stories (for setback and stepback distances see Table 16.08-4 in MMC 16.08.020)</li> <li>• <b>Windows</b> or balconies placement</li> <li>• <b>Use</b> of clerestory windows, glass block, or opaque glass</li> <li>• <b>Mature</b> landscaping within the rear or side setback areas (such as courtyards, paseos, or parks) for the use of residents.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Residential</b> structures on the same lot (not attached) shall maintain a minimum separation of at least 10 feet for one-story structures, 15 feet for two-story structures, and 20 feet for three-story structures (MMC 16.18.130).</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Mixed-use</b> building orientation shall comply with all the standards mentioned above and the following standards.</p> <ul style="list-style-type: none"> <li>• <b>Commercial/Office</b> Units. Commercial/Office unit entrances shall face the street, a parking area, or an interior common space.</li> <li>• <b>Entrances</b> to residential units shall be physically separated from the entrance to the permitted commercial uses and clearly marked with a physical feature.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2.2.1 Surface Parking</b>				
<p><b>Parking</b> lots shall be placed to the side or rear of buildings. There shall be no vehicular parking between townhouse fronts and the public right-of-way.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Parking</b> lots shall be connected to all building entrances by means of internal pedestrian walkways. Pedestrian walkways shall be no less than 6 feet in width.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Landscaped</b> planters shall be not less than nine (9) feet in width in all interior dimensions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Adjacent</b> to side or rear property lines: Parking areas shall provide a perimeter landscaped strip at least five (5) feet wide.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Adjacent</b> to Streets: Parking areas shall provide a perimeter landscaped strip at least 15 feet wide between the street right-of-way and parking area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Lighting</b> standards shall comply with MMC 16.18.110.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Access</b> drives shall be at least 200 feet apart and at least 100 feet from property lines and street intersections unless an approved shared drive is provided or the driveway location does not create a traffic hazard to adjacent property (MMC 16.08.040).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Maximum</b> number of driveways: <ul style="list-style-type: none"> <li>• <b>One</b> driveway for lot frontage up to 150 feet</li> <li>• <b>Two</b> driveways for lot frontage 150 feet to 299 feet</li> <li>• <b>One</b> driveway for each additional 300 feet</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bicycle</b> parking requirement shall comply with the standards in MMC 16.34.090.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Number</b> of required vehicle parking spaces shall be consistent with MMC 16.34.040, Table 3.7.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Disabled/Handicapped</b> Parking requirements shall comply with the standards in MMC 16.34.060.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Electric</b> vehicle parking spaces shall be implemented, consistent with MMC 16.44.115, Electric Vehicle Parking Requirements, and California Vehicle Code Section 22511.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Open</b> parking areas shall be screened from view of adjacent properties and streets using walls, berms, and/or evergreen landscaping.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parking</b> lot landscaping shall be located so as to discourage pedestrians from having to cross any landscaped areas to reach building entrances from parked cars.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2.2.2 Residential Garage (If provided, the standards below apply)</b>				
<b>Garage</b> doors may occupy no more than 40 percent of a building’s street frontage and shall be recessed a minimum of 18 inches from a street-facing wall plane.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Street-facing</b> garage doors serving individual units that are attached to the structure must incorporate one or more of the following so that the garage doors are visually subservient and complementary to other building elements:				
<ul style="list-style-type: none"> <li>• <b>Garage</b> door windows or architectural detailing consistent with the main dwelling. Arbor or other similar projecting feature above the garage doors.</li> <li>• <b>Landscaping</b> occupying 50 percent or more of driveway area serving the garage (e.g., “ribbon” driveway with landscaping between two parallel strips of pavement for vehicle tires).</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Minimum</b> Interior Dimensions for Residential Enclosed Garages (if provided).				
<ul style="list-style-type: none"> <li>• <b>A</b> single-car garage shall be at least 10 feet wide and 20 feet long.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
• A standard double-car garage shall be at least 20 feet wide and 20 feet long.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Each garage space shall be equipped with an automatic door opener and a roll-up sectional or similar garage door that does not extend onto the apron. On multifamily dwellings, a security gate on a multispace garage is permitted.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Numbers</b> of required off-street parking spaces and bicycle parking slots are listed under MMC 1107.0304.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For</b> attached private garage, the design shall include adequate space for waste/solid storage and a water heater unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2.2.3 Parking Structure and Loading</b>				
<b>Any</b> driveway providing access to a parking structure shall have a minimum width of 28 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parked</b> vehicles at each level within the structure shall be shielded from view of adjoining streets.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> exterior elevations of parking structures shall be designed to minimize the use of blank concrete facades. This can be accomplished through the use of textured concrete, planters or trellises, or other architectural treatments.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If</b> a toll or fee booth is located in the driveway area, the driveways on either side of the booth shall have a minimum width of 14 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> maximum length of a parking aisle without being intersected by another parking aisle or driveway shall be 300 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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



**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<ul style="list-style-type: none"> <li>• <b>The</b> parking areas of sloped-floor parking structures shall not exceed a grade of 5 percent as measured across the width of a 90 degree parking stall.</li> <li>• <b>The</b> grade of a straight internal ramp shall not exceed 15 percent.</li> <li>• <b>The</b> grade of a circular ramp shall not exceed 12 percent as measured at the outside ramp wall.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A</b> straight one-way ramp shall be at least 14 feet in width. A two-way ramp shall be at least 24 feet in width. The minimum outside wall radius of a circular ramp shall be 36 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> ramps shall be provided with transition zones at the top and bottom of the ramp. <ul style="list-style-type: none"> <li>• <b>Ramps</b> with a grade of 10 percent or less shall have a transition zone at least 8 feet in length.</li> <li>• <b>Ramps</b> with a grade of greater than 10 percent shall have transition zones at least 12 feet in length.</li> <li>• <b>The</b> grade of a transition zone shall not exceed one-half the grade of the ramp it serves.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Minimum</b> lighting requirement of entrances and exits is 50 foot-candles. Minimum lighting requirement of parking areas is 5 foot-candles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> minimum distance of entry/exit from corner intersections is 150 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Large</b> illuminated signs with architectural features, such as an arch or canopy, shall be used at the entrance to emphasize the facility entry and attract patrons.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Off-Street Loading Space Requirements:</b> <b>One</b> loading space is required in any parking lot with 15 or more spaces serving any nonresidential or mixed use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Loading</b> docks and service areas are prohibited on the primary street building frontage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Loading</b> requirement are listed under MMC 16.34.100.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>2.2.4 Tandem Parking</b>				
<b>Tandem</b> parking may be permitted to satisfy the off-street parking requirement for a residential unit in accordance with the following.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>No</b> more than two vehicles shall be placed one behind the other.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Both</b> spaces shall be assigned to a single dwelling unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>The</b> tandem parking bay shall be a minimum 38 feet by 9 feet in interior dimension.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Tandem</b> parking to meet required parking for multiunit development shall not exceed 50 percent of the total provided number of spaces.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Tandem</b> parking shall not be used to satisfy the parking requirement for guest parking.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>The</b> minimum vertical clearance for shall be 8 feet (per MMC 16.34.070).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2.3 Common Open Space</b>				
<b>In</b> projects with fewer that 10 units, the common open space shall have a minimum width and depth of 10 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>In</b> projects with 10 or more or units, where the required common area is less than 3,000 square feet, the common outdoor space shall be concentrated in one area. The common recreation area shall be at least 25 feet in width.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<ul style="list-style-type: none"> <li>• <b>Where</b> the required common area is 3,000 square feet or more, the space may be divided among multiple areas, provided, that at least one recreation area is a minimum of 2,000 square feet with a minimum width of 25 feet.</li> <li>• <b>All</b> other areas shall be at least 1,000 square feet with a minimum width of 10 feet.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Primary</b> common open space shall not be located at an extreme edge of the property or dispersed as smaller areas throughout the site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Residential</b> units shall be within a 1/4 mile (1,320 feet) walking distance of common open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Minimum</b> open space requirements are met per the requirements on Page 25.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Pedestrian</b> walkways shall connect the common open space to a public right-of-way or building entrance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Open</b> space areas shall not be located directly next to arterial streets, service areas, or adjacent commercial development to ensure they are sheltered from the noise and traffic of adjacent streets or other incompatible uses. Alternatively, a minimum of 10-foot-wide, dense landscaping shall be provided as screening.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>An</b> area of usable common open space shall not exceed an average grade of 10 percent. The area may include landscaping, walks, recreational facilities, and small decorative objects such as artwork and fountains.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> common open spaces shall include seatings and lights. Site furniture shall use graffiti-resistant materials and/or coatings and skateboard deterrents to retain the site furniture’s attractiveness.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Forecourt</b> must be enclosed on at least three sides by buildings. The minimum dimension of any side is 40 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Multifamily</b> developments exceeding 150 units shall have at least two common open space areas and shall incorporate activities for different age groups.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2.4 Recreational Amenities</b>				
<b>The</b> required front yard area shall not be counted toward the common recreation area requirement.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Project</b> shall include at least one children’s play area with a minimum area of 150 square feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Developments</b> that include 30 or more dwelling units shall include at least one play area for children (unless age restricted to senior citizens or within 300 feet of a public park). Such play area shall: <ul style="list-style-type: none"> <li>• <b>Have</b> a minimum dimension of 20 feet in any direction and a minimum area of 600 square feet.</li> <li>• <b>Contain</b> play equipment, including equipment designed for children aged five years and younger.</li> <li>• <b>Be</b> visible from multiple dwelling units within the project.</li> <li>• <b>Be</b> protected from any adjacent streets or parking lot with a fence or other barrier at least 4 feet in height.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Unless</b> otherwise approved by the Planning, Building and Public Works Director, required play spaces for children shall be accessible from all on-site dwellings by pedestrian paths separate from vehicular areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> play areas shall be located away from high automobile traffic and shall be situated for maximum visibility from the dwelling units.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A</b> play area for children under age five shall be provided within direct visibility of common spaces.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Senior</b> housing and/or HOPA housing shall be exempt from the requirement to provide play areas, but shall provide areas of congregation that encourage physical activity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<p><b>One</b> common recreational amenity shall be provided for each 30 units or fraction thereof. Facilities that serve more people could be counted as two amenities. The following listed amenities satisfy the recreational requirements.</p> <ul style="list-style-type: none"> <li>• <b>Clubhouse</b> at a minimum of 750 square feet (two)</li> <li>• <b>Swimming</b> pool at a minimum of 15x30 feet or equal surface area (two)</li> <li>• <b>Tennis</b>, basketball, or racquetball court</li> <li>• <b>Weightlifting</b> facility</li> <li>• <b>Children’s</b> playground at a minimum of 600 square feet</li> <li>• <b>Sauna</b> or jacuzzi</li> <li>• <b>Day</b> care facility (two)</li> <li>• <b>Other</b> recreational amenities deemed adequate by the director</li> <li>• <b>Community</b> garden</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2.5 Private Open Space</b>				
<b>Private</b> usable open space shall be accessible to only one living unit by a doorway or doorways to a habitable room or hallway of the unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Private</b> usable open space on the ground level (e.g., yards, decks, patios) shall have no horizontal dimension less than 5 feet. Private open space above ground level (e.g., porches, balconies) shall have no horizontal dimension less than 5 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Above-ground-level</b> space shall have at least one exterior side open and unobstructed for at least 8 feet above floor level, except for incidental railings and balustrades.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Guardrails</b> on open-sided surfaces (like stairs, balconies, decks, porches, etc.) must be at least 36 inches in height.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Balconies</b> and decks shall have walls or railings that are at least 50 percent open.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Private</b> open spaces shall be contiguous to the units they serve and screened to a minimum height of 4 feet by use of plant materials, solid walls, or building surface.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2.6 Landscaping</b>				
<b>Landscaping</b> materials shall comply with the following: <ul style="list-style-type: none"> <li>• <b>Shrubs</b> of at least one-gallon size</li> <li>• <b>Ground</b> cover instead of grass/turf</li> <li>• <b>Decorative</b> nonliving landscaping materials, including but not limited to sand, stone, gravel, wood, or water, may be used to satisfy a maximum of 25 percent of the required landscaping area.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Trees</b> shall be planted in a manner that maximizes the shading of paved areas, outdoor seating, and both south- and west-facing windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> tree palette shall provide a balanced use of evergreen and deciduous trees.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A</b> minimum of 5-foot-wide landscaping shall be incorporated around the base of buildings (except for walkways and driveways) to soften the edge between parking, drive aisles, and sidewalks.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Development</b> on sloped properties shall follow the natural contours of the land by use of design features listed in the MMC 16.08.040.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>The</b> applicant shall choose and group plant species with similar water demands to facilitate efficient irrigation (MMC 16.28.060).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>High</b> water use plants with a plant factor of 0.7 to 1.0 can only be used in the common open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Turf</b> is not allowed on slopes greater than 25 percent where the toe of the slope is adjacent to an impermeable hardscape (MMC 16.28.060).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> setbacks and nonwork areas shall be landscaped within the development area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Hardscape</b> shall not be used to meet minimum site landscaping requirements in MMC 16.28.070.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Pedestrian</b> access to sidewalks and structures shall be considered in the design of all landscaped areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A</b> mix of plant materials shall be provided in compliance with Table 3-5, MMC Section 16.28.080.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Primary</b> street trees, shade trees, and parking lot trees shall be 15-gallon trees.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sidewalks</b> and pedestrian walkways shall be a minimum of 5 feet in width.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2.7.1 Store Fronts</b>				
<b>The</b> ground-floor elevation shall be near the elevation of the sidewalk to minimize the need for external steps and external ADA ramps at public entrances.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> ground-floor tenant spaces that have street frontage shall have storefront entrances on the façade fronting a street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<p><b>Entrance</b> shall be emphasized and clearly recognizable from the street. One or more of the following methods shall be used to achieve this result:</p> <ul style="list-style-type: none"> <li>• <b>Projecting</b> nonfabric awnings or canopies above an entry (covered entry);</li> <li>• <b>Varied</b> building mass above an entry, such as a tower that protrudes from the rest of the building surface;</li> <li>• <b>Special</b> corner building entrance treatments, such as a rounded or angled facets on the corner or an embedded corner tower above the entry;</li> <li>• <b>Special</b> architectural elements, such as columns, porticos, overhanging roofs, and ornamental light fixtures;</li> <li>• <b>Projecting</b> or recessed entries or bays in the facade;</li> <li>• <b>Recessed</b> entries must feature design elements that call attention to the entrance such as ridged canopies, contrasting materials, crown moulding, decorative trim, or a 45-degree cut-away entry;</li> <li>• <b>Changes</b> in roofline or articulation in the surface of the subject wall.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Lobby</b> entrances to upper-floor uses shall be on a façade fronting a street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A</b> minimum 10-foot-wide frontage shall be provided from the back of the curb to the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> ground between the curb and the building face shall be paved with hard surfaces to maximize the walkable area and provide flexible spaces to accommodate commercial uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Windows</b> and/or glass doors shall cover not less than 50 percent of the first-floor elevation along street frontages.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least 25 percent of the surface area of each upper-floor façade shall be occupied by windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Projecting</b> elements on upper floors may project 5 feet from the façade and into the setback.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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



**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Development</b> with retail, commercial, community or public uses on the ground floor shall have a clear floor-to-ceiling height of at least 15 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> minimum height for awnings or marquees is 8 feet above finished grade, and the maximum height for awnings or marquees is 12 feet above finished grade, except as otherwise required in the Building Code approved by the City.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If</b> the front façade is set back from the public sidewalk, the setback shall be improved as an extension of the public sidewalk.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2.7.2 Live-Work/Office Fronts</b>				
<b>The</b> ground floor elevation shall be near the elevation of the sidewalk to minimize the need for external steps and external ADA ramps at public entrances.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> ground-floor tenant spaces that have street frontage shall have entrances on a façade fronting a street. All other ground-floor uses may have a common lobby entrance along the front façade or private entrances along other facades.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Entrances</b> to upper-floor units may be provided through a common lobby entrance and/or by a common entrance along a façade fronting a street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least 40 percent of the surface area of the ground-floor façade shall be occupied by display windows or translucent panels.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least 25 percent of the surface area of each upper-floor façade shall be occupied by windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Projecting</b> elements on upper floors may project 3 feet from the façade and into the setback.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>The</b> ground floor shall have a clear floor-to-ceiling height of at least 12 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> minimum height for awnings or marquees is 8 feet above finished grade, and the maximum height for awnings or marquees is 12 feet above finished grade, except as otherwise required in the Building Code approved by the City.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If</b> the front façade is set back from the public sidewalk, the setback shall be landscaped and/or improved as an extension of the public sidewalk.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2.7.3 Residential Fronts</b>				
<b>Garages</b> shall not exceed 40 percent of the length of the building facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> ground-floor elevation shall be within 6 feet of the ground surface of the adjacent sidewalk or walkway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Entrances</b> to ground-floor units that have street frontage may be provided through a common lobby entrance and/or by private entrances from the adjacent sidewalk.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Entrances</b> to upper-floor units may be provided through a common lobby entrance and/or by a common entrance along a façade fronting a street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least 25 percent of the surface area of the ground- and upper-floor façades shall be occupied by windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Stoops</b> and front porches may be provided in front of building and unit entrances. Stoops and front porches may project up to 5 feet from the façade and into the setback.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Projecting</b> elements on upper floors may project 3 feet from the façade and into the setback.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>The</b> public sidewalk shall be improved with street trees per MMC 16.28.080.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If</b> the front façade is set back from the public sidewalk, the setback shall be landscaped (excluding stoops/ front porches and paved paths to building entrances).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2.8 Exterior Lighting</b>				
<b>Lighting</b> plan shall be prepared and shall demonstrate the dispersal of light on the ground surface and compliance with the requirements in MMC 16.18.100.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Lighting</b> shall be shielded and directed downward, with location of lights coordinated with the approved landscape plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Exterior</b> lamps shall be low wattage, LED, and except for outdoor Christmas lights, shall not be colored.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> exterior lighting shall be dark-sky compliant and designed, located, and lamped in order to prevent overlighting, energy waste, glare, and light trespass.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bollard</b> lighting may be used to light walkways and other landscape features, but shall cast light downward.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> parking lot lights shall be full cut-off luminaires, as certified by the manufacturer, with the light source directed downward and away from adjacent residences.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Street</b> lights shall use decorative lighting poles that match the community theme.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Outside</b> and parking lot lighting shall not exceed 0.1 foot-candle at residential property lines.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Lighting</b> shall be located so as to minimize its impact on adjacent buildings and properties, especially residential uses. Any lighting source, including illuminated signs, shall be positioned so that light does not shine directly into residential windows. (DTSP section 4.8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2.9 Trash and Recycling Enclosures</b>				
<b>Storage</b> areas shall be conveniently accessible for trash removal by standard refuse disposal vehicles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Enclosures</b> shall be finished using materials compatible with the surrounding architecture.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Trash</b> storage areas that are visible from the upper stories of adjacent structures shall have an opaque or semi-opaque horizontal cover/screen to mitigate unsightly views.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Provide</b> a concrete pad within the fenced or walled area(s) and a concrete apron that facilitates the handling of the individual bins or containers.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Loading</b> areas and refuse storage facilities shall be located as far as possible from residential units and shall be completely screened from view of adjacent residential portions of the project. The location and design of trash enclosures shall account for potential nuisances from odors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For</b> sites having 2 to 6 units, a minimum of 12 square feet for waste and 12 square feet for recycling enclosure shall be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For</b> sites having 7 to 15 units, a minimum of 24 square feet for waste and 24 square feet for recycling enclosure shall be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For</b> sites having 16 to 25 units, a minimum of 48 square feet for waste and 48 square feet for recycling enclosure shall be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>For</b> sites having 25 or more units, every additional 25 dwellings or fraction thereof shall require an additional 48 square feet for solid waste and 48 square feet for recyclables.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> recycling areas in multifamily residential developments shall be located within 250 feet of any residential unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Storage</b> areas shall not be closer than 20 feet from doors or operable windows of adjacent structures.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For</b> individual units, a minimum of 3 cubic feet shall be provided for the storage of refuse and a minimum of 3 cubic feet shall be provided for the storage of recyclable material.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2.10 Doorbells</b>				
<b>Every</b> building consisting of more than 5 dwelling units shall be equipped with doorbells, intercoms, or other signaling device attached to the front exterior of the dwelling and accessible to all visitors to the dwelling.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Doorbell</b> locations shall meet the ADA requirement.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If</b> a gate is provided between the front door and the street, the gate shall be clearly marked as the main entrance to the business and include a doorbell, directory, call box, or other means of communication for patients and patrons to be allowed access to the business.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

# BUILDING STANDARDS BY TYPE

**BUILDING STANDARDS BY TYPES - LOWRISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>3.1.1 Site Design For Low Rise</b>				
<b>Each</b> unit shall have an individual entry facing a street or a common open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Maximum</b> building coverage: 40 percent.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Resident</b> and guests parking may be surface parking (covered or uncovered), or provided in a garage. Parking requirement and standards shall be in accordance with MMC 16.34.040 and Chapter 2.2, Parking, in this book.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Open</b> space requirement shall be in accordance with MMC 16.34.040 and Chapter 2.3, Common Open Space; Chapter 2.4, Recreational Amenities; and Chapter 2.5, Private Open Space, in this book.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> area between a building and the street must be landscaped.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Site</b> development standards and required setbacks shall be in accordance with Table 16.08-4 in MMC 16.08.020.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A</b> street-facing primary entrance must feature a porch, covered entry, or recessed entry clearly visible from the street that gives the entrance visual prominence. Entrances must be connected to the adjacent sidewalk with a pedestrian walkway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A</b> minimum of 10 percent of the site shall be landscaped with a mix of vegetative ground cover, shrubbery, and trees.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> landscaping shall be irrigated with a permanent irrigation system unless a licensed landscape architect submits written verification that the proposed plant materials do not require irrigation. The property owner shall maintain all landscaping.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**BUILDING STANDARDS BY TYPES - LOWRISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>3.1.2.A Townhome Building Massing Standards</b>				
<b>The</b> minimum unit of a townhome shall be three units. The maximum building length shall be 150 feet or six units, whichever is less.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Entrance</b> frequency: At least one every 50 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Maximum</b> elevation of the front entrance shall be 30 inches above adjacent sidewalk. If the elevation exceeds 30 inches, projects are subject to accessibility design reviews.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parking</b> (garage) may be front-loaded or rear-loaded, but must be entered from alley.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Architectural</b> articulation and projection shall follow the requirement in MMC 16.08.040.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Primary</b> elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet, and each floor shall contain at least two of the following features:</p> <ul style="list-style-type: none"> <li>• <b>Recess</b> (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of 4 feet;</li> <li>• <b>Extension</b> (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet; and/or</li> <li>• <b>Offsets</b> of facade or roof elevation of 2 feet or greater.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> vertical massing of buildings shall be articulated to express each individual unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Avoid</b> having primary entry directly facing another unit's garage door.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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



**BUILDING STANDARDS BY TYPES - LOWRISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>A</b> covered porch or covered recess entry is required for each townhouse, with a minimum depth of 5 feet and a minimum area of 40 square feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Rooflines</b> shall be vertically articulated at least every 50 feet along the street frontage, through the use of architectural elements such as parapets, varying cornices, reveals, clerestory windows, or varying roof height and/or form.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3.1.2.B Multiplex Building Massing Standards</b>				
<b>The</b> maximum building length shall be 150 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Alley</b> or courtyard provides access to units and garages.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Entrance</b> frequency: At least one every 50 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Maximum</b> elevation of first inhabited level: 30 inches above adjacent sidewalk.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parking</b> (garage) shall be rear-loaded or detached.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Architectural</b> articulation and projection shall follow the requirement in MMC 16.08.040.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**BUILDING STANDARDS BY TYPES - LOWRISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<p><b>Primary</b> elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet, and each floor shall contain at least two of the following features:</p> <ul style="list-style-type: none"> <li>• <b>Recess</b> (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of 4 feet;</li> <li>• <b>Extension</b> (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet; and/or</li> <li>• <b>Offsets</b> of facade or roof elevation of 2 feet or greater.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The vertical massing of buildings shall look like large residences.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3.1.2.C Courtyard Building Massing Standards</b>				
The maximum building length shall be 150 feet at any side.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Courtyard(s) shall be accessible from the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If courtyard is common open space, the front facade shall face the open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alley or courtyard provides access to units and garages.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entrance frequency: At least one every 50 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maximum elevation of first inhabited level: 30 inches above adjacent sidewalk.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The courtyard shall be easily accessed from the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**BUILDING STANDARDS BY TYPES - LOWRISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Recessed</b> entries with arches or canopies, stoops, low privacy walls.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parking</b> (garage) shall be rear-loaded or detached.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Architectural</b> articulation and projection shall follow the requirement in MMC 16.08.040.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Primary</b> elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet, and each floor shall contain at least two of the following features:</p> <ul style="list-style-type: none"> <li>• <b>Recess</b> (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of 4 feet;</li> <li>• <b>Extension</b> (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet; and/or</li> <li>• <b>Offsets</b> of facade or roof elevation of 2 feet or greater.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**BUILDING STANDARDS BY TYPES - MID RISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>3.2.1 Site Layout for Mid-Rise</b>				
<b>Upper</b> floor units shall be accessed by a common entry along the front street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For</b> mixed-use, ground floor shops, or office shall have individual entries along the adjacent street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parking</b> may be covered, uncovered, or in a garage. Standards shall be in accordance with MMC 16.34.040 and Chapter 2.3, Parking, in this book.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Open</b> Space requirement shall be in accordance with MMC 16.34.040 and Chapter 2.3, Common Open Space; Chapter 2.4, Recreational Amenities; and Chapter 2.5, Private Open Space, in this book.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Site</b> development standards and required setbacks shall be in accordance with Table 16.08-4 in MMC 16.08.020.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3.2.2 Building Massing</b>				
<b>Structures</b> with heights greater than three stories shall set back upper portions of the structure a minimum of 10 feet for each additional two stories (MMC 16.44.100).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Buildings</b> over three stories shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Major</b> breaks shall be a minimum of 5 feet deep and 25 feet wide and shall extend at least two-thirds of the height of the building. Exceptions include for buildings with upper stories (above first floor) stepped back at least 5 feet; the major break need only extend two-thirds of the height of the portion of the front façade that is not stepped back.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**BUILDING STANDARDS BY TYPES - MID RISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Buildings</b> shall have minor massing breaks at least every 50 feet along the street frontage. Minor breaks shall be a minimum of 1 foot deep and 4 feet wide and extend the full height of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Where</b> parking structures are planned, the street side shall be composed of pedestrian-active uses (such as stores, lobby) on the ground level to screen parking structures.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Residential</b> ground floor uses in multifamily buildings, other than accessible units, shall be no more than 4 feet above the public sidewalk grade, if setback is 15 feet or less.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least one elevator shall be provided in each multifamily building containing 21 or more units, where some of those units have primary accesses only to the third or higher stories.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>The</b> ground floor elevation shall consist of at least one of the following:</p> <ul style="list-style-type: none"> <li>• <b>A</b> line of awnings or canopies over ground floor storefronts or amenity space windows extending at least 75 percent of the elevation width.</li> <li>• <b>Unobstructed</b> transparent glass storefronts for at least 75 percent of the elevation width.</li> <li>• <b>A</b> different exterior cladding material than the middle/body which is separated from the middle/body above by either an overhang or recess of 2 feet or more, or a horizontal belt course with a dimension of at least 12 inches, consisting of a different color and material separating the base from the middle section.</li> <li>• <b>A</b> series of individual residential entries with recessed entryways.</li> <li>• <b>A</b> series of individual residential entries with porches with roofs.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**BUILDING STANDARDS BY TYPES - MID RISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<p><b>The</b> cap is at the top of the building and shall include at least one of the following:</p> <ul style="list-style-type: none"> <li>• <b>If</b> the building has a parapet wall, add a cornice feature, consisting of a different material and a depth of at least 12 inches over the wall below.</li> <li>• <b>If</b> a building has a pitched roof, an eave overhang of at least 2 feet.</li> <li>• <b>A</b> building stepback of at least 3 feet from the main wall plane of the story below.</li> <li>• <b>A</b> change in exterior cladding material at the top story that is different than the story below, effectively using the top story as a wall cap.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**BUILDING STANDARDS BY TYPES - HIGH RISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>3.3.1 Building Massing for High Rise</b>				
<b>The</b> minimum height of the base shall be two stories.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> maximum height of the base of a proposed high-rise building shall be equal to the width of the right-of-way to provide sufficient enclosure for the street without overwhelming the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Additional</b> height may be appropriate through the provision of stepbacks and architectural articulation, particularly on wider streets and deeper lots.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For</b> sites where the adjacent context is lower scale and not anticipated to change:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>The</b> height of the base or the portion of the base immediately adjacent to the neighboring lower-scale buildings should match the height of the neighboring buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Provide</b> a transition in height on the base through setbacks.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Use</b> bird-friendly best management practices in accordance with the City’s guidelines. In particular, apply visual markers or use low reflectance materials on all exterior glazing within the first 65 feet of the building above grade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Eighty</b> percent of the ground floor shall be highly transparent.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> maximum tower floor plate for a high-rise residential building shall be 8,000 square feet to minimize shadow and wind impacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> tower, including the balconies, shall be stepped back a minimum of 10 feet from the base.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Up</b> to one-third of a tower frontage along a street or a public space may extend straight down to the ground.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**BUILDING STANDARDS BY TYPES - HIGH RISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Orient</b> and shape the tower to improve building energy performance, natural ventilation, and daylighting.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3.3.2 Open Space (Rooftop)</b>				
<b>Any</b> rooftop uses shall require a full plan review, permits, and inspections for occupants and structural safety based on how the building roof is to be used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> rooftop garden shall be located on the third or higher story.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> rooftop garden shall be accessible to all residents of dwelling units on the parcel, but not to commercial tenants of a residential mixed-use development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Minimum</b> dimensions of rooftop garden are 15 feet in either direction.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Permanent</b> fixtures associated with the usable open space, such as trellises; shade structures; furniture; and furnishings such as planters, lighting and heaters, may exceed the height limit by up to 12 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least 15 percent but no more than 25 percent of the rooftop shall be landscaped with raised beds for gardening, stormwater planters, or other landscaping. All required landscaped areas should be equipped with automatic irrigation systems and be properly drained.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Rooftop</b> equipment shall be screened by a parapet or enclosure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Where</b> rooftops are visible from off-site, they should be treated to minimize aesthetic impacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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



# ARCHITECTURAL STYLES

**ARCHITECTURAL STYLES - MISSION SPANISH COLONIAL**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>4.1.1 Form and Massing</b>				
<b>Asymmetrical</b> façade/elevations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> or more roof planes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least 50 percent of the units shall have balconies or window treatments (such as shutters or awnings).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Entrances</b> are recessed at least 12 inches.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Additional</b> details for projects four stories and taller, mixed-use, or for a project with more than 15 buildings (required two details)				
<ul style="list-style-type: none"> <li>• <b>Include</b> two add-on projections such as verandas, arcades, balconies and exterior stairs.</li> <li>• <b>The</b> ends of building massings shall be stepped down to create a more pedestrian scale.</li> <li>• <b>One</b> focal point, such as courtyard, tower, or fountain</li> <li>• <b>Wingwall</b> or columns on the ground level</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.2.1 Roof</b>				
<b>Low-pitched</b> (4:12 maximum) cross- or side-gable roofs. The pitch shall remain constant except for a veranda or arcade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Red</b> , fired, clay tile roofs. Common tile types include Spanish (S-shaped) and Mission (half-cylinder).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> gable has little or no overhang on the rake.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Thirty</b> percent of the primary facade length shall have a 6- to 12-inch eave overhang, and 20 percent shall have a 24-inch overhang with exposed rafter tails.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Hipped</b> roofs shall only be used in combination with gables or on a tower element.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - MISSION SPANISH COLONIAL**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Shed</b> roofs are only used in conjunction with verandas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>When</b> a flat roof is used it shall be screened by a parapet that is an extension of the wall plane or by a modified Mansard roof.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.1.3 Materials and Colors</b>				
<b>Roof</b> tiles shall use terracotta, brown earth tones, or rustic red color palette.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>White</b> , cream, or tan stucco wall with smooth or lightly textured finish (i.e. hand troweled or smaller particles).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Re-sawn</b> wood shall be used as secondary wall material for the following and similar elements: 1) Posts and exposed beams 2) Railing, spindles and grill work 3) Shutters, window frames and doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If</b> windows have shutters, the shutter's color shall match the accent color that is use for doors or decorative trim.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least one wrought-iron elements (such as railings, hardwares, and gates) shall be used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.1.4 Doors and Windows</b>				
<b>Accent</b> windows shall be less than 20 percent of the total windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> primary facade shall include at least one arched elements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least 50 percent of the windows shall be casement windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - MISSION SPANISH COLONIAL**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
All entrance door surrounds shall be banded with ceramic tile, molded plaster, or painted accents.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All the casement windows and double-hung windows shall have wooden frames.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At least two types/shapes of windows shall be used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A minimum 3-inch-wide flat casting shall be used on all nonrecessed casement windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eighty percent of the primary windows shall have window muntins.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.1.5 Decorative Details</b>				
All residential projects shall provide at least four of the following. Residential projects four stories and taller, mixed-use projects, or projects more than 15 buildings shall provide at least six of the following:				
• <b>Entry/Front</b> porch or patio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Decorative</b> tiles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Clay</b> tile vents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Wrought-iron</b> balcony railings or support brackets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Dark-metal</b> light fixture and hardware	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Paired</b> wood (or wood simulated) garage doors with iron hardware	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Stone-</b> or brick-accented elements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Verandas,</b> pergolas, or arcades	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - MISSION SPANISH COLONIAL**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
• <b>Wrought-iron</b> balcony railings or support brackets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Exterior</b> stairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Fabric</b> awnings with metal spear supports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - CRAFTSMAN**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>4.2.1 Form and Massing</b>				
<b>Asymmetrical</b> façade/elevations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Three</b> or more roof planes on the primary facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Front-facing</b> gable roofs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least 30 percent of the street-facing units shall have balconies or porches.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Primary</b> walls shall have two to three materials/colors, with no more than 90 percent of the total wall surface in one material / color.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.2.2 Roof</b>				
<b>Low-</b> to moderate-pitched gable or hipped roofs (typically from 6:12 to 8:12).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Overhanging</b> eaves (minimum 24 inches along primary elevation) with exposed rafter tails or beams.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Brackets</b> or knee braces at gabled ends.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Use</b> of wood or asphalt shingle (or fiber cement imitation or imitation synthetic asphalt shingles).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.2.3 Materials and Colors</b>				
<b>Brick</b> , stone, and concrete blocks are the most common materials used in the base.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Primary</b> walls shall show no more than two materials along any vertical section of the building, with no more than 90 percent of the total wall surface in one material.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - CRAFTSMAN**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Primary</b> wall materials shall include dark color wood shingles, clapboard siding, or fiber cement siding and natural materials such as arroyo stone or bricks.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Use</b> of dark, neutral, earth-toned color palette, such as browns and greens.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Lighter</b> paint palettes may also be appropriate, particularly for details (columns, rafter tails).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> primary facade shall have at least three paint colors: one for the cladding, one for trim, and one or two for accents such as windows and decorative details.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.2.4 Doors and Windows</b>				
<b>At</b> least 50 percent of the windows shall be casement windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Eighty</b> percent of the primary windows shall have grilles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least two types/shapes of windows shall be used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Utilize</b> flat wood trims (typically 4½ inches or 5½ inches wide) around the primary windows and entry doors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Window</b> and door trim color shall contrast with color of walls.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Entry</b> doors and garage doors have glass panels.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.2.5 Decorative Details</b>				
All residential projects shall provide at least four of the following. Residential projects four stories and taller, mixed-use projects, or projects more than 15 buildings shall provide at least six of the following.				
• <b>Stone</b> pier and battered wood support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - CRAFTSMAN**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
• <b>Exposed</b> rafter tails and knee-brace brackets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Dormers</b> on the front façade	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Second-story</b> balcony	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Decorative</b> attic/gable vent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Light</b> fixtures shall be box-shaped, with metal frame and geometric pattern.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Chimneys</b> are visible at the exterior and arranged on a side elevation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Stained</b> glass windows or transom windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Covered</b> front porches with tapered pillars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Ground</b> level windows have muntins	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Decorative</b> joinery	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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



**ARCHITECTURAL STYLES - AMERICAN MERCANTILE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>4.3.1 Form and Massing</b>				
<b>Simple</b> , rectangular form.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Rhythmic</b> placement of piers, columns, ground-floor storefronts, and openings on upper levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Transparent</b> windows and doorways shall be no less than 80 percent of the street frontage at the ground level.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Multistory</b> facades are divided into base, body, and top, with the ground floor taller than the upper floors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Engaged</b> columns or lintels over openings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bases</b> are articulated by changes in material or changes in wall plane.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Minimal</b> projections or recessions on wall plane.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.3.2 Roof</b>				
<b>Flat</b> roof.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A</b> projecting cornice or a receding, stepped parapet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Cornice</b> and details mimic and reference historical detailing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Roofs</b> may be accessible and be used as balconies or terraces.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Street-facing</b> gable roof with roof pitches at least 5:12 unless concealed behind a parapet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - AMERICAN MERCANTILE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>4.3.3 Materials and Colors</b>				
<b>The</b> primary walls, composed of brick, comprise the main body of the building’s tripartite facade structure. The masonry work can be very plain or highly decorative.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Decorative</b> moldings, cornices, or an applied ornament of stone or cast concrete may be used to express the vertical division between the base, the body, and the top.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>No</b> more than three colors shall be used on any given facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Stucco</b> and clapboard shall be avoided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.3.4 Doors and Windows</b>				
<b>Ground</b> floor windows and doors shall be large and expansive, typically with a transom.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Upper</b> floor windows shall be double-hung (two lites) vertically and grouped with a rhythm consistent with the major storefront openings below.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Entrance</b> shall be visually distinct by higher bays, entries recessed by a minimum of 3 feet, or different color/materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Upper</b> floor windows typically have window lintel and sill.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Transom</b> windows above the doors and windows on the ground level.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Fifty</b> percent windows shall have muntins.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - AMERICAN MERCANTILE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>4.3.5 Decorative Details</b>				
<b>All</b> residential projects shall provide at least four of the following. Residential projects four stories and taller, mixed-use projects, or projects more than 15 buildings shall provide at least six of the following.				
• <b>Awnings</b> , canopies, and second floor balconies may extend into the public right-of-way. Such attachments provide shelter to passing pedestrians, emphasize the ground floor uses, and add interest to the box-like massing inherent to the style.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Pedimented</b> windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Wide</b> window trim with a keystone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Double</b> bracketed cornice	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Gable</b> roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Roof</b> finial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Transom</b> above door and windows on the ground level	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Metal</b> stair and balcony railing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Canopy</b> or awning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Recessed</b> entries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Cast-iron</b> columns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Shopfront</b> millwork	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - TUSCAN**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>4.4.1 Form and Massing</b>				
<b>Asymmetrical</b> arrangement of windows and design elements along primary elevation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Porches</b> , porticoes, and/or Juliet balconies.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Recessed</b> entries (at least 3 feet).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.4.2 Roof</b>				
<b>Flat</b> or low pitched hip or gable roof (maximum 6:12 slope).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Red-toned</b> clay tiles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Multiple</b> roof levels (at least three).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Large</b> overhanging eaves (minimum 12 inches) along primary elevation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Shaped</b> timber tiles at eaves.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.4.3 Materials and Colors</b>				
<b>Incorporate</b> rough-hewn stone as accent feature.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Flat</b> stucco walls in light earth tones.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Earthy</b> tone color palette.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Brown</b> or beige window frames.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.4.4 Doors and Windows</b>				

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

**ARCHITECTURAL STYLES - TUSCAN**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Single</b> or double-hung windows shall be more horizontal in proportion with six-over-six muntin patterns and 5½-inch-wide trim.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Casement</b> windows shall paired with four-pane patterns for narrow windows and eight-pane patterns for wider windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Vertically</b> oriented rectangular or arched windows arranged in asymmetrical patterns.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Casement</b> or double-hung sash with flat or arched lintels.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Windows</b> shall be recessed 3 to 12 inches from outer wall on primary facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.4.5 Decorative Details</b>				
<b>All</b> residential projects shall provide at least four of the following. Residential projects four stories and taller, mixed-use projects, or projects with more than 15 buildings shall provide at least six of the following.				
• <b>Shallow</b> Juliet balconies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Rafter</b> extensions and brackets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Stone</b> or stucco window /door trim	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Rectangular</b> or arched wooden door	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Arcade</b> or porch at entry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Decorative</b> ironwork (window grilles, railings, light fixtures, decorative planters).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Arched</b> windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - TUSCAN**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
• <b>Paired</b> decorative wood shutters. Shutters shall be equal to half the width of the window. Shutter styles can either be paneled or louvered.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Use</b> of brick, stone, or wood columns.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Stucco</b> or stone chimneys or tower.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Dark</b> color wood trellis.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Arched</b> openings and doorways at the ground level.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - MODERN**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>4.5.1 Form and Massing</b>				
An irregular, asymmetrical facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Strong</b> emphasis on geometry.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Rectangular</b> shape structure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Horizontal</b> massing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Lack</b> of ornament or mouldings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Straight</b> and continuous lines.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Multifaceted</b> appearance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Repeating</b> lines and elements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.5.2 Roof</b>				
<b>Flat</b> or low-pitched shed roofs (4:12 slope max).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Slope</b> roofs shall have a minimum 2-foot-deep overhang at the lower end.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Tile</b> roof shall be prohibited.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Mid-</b> and high-rise may have decks or roof gardens.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.5.3 Materials and Colors</b>				
<b>Use</b> of raw and natural materials like wood, concrete, metal, and glass .	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - MODERN**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Traditional</b> materials (such as stucco, wood, brick and stone) may be used as an accent.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Minimum</b> two materials on the building facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Use</b> of bold color blocks to emphasize geometric forms and break up massing elements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Building</b> facade shall incorporate at least one of the following as an accent: decorative shutters, popouts, trellis or arbor structures, or balconies.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.5.4 Doors and Windows</b>				
<b>Large</b> glass doors and/or window openings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Window</b> wrapping around a corner of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Narrow</b> aluminum window frames with square sticking.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Valence</b> grids sometimes are applied on windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.5.5 Decorative Details</b>				
<b>All</b> residential projects shall provide at least four of the following. Residential projects four stories and taller, mixed-use projects, or projects with more than 15 buildings shall provide at least six of the following.				
• <b>Metal</b> balcony railings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Picture</b> windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Clerestory</b> windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Floor-to-ceiling</b> glass door	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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



**ARCHITECTURAL STYLES - MODERN**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
• <b>Usable</b> outdoor roof decks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Trellis</b> shade structures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Bright</b> colors to provide contrasting elements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Metal</b> awning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Bold</b> branding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Floor-to-ceiling</b> glass windows on the ground level	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Broad</b> roof overhang with exposed wood or steel frame	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - FARMHOUSE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>4.6.1 Form and Massing</b>				
<b>Clean</b> and straight exterior lines, geometric form.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Asymmetrical</b> massing with a gable at the front of the house.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Repeating</b> shapes and lines.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Gable</b> roof creates triangular walls on the ends.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Incorporate</b> farm and ranch forms inspired by barns, silos, sheds, tank houses, and granary towers.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Multiple</b> gable and shed roof planes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Geometric</b> forms, industrial materials, limited palette, and repetition.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Covered</b> porches and awnings to break up volumes between lower and upper floors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Three</b> or more wall planes with a minimum 12-inch difference.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.6.2 Roof</b>				
<b>High-pitched</b> gabled roof or shed roof (minimum 6:12 slope).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Intersecting</b> gable roofs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Dark</b> asphalt shingle, metal roofs, or synthetic slate shingles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Triangular</b> rooflines emphasizing the height of the unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Large</b> overhangs (minimum 2 feet in length) above the patio and garage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - FARMHOUSE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>4.6.3 Materials and Colors</b>				
<b>Unadorned</b> materials: metal, wood, masonry.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Utilize</b> board and batten siding, corrugated panels to give texture and variation to exterior walls.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Neutral</b> or muted colors shall be predominant.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Monochrome</b> accents of doors, windows or architectural features.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Combine</b> contemporary design with rustic materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Stucco</b> is prohibited.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.6.4 Doors and Windows</b>				
<b>At least 60 percent</b> windows shall be tall and narrow double-hung windows with a proportion of 2 or 2½ times taller than wide.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Groupings</b> of two or three double-hung units are occasionally used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Accent</b> windows shall be no more than 20 percent.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Typically</b> have 4½-inch to 5½-inch flat board trim on the sides and head.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sixty percent</b> windows shall have grilles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Minimal</b> moulding around window and door openings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Double</b> hung or casement windows with muntins.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - FARMHOUSE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Contrast</b> color of window sash with color of the body of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.6.5 Decorative Details</b>				
All residential projects shall provide at least four of the following. Residential projects four stories and taller, mixed-use projects, or projects more than 15 buildings shall provide at least six of the following.				
• <b>Wide</b> front porch with simple columns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Covered</b> patio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Shed</b> or gabled dormers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Carriage-style</b> garage doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Dark</b> shutters and window sashes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Shed</b> dormers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Simple</b> gable brackets, vents, and trim	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Iron-inspired</b> barn-style lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Metal</b> awnings without sides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Gooseneck</b> light fixtures at the entrance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Large</b> doors and windows to maximize natural light	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Grilles</b> on the ground level windows and doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**NOTICE OF EXEMPTION**

**To:** Office of Planning and Research  
 P.O. Box 3044, Room 113  
 Sacramento, CA 95812-3044

**From (Public Agency):** City of Murrieta  
 1 Town Square  
 Murrieta, CA 92562

Riverside County Clerk  
 4080 Lemon St.  
 Riverside, CA 92501

<b>Project Title:</b>	Multi-Family Residential and Mixed-Use Residential Objective Design Standards		
<b>Project Applicant:</b>	The City of Murrieta		
<b>Project Location - Specific:</b>	Citywide		
<b>Project Location - City:</b>	City of Murrieta		
<b>Project Location - County:</b>	County of Riverside		
<b>Description of Nature, Purpose, and Beneficiaries of Project:</b>			
<b>Nature:</b>	The project is the adoption of the final Multi-Family Residential and Mixed-Use Residential Objective Design Standards. The Project involves adoption of an ordinance amending the Development Code and filing a Notice of Exemption.		
<b>Purpose:</b>	The City proposes to adopt the Multi-Family Residential and Mixed-Use Residential Objective Design Standards in order to implement Housing Element Update Policy Action items, to complete a LEAP grant task to create design guidelines and due to recent changes in State law making it necessary for the City to adopt objective standards to regulate the design of Multi-Family projects.		
<b>Beneficiaries:</b>	City of Murrieta		
<b>Name of Public Agency Approving Project:</b>	City of Murrieta City Council		
<b>Name of Person or Agency Carrying Out Project:</b>	City of Murrieta		
<b>Exempt Status (check one):</b>	<i>Pursuant to California Environmental Quality Act (CEQA) Statute and Guidelines</i>		
<input type="checkbox"/>	Ministerial (Sec. 21080(b)(1); 15268);		
<input type="checkbox"/>	Declared Emergency (Sec. 21080(b)(3); 152269(a));		
<input type="checkbox"/>	Emergency Project (Sec. 21080(b)(4); 15269(b)(c));		
<input checked="" type="checkbox"/>	Categorical Exemption. Type and Section:	State CEQA Guidelines §15183 Projects Consistent with a Community Plan or Zoning	
<input type="checkbox"/>	Statutory Exemption. Code Number:		
<b>Reasons Why Project is Exempt:</b> The project is an Ordinance to adopt Multi-Family Objective Design Standards. The proposed action is exempt from the California Environmental Quality Act (CEQA) as this meets the required actions of CEQA Guidelines Section 15183 Projects Consistent with a Community Plan or Zoning, because it involves the adoption and implementation of design standards which regulate the general design of residential projects, which will not cause significant environmental impact and implements a uniformly applied development policy or standard that is consistent with the General Plan Housing Element policy to further regulate multi-family residential development. This determination is predicated on Section 15004 of the guidelines, which provide direction to lead agencies on the appropriate timing for environmental review. The project(s) for which the Objective Design Standards are utilized or are intended, may require the preparation of an environmental document as part of their project(s) review in accordance with State CEQA Guidelines.			
<b>Lead Agency Contact Person:</b> Carl Stiehl		<b>Telephone:</b> (951) 461-6063	
<b>If Filed by Applicant:</b>			
1. Attach certified document of exemption finding.		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
2. Has a Notice of Exemption been filed by the public agency approving the project?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Signature:</b>	<b>Title:</b> City Planner	<b>Date:</b> September 5, 2023	

<input checked="" type="checkbox"/> Signed by Lead Agency	Date received for filing at OPR:
<input type="checkbox"/> Signed by Applicant	



# CITY OF MURRIETA

## City Council Meeting Agenda Report

9/19/2023  
Agenda Item No. 7.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Bob Moehling, Director of Public Works

PREPARED BY: Renée Santos, Administrative Assistant - Engineering

SUBJECT: Acceptance of Public Improvements in Tract Map 28532-3

### **RECOMMENDATION**

- 1) Accept the Public Improvements in Tract Map 28532-3 located east of Whitewood Road and north of Triple C Ranch Road; and
- 2) Direct the Public Works Department to perform continued maintenance on the aforementioned public improvements in conformity with the City of Murrieta's maintenance standard.

### **PRIOR ACTION/VOTE**

None.

### **CITY COUNCIL GOAL**

Plan, program and create infrastructure development.

### **BACKGROUND**

On February 17, 2018, the City of Murrieta (City) entered into an agreement with North Murrieta Community, LLC, to construct certain public improvements within Tract Map (TR) 28532-3. TR 28532-3 is a subdivision of 70 residential lots east of Whitewood Road and north of Triple C Ranch Road. Subsequently, WLH Communities - Alderwood, LLC acquired the property from North Murrieta Community, LLC. On April 13, 2021, the City entered into a replacement agreement with WLH Communities - Alderwood, LLC, to construct the aforementioned public improvements.

The public improvements, which included street paving, curb and gutter, sidewalk, drive approaches, and a storm drain system within TR 28532-3, have now been completed. The improvements were inspected by qualified City personnel within the Department of Public Works under the direction of the City Engineer who has determined that the public improvements are satisfactory and have been completed in compliance with applicable City standards and regulations.

The City Council has determined that it is in the City's best interest to maintain the public improvements through regular upkeep in conformity with City maintenance standards. Therefore, the Department of Public

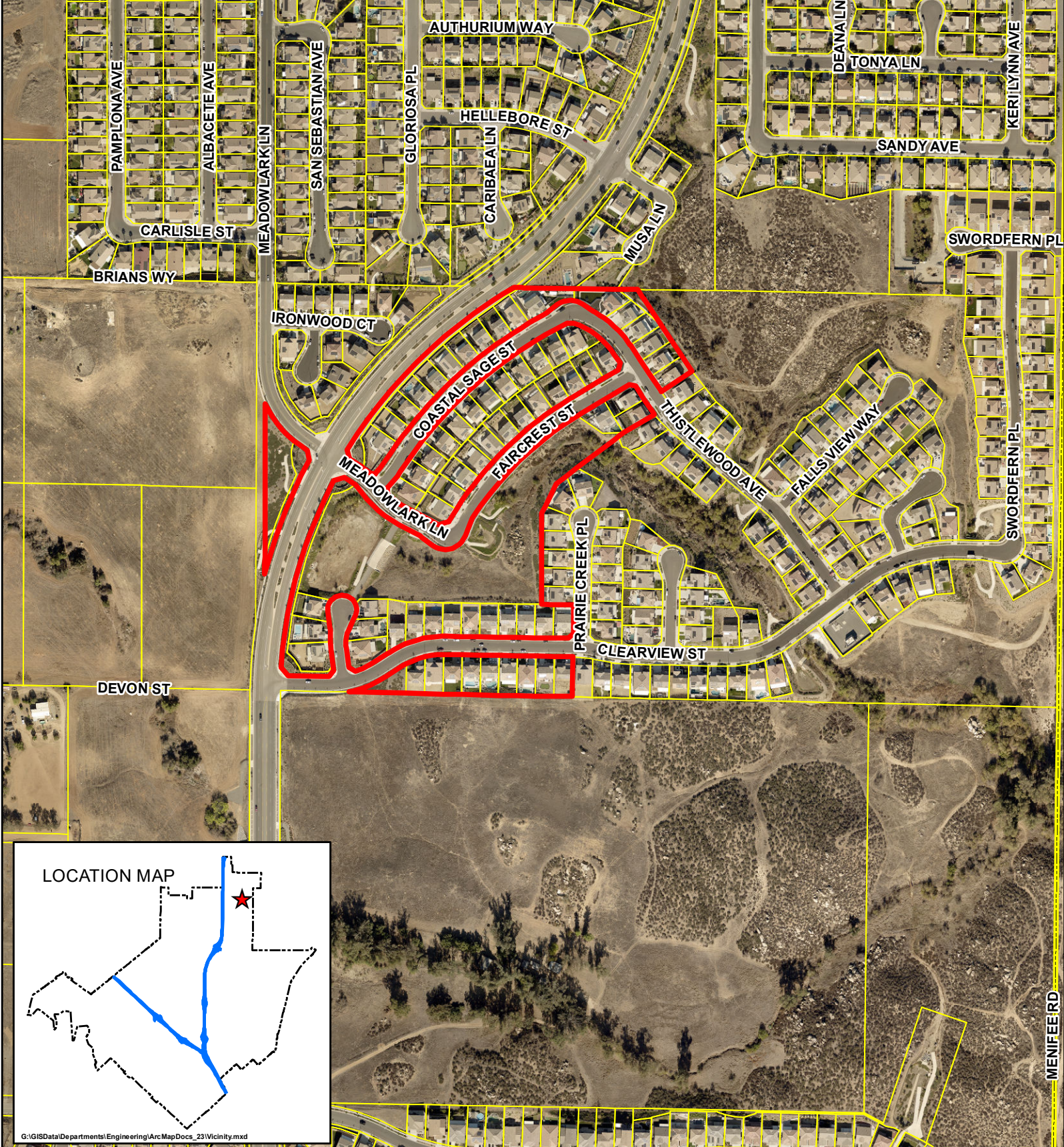
Works will provide continued maintenance of the aforementioned public improvements.

### **FISCAL IMPACT**




The City will be responsible for ongoing maintenance of the public improvements. The annual cost to maintain these improvements will be covered in the Public Works Maintenance Operating budget.

### **ATTACHMENTS**

- 1) Vicinity Map - Tract Map 28532-3



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	TR 28532-3		
	<p>500    250    0    500 Feet</p> 	Vicinity Map	Attachment 424





# CITY OF MURRIETA

## City Council Meeting Agenda Report

9/19/2023  
Agenda Item No. 8.

---

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Bob Moehling, Director of Public Works

PREPARED BY: Renée Santos, Administrative Assistant - Engineering

SUBJECT: Acceptance of Public Improvements in Tract Map 28532-5

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### **RECOMMENDATION**

- 1) Accept the Public Improvements in Tract Map 28532-5 located East of Whitewood Road, West of Menifee Road, and south of Keller Road; and
- 2) Direct the Public Works Department to perform continued maintenance on the aforementioned public improvements in conformity with the City of Murrieta's maintenance standards.

### **PRIOR ACTION/VOTE**

None.

### **CITY COUNCIL GOAL**

Plan, program and create infrastructure development.

### **BACKGROUND**

On April 11, 2017, the City of Murrieta (City) entered into an agreement with North Murrieta Community, LLC, for North Murrieta Community, LLC to construct certain public improvements within Tract Map (TR) 28532-5. TR 28532-5 is a subdivision of 115 residential lots located east of Whitewood Road, west of Menifee Road and south of Keller Road. Subsequently, WLH Communities - Alderwood, LLC acquired the property from North Murrieta Community, LLC. On April 13, 2021, the City entered into a replacement agreement with WLH Communities - Alderwood, LLC, for WLH Communities - Alderwood, LLC to construct the aforementioned public improvements.

The public improvements, which included street paving, curb and gutter, sidewalk, drive approaches, and a storm drain system within TR 28532-5, have now been completed. The improvements were inspected by qualified City personnel within the Department of Public Works under the direction of the City Engineer, who has determined that the public improvements are satisfactory and have been completed in compliance with applicable City standards and regulations.

The City Council has determined that it is in the City's best interest to maintain the public improvements through regular upkeep in conformity with City maintenance standards. Therefore, the Public Works

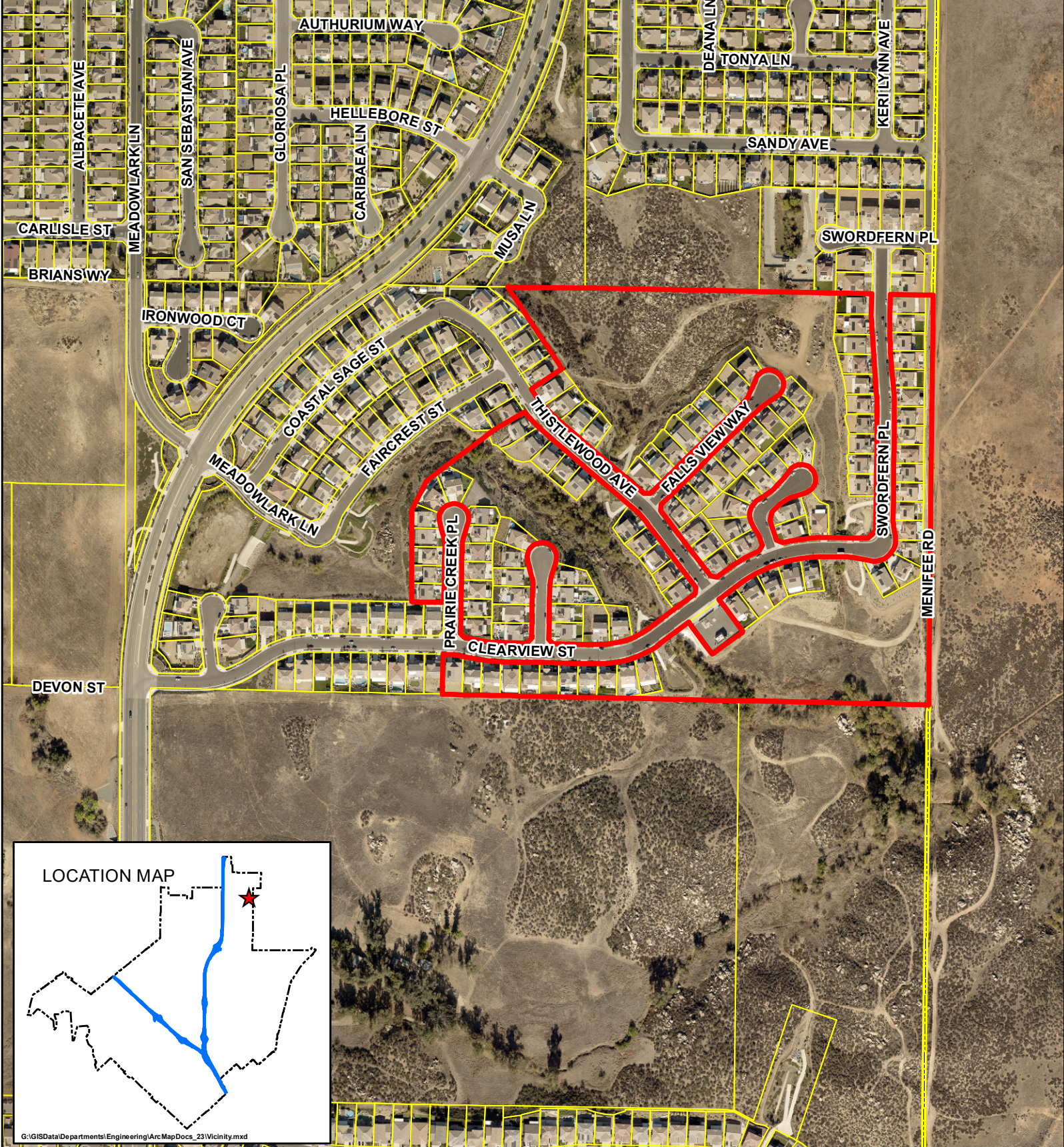
Department will provide continued maintenance of the aforementioned public improvements.

### **FISCAL IMPACT**

The City will be responsible for ongoing maintenance of the public improvements. The annual cost to maintain these improvements will be covered in the Public Works Maintenance Operating budget.

### **ATTACHMENTS**

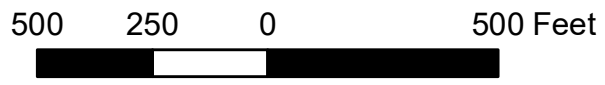
- 1) Vicinity Map - Tract Map 28532-5



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**TR 28532-5**



**Vicinity Map**

**Attachment**



# CITY OF MURRIETA

## City Council Meeting Agenda Report

9/19/2023  
Agenda Item No. 9.

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TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Bob Moehling, Director of Public Works

PREPARED BY: Renée Santos, Administrative Assistant - Engineering

SUBJECT: Acceptance of Public Improvements in Tract Map 28532-3 & 5

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### **RECOMMENDATION**

- 1) Accept the Public Improvements in Tract Map 28532-3 & 5 located both east of Whitewood Road, north of Triple C Ranch Road and east of Whitewood Road, west of Menifee Road, and south of Keller Road; and
- 2) Direct the Department of Public Works to perform continued maintenance on the aforementioned public improvements in conformity with the City of Murrieta's maintenance standard.

### **PRIOR ACTION/VOTE**

None.

### **CITY COUNCIL GOAL**

Plan, program and create infrastructure development.

### **BACKGROUND**

On February 17, 2018, the City of Murrieta (City) entered into an agreement with North Murrieta Community, LLC, to construct certain backbone public improvements within Tract Map (TR) 28532-3 & 5. TR 28532-3 & 5 is a subdivision of 70 residential lots east of Whitewood Road and north of Triple C Ranch Road, and a subdivision of 115 residential lots located east of Whitewood Road, west of Menifee Road, and south of Keller Road. Subsequently, WLH Communities - Alderwood, LLC acquired the property from North Murrieta Community, LLC. In February 2021, the City entered into a replacement agreement with WLH Communities - Alderwood, LLC, for WLH Communities - Alderwood, LLC to construct the aforementioned public improvements.

The public improvements, which included backbone street paving, curb and gutter, sidewalk, drive approaches, and a storm drain system within TR 28532-3 & 5, have now been completed. The improvements were inspected by qualified City personnel within the Department of Public Works under the direction of the City Engineer, who has determined that the public improvements are satisfactory and have been completed in compliance with applicable City standards and regulations.

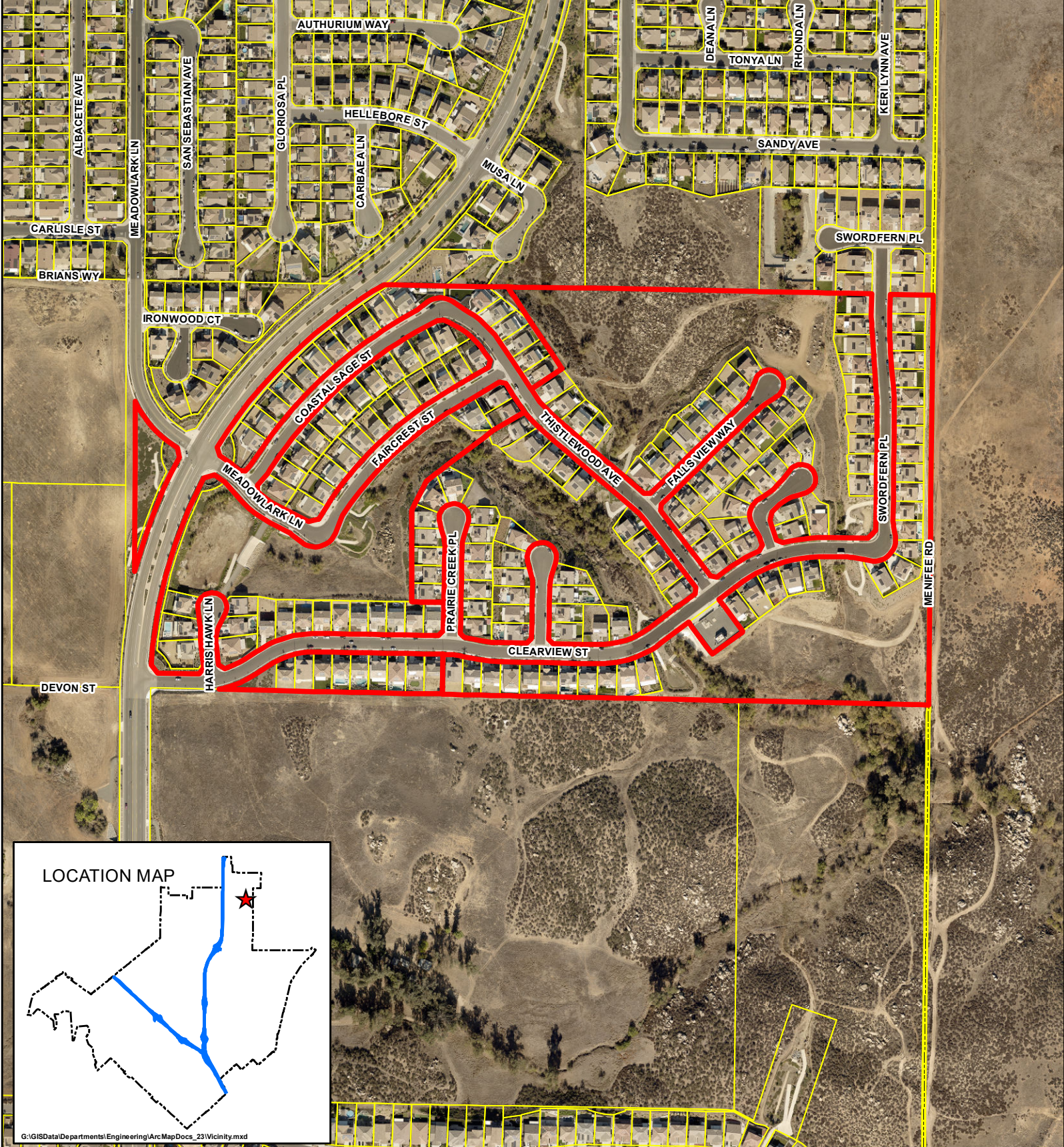
The City Council has determined that it is in the City's best interest to maintain the public improvements through regular upkeep in conformity with City maintenance standards. Therefore, the Department of Public Works will provide continued maintenance of the aforementioned public improvements.

### **FISCAL IMPACT**

The City will be responsible for ongoing maintenance of the public improvements. The annual cost to maintain these improvements will be covered in the Public Works Maintenance Operating budget.

### **ATTACHMENTS**

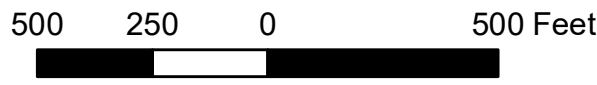
- 1) Vicinity Map - Tract Map 28532-3 & 5



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## TR 28532-3 & TR 28532-5



**Vicinity Map**

**Attachment 430**



# CITY OF MURRIETA

## City Council Meeting Agenda Report

9/19/2023  
Agenda Item No. 10.

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TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Bob Moehling, Director of Public Works

PREPARED BY: Renée Santos, Administrative Assistant - Engineering

SUBJECT: Acceptance of Public Improvements in Tract Map 32718

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### **RECOMMENDATION**

- 1) Accept the Public Improvements in Tract Map 32718 located west of Menifee Road, south of Keller Road, and east of Whitewood Road; and
- 2) Direct the Department of Public Works to perform continued maintenance on the aforementioned public improvements in conformity with the City of Murrieta's maintenance standard.

### **PRIOR ACTION/VOTE**

None.

### **CITY COUNCIL GOAL**

Plan, program and create infrastructure development.

### **BACKGROUND**

On March 11, 2019, the City of Murrieta (City) entered into an agreement with RSI Communities - Alderwood LLC & Project Royal LP, for RSI Communities - Alderwood LLC & Project Royal LP to construct certain public improvements within Tract Map (TR) 32718. TR 32718 is a subdivision of 4.49 acres into 10 single-family lots with a minimum 7,200 square foot lot size and one 59,405 square foot municipal parcel (storm drain, detention basin, and sewage lift station) within the Single Family 1 (SF-1) zone located west of Menifee Road, south of Keller Road, and east of Whitewood Road.

The public improvements, which included street paving, curb and gutter, sidewalk, drive approaches, and a storm drain system within TR 32718, have now been completed. The improvements were inspected by qualified City personnel within the Department of Public Works under the direction of the City Engineer who has determined that the public improvements are satisfactory and have been completed in compliance with applicable City standards and regulations.

The City Council has determined that it is in the City's best interest to maintain the public improvements through regular upkeep in conformity with City maintenance standards. Therefore, the Department of Public

Works will provide continued maintenance of the aforementioned public improvements.

### **FISCAL IMPACT**

The City will be responsible for ongoing maintenance of the public improvements. The annual cost to maintain these improvements will be covered in the Public Works Maintenance Operating budget.

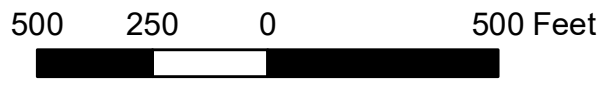
### **ATTACHMENTS**

- 1) Vicinity Map - Tract Map 32718





**TR 32718**



**Vicinity Map**

**Attachment 433**



# CITY OF MURRIETA

## City Council Meeting Agenda Report

9/19/2023  
Agenda Item No. 11.

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TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Bob Moehling, Director of Public Works

PREPARED BY: Renée Santos, Administrative Assistant - Engineering

SUBJECT: Acceptance of Public Improvements in Tract Map 34445

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### **RECOMMENDATION**

- 1) Accept the Public Improvements in Tract Map 34445 located west of Whitewood Road, south of Keller Road; and
- 2) Direct the Public Works Department to perform continued maintenance on the aforementioned public improvements in conformity with the City of Murrieta's maintenance standards.

### **PRIOR ACTION/VOTE**

None.

### **CITY COUNCIL GOAL**

Plan, program and create infrastructure development.

### **BACKGROUND**

On May 14, 2015, the City of Murrieta (City) entered into an agreement with North Murrieta Community, LLC, for North Murrieta Community, LLC to construct certain public improvements within Tract Map (TR) 34445. TR 34445 is a subdivision of approximately 4.39 acres with thirteen lots located west of Whitewood Road, and south of Keller Road. Subsequently, WLH Communities - Alderwood, LLC acquired the property from North Murrieta Community, LLC. On March 19, 2018, the City entered into a replacement agreement with WLH Communities - Alderwood, LLC, for WLH Communities - Alderwood, LLC to construct the aforementioned public improvements.

The public improvements, which included street paving, curb and gutter, sidewalk, drive approaches, and a storm drain system within TR 34445, have now been completed. The improvements were inspected by qualified City personnel within the Department of Public Works under the direction of the City Engineer who has determined that the public improvements are satisfactory and have been completed in compliance with applicable City standards and regulations.

The City Council has determined that it is in the City's best interest to maintain the public improvements

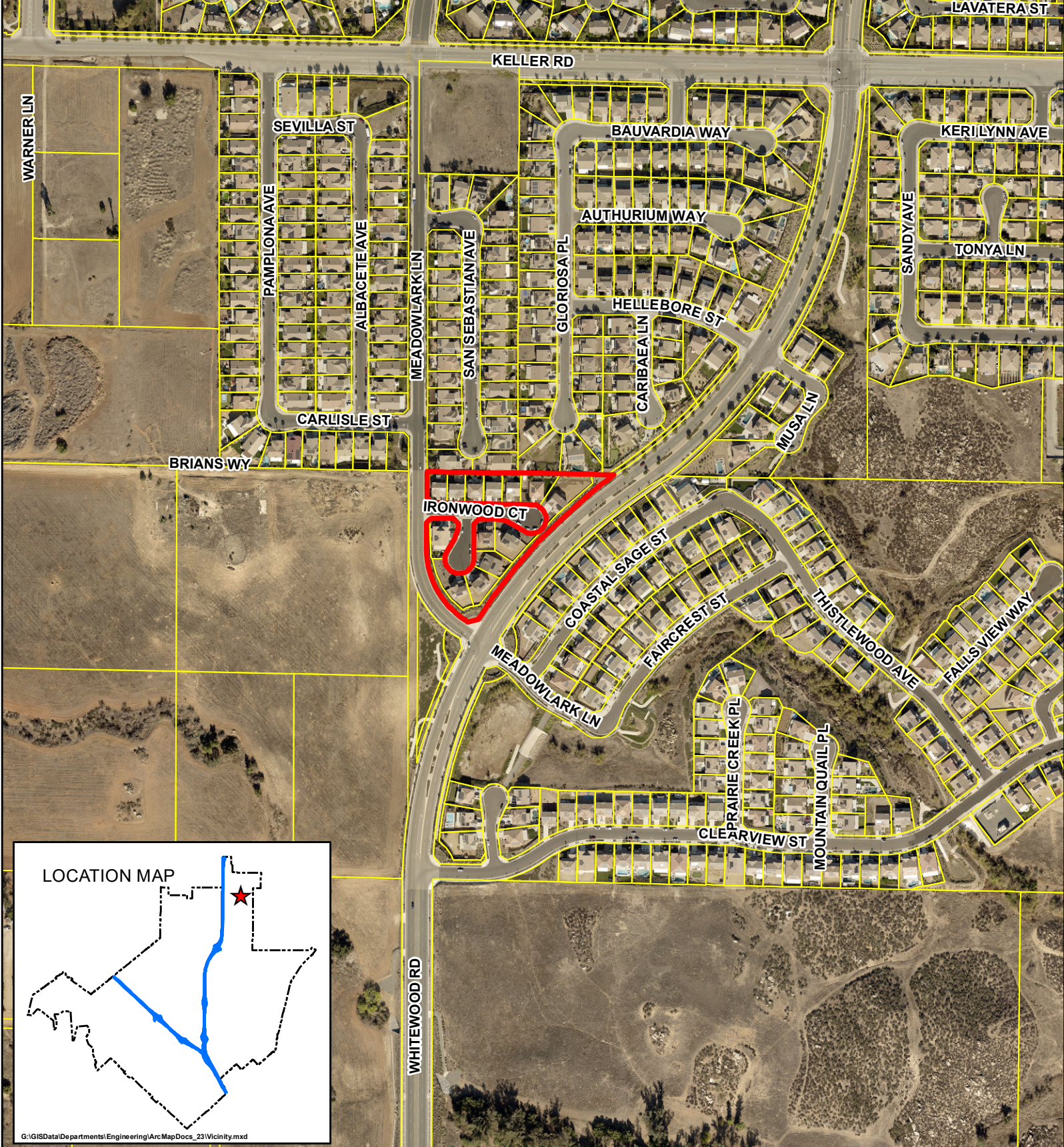
through regular upkeep in conformity with City maintenance standards. Therefore, the Department of Public Works will provide continued maintenance of the aforementioned public improvements.

### **FISCAL IMPACT**

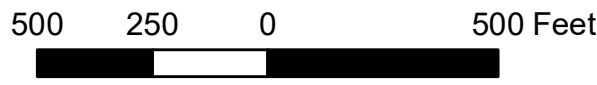
The City will be responsible for ongoing maintenance of the public improvements. The annual cost to maintain these improvements will be covered in the Public Works Maintenance operating budget.

### **ATTACHMENTS**

- 1) Vicinity Map



**TR 34445**



**Vicinity Map**

**Attachment**



# CITY OF MURRIETA

## City Council Meeting Agenda Report

9/19/2023  
Agenda Item No. 12.

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TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Diego Chavez, Administrative Services Director

PREPARED BY: Michelle Tamez, Human Resources Analyst

SUBJECT: Consider Adoption of Resolution for CalPERS 180-Day Wait Period  
Exception for Post-Retirement Employment - Extra Help Public  
Safety Dispatch Services

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### **RECOMMENDATION**

Adopt Resolution No. 23-4705, entitled: *A Resolution of the City Council of the City of Murrieta, California, for CalPERS 180-Day Wait Period Exception - Government Code Sections 7522.56 & 21224.*

### **PRIOR ACTION/VOTE**

None.

### **CITY COUNCIL GOAL**

Provide a high level of innovative public safety.

### **BACKGROUND**

The City of Murrieta's Public Safety Communications Center (Communications Center) provides dispatch services to the Murrieta Police Department, Menifee Police Department, and Murrieta Fire & Rescue. Providing law enforcement dispatch to two police departments, in addition to fire and emergency medical dispatch services, is a unique operation. It requires employees skilled to handle police and fire calls across two jurisdictions.

The Communications Center had to double its Public Safety Dispatcher staffing when it began providing dispatch services for the City of Menifee's Police Department in July 2020. However, the Communications Center is yet to be fully staffed due to difficulties in hiring dispatchers who can work both police and fire calls for service. Applicants typically have experience in one function and must undergo extensive training in the other once hired. Limited dispatch training officers, the COVID-19 pandemic, and a training program that can last up to a year have also contributed to staffing challenges for the Communications Center.

Currently, the Communications Center has eight (8) vacant dispatcher positions, 25% of the authorized staffing level. The vacancies and the critical nature of the work have led to required overtime and limited days off for the team, as minimum staffing levels need to be maintained 24 hours per day to ensure timely police, fire, and

emergency response.

This past year, a great deal of effort has been made to meet the staffing requirements of the Communications Center. The City of Murrieta (City) broadened the qualifications for the Public Safety Dispatcher to include experience in either police or fire settings, introduced an ongoing open recruitment, reduced the minimum staffing level, and developed new recruitment strategies to encourage prospective candidates.

Due to the critical need for the City to have sufficient public safety dispatch coverage as explained above, staff recommends that the City Council consider adopting Resolution No. 23-4705 (Attachment 1) authorizing post-retirement employment for a Communications Center retiree, Linda Cobos, who recently retired from the City as a Dispatch Supervisor on August 26, 2023. Ms. Cobos has extensive professional experience as a Public Safety Dispatcher and has the specialized skills needed to perform the additional dispatch tasks for the City as a retired annuitant.

CalPERS enforces strict rules related to working after retirement, which includes allowing post-retirement employment with a PERS agency to commence no earlier than 180-days after the retirement date. However, there is an exception to this rule if the employer certifies the nature of employment, and the appointment is necessary to fill a critical position sooner than 180-days. Resolution No. 23-4705, if approved, would certify that there is a significant need for further public safety dispatch support, based on the ongoing need for adequate staffing and timely public safety response. In addition, the Resolution would allow the City to immediately employ Ms. Cobos as a retired annuitant for a limited duration. Staff has confirmed with CalPERS that in this situation, employment can be made to provide extra assistance under Government Code Section 21224.

Ms. Cobos is willing to work part-time in the Communications Center, performing extra dispatch work while the City continues to fill Public Safety Dispatcher vacancies. The hourly wage of \$39.67, is within the pay range for the classification with job duties most comparable to those Ms. Cobos will be performing, Public Safety Dispatcher II (\$32.62-\$39.67). In accordance with CalPERS working after retirement rules, no benefits shall be provided, and the maximum number of part time hours per fiscal year, shall not exceed 960.

### **FISCAL IMPACT**

The fiscal impact associated with a part-time Dispatch Supervisor position is approximately \$38,082, based on the maximum number of allowable hours per fiscal year, which is 960. Salary savings as a result of ongoing vacancies of this position will be used to cover the cost associated with this position.

### **ATTACHMENTS**

- 1) Resolution No. 23-4705

**RESOLUTION NO. 23-4705**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, FOR CALPERS 180-DAY WAIT PERIOD EXCEPTION GOVERNMENT CODE SECTIONS 7522.56 & 21224**

**WHEREAS**, in compliance with Government (Gov.) Code Section 7522.56 of the Public Employees' Retirement Law, the City Council of the City of Murrieta must provide CalPERS this certification resolution when hiring a retiree before 180 days have passed since their retirement date; and

**WHEREAS**, Linda Cobos retired from the City of Murrieta in the position of Public Safety Dispatch Supervisor, effective August 26, 2023; and

**WHEREAS**, Gov. Code section 7522.56 requires that post-retirement employment commence no earlier than 180 days after the retirement date, which is February 23, 2024, without this certification resolution; and

**WHEREAS**, Gov. Code section 7522.56 provides that this exception to the 180-day wait period shall not apply if the retiree accepts any retirement-related incentive; and

**WHEREAS**, the City Council of the City of Murrieta, the City of Murrieta, and Linda Cobos certify that Linda Cobos has not and will not receive a Golden Handshake or any other retirement-related incentive; and

**WHEREAS**, the City Council of the City of Murrieta hereby appoints Linda Cobos as an extra help retired annuitant to perform extra help public safety dispatcher duties for the City of Murrieta under Gov. Code section 21224, effective September 24, 2023; and

**WHEREAS**, the appointment document between Linda Cobos and the City of Murrieta, which consists of an offer letter, has been reviewed by the City Council and is attached hereto; and

**WHEREAS**, no matters, issues, terms or conditions related to this employment and appointment have been or will be placed on a consent calendar; and

**WHEREAS**, the employment shall be limited to 960 hours per fiscal year for all CalPERS employees; and

**WHEREAS**, the compensation paid to retirees cannot be less than the minimum nor exceed the maximum monthly base salary paid to other employees performing comparable duties, divided by 173.333 to equal the hourly rate; and

**WHEREAS**, the maximum base salary for employees performing comparable duties (the classification of Public Safety Dispatcher II) is \$6,875.91 monthly and the hourly equivalent is \$39.66876, and the minimum base salary for this position is \$5,656.83 monthly and the hourly equivalent is \$32.63559; and

**WHEREAS**, the hourly rate paid to Linda Cobos will be \$39.67; and

**WHEREAS**, Linda Cobos has not and will not receive any other benefits, incentive, compensation in lieu of benefit or other form of compensation in addition to this hourly pay rate; and

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1.** The City Council hereby certifies the nature of the appointment of Linda Cobos as described herein and detailed in the attached appointment document (consisting of an offer letter) is true and correct.

**Section 2.** The City Council further certifies that this appointment is necessary to perform critically needed public safety dispatcher extra help work for the City of Murrieta by September 24, 2023, because of critically low staffing levels for public safety dispatchers, and the ongoing critical need for adequate staffing of public safety dispatchers to ensure timely police, fire and emergency responsiveness for the Murrieta Police Department, Menifee Police Department, and Murrieta Fire & Rescue.

**PASSED, APPROVED, AND ADOPTED** this 19th day of September 2023, by the City Council of the City of Murrieta, State of California.

\_\_\_\_\_  
Lisa DeForest, Mayor

ATTEST:

\_\_\_\_\_  
Cristal McDonald, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Tiffany Israel, City Attorney

STATE OF CALIFORNIA    )  
COUNTY OF RIVERSIDE    )  
CITY OF MURRIETA        )

I, Cristal McDonald, City Clerk of the City of Murrieta, California, do hereby certify that the foregoing Resolution No. 23-4705 was duly adopted by the City Council of the City of Murrieta at the regular meeting thereof, held on the 19th day of September 2023, and was signed by the mayor of the said City, and that the same was passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Cristal McDonald, City Clerk



EXHIBIT A



CITY OF MURRIETA

September 19, 2023

Linda Cobos  
[REDACTED]

Re: Offer of Limited Duration Employment as Retired Annuitant – Extra Help/ Special Project (Government Code §21224(a))

Dear Linda:

Welcome! The mission of the City of Murrieta is to work in unity alongside our residents. We're dedicated to helping Murrieta thrive as a robust, growing, and connected community. We look forward to having you assist our community and to the contributions you will make in helping us achieve our mission!

This letter confirms our offer to you in the limited duration, extra-help/ special project position of extra help as a Public Safety Dispatcher II. This offer to you is based on your specialized skills in the area of Police Dispatch. Government Code Sections 21224(a) and 7522.56(c) permit retired annuitants under the California Public Employees' Retirement System ("CalPERS") to be employed without reinstatement from retirement upon appointment by a public agency because the retired person has specialized skill needed in performing work of limited duration or during an emergency to prevent stoppage of public business.

**At-Will Employment Status**

As a retired annuitant, you will be considered a limited duration, at-will employee and serve at the will and pleasure of the City Manager and may be terminated at any time, with or without cause, and with or without notice. Additionally, we recognize that you retain the option of ending this assignment with the City of Murrieta at any time.

**Hours, Duration of Appointment, and Compensation**

Your first day in this role will be September 24, 2023. The City would like you to work approximately 20 hours per week or as directed by your Supervisor. Your limited duration assignment as a retired annuitant will be no longer than twelve (12) months and will not extend past September 24, 2024.

This position is subject to the following:

- Hourly rate of \$39.67

*Under Government Code section 7522.56, the compensation paid to you must be within the monthly rate of the pay range, paid to other employees performing comparable duties, divided by 173.333 hours to equal an hourly rate.*

*The above hourly rate is based on the position of Public Safety Dispatcher II, which includes the duties most comparable to the special project work that you will perform as a retired annuitant. (The City's published hourly maximum rate for this position is \$39.67.)*

- Limited duration appointment not to exceed a total of 960 hours in a fiscal year for all CalPERS employers combined.
- No other benefit, incentive, compensation in lieu of benefits, or other form of compensation will be paid in addition to the hourly pay rate noted above.
- Work performed will be providing extra help to support the public safety Communications Center to ensure continuous business operations.

Please be advised you are to review the City's Administrative Policies and Personnel Rules, located in the Employee Handbook. By signing this offer letter below, you are acknowledging you are responsible for reviewing and adhering to the Administrative Policies, Employee Handbook, and Personnel Rules during the course of your employment with the City of Murrieta.

The City makes no representation on the impact, if any, this appointment shall or may have upon your CalPERS retirement benefits, status, duties, and/or obligations. Also, please be aware that CalPERS enforces strict rules related to working after retirement. For a discussion of other CalPERS rules related to work by retired annuitants, you should review the CalPERS publication "A Guide to Employment After Retirement," available online at [www.calpers.ca.gov/docs/forms-publications/employment-after-retirement.pdf](http://www.calpers.ca.gov/docs/forms-publications/employment-after-retirement.pdf). Please contact CalPERS or the City immediately if you have any questions or concerns to discuss related to your work for the City.

This is the entire offer to you. There are no express or implied promises, representations, or contracts being offered to you. We look forward to your contributions. Please feel free to call Mike McGhee, Human Resources Manager, at (951) 461-6432 should you have any questions or concerns.

If you agree to accept this offer for limited duration employment as a retired annuitant, then electronically sign and return it via email to [hrstaff@murrieta.gov](mailto:hrstaff@murrieta.gov) or sign and date the letter and return it within seven (7) calendar days of the date of this letter. The signed original can be mailed to the City at 1 Town Square, Murrieta, CA 92562, with attention to Human Resources.

Sincerely,

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Human Resources Manager

By accepting this offer, I understand and agree that I will be a limited-duration, at-will employee and that my rights to employment with the City are governed by the terms and conditions of this offer letter rather than the ordinances, resolutions, and policies of the City of Murrieta which might otherwise apply to classified or other employees of the City. I further acknowledge that I have been given the opportunity to consult with an attorney prior to signing this offer of limited-duration employment.

By accepting this appointment, I acknowledge that I have not relied upon any representations (none of which is in existence) in assessing the CalPERS-related impact of this employment. Therefore, by accepting this appointment, I release the City from any and all CalPERS-related claims or liabilities that may arise in connection with employment as a retired annuitant

Finally, I hereby certify that I have not received any unemployment insurance payments within the last 12 months prior to this appointment.

I accept the offer as outlined above.

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Signature

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Date Signed



# CITY OF MURRIETA

## City Council Meeting Agenda Report

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9/19/2023  
Agenda Item No.

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Subject:  
Received After Agenda Printed - Governing Body Announcements



**Governing Body Announcements  
Murrieta City Council  
September 19, 2023  
Ron Holliday, Council Member**



# Governing Body Announcements

## September 19, 2023

Ron Holliday, Council Member

**EMAIL: [RHolliday@MurrietaCA.gov](mailto:RHolliday@MurrietaCA.gov)**

09/06/23	Shared in placing the first historical sidewalk sticker in downtown Murrieta with Pat and Annette Jennings from the Murrieta Historical Society.
09/07/23	Attended the Murrieta Chamber mixer.
09/11/23	Honored the fallen at Murrieta's 9/11 Tribute at Town Square Park.
09/13/23	Participated in the Medical Leader's Luncheon at United University of Nursing.
09/14/23	Attended the Murrieta Chamber networking breakfast.
09/14/23	Met with staff and Joanie Wdowiak on progress of the Santa Stops planning.



**Governing Body Announcements  
Murrieta City Council  
September 19, 2023  
Jon Levell, Council Member**



# Governing Body Announcements

## September 19, 2023

Jon Levell, Council Member

**EMAIL: [JLevell@MurrietaCA.gov](mailto:JLevell@MurrietaCA.gov)**

09/11/23

Attended the 9/11 run with Murrieta PD and Fire.







# Governing Body Announcements

## September 19, 2023

Jon Levell, Council Member

**EMAIL: [JLevell@MurrietaCA.gov](mailto:JLevell@MurrietaCA.gov)**

09/11/23

Attended the 9/11 Tribute Ceremony.





# Governing Body Announcements

## September 19, 2023

Jon Levell, Council Member

**EMAIL: [JLevell@MurrietaCA.gov](mailto:JLevell@MurrietaCA.gov)**

09/11/23

Attended the Grand Opening of Tribute Health Academy.





# Governing Body Announcements

## September 19, 2023

Jon Levell, Council Member

**EMAIL: [JLevell@MurrietaCA.gov](mailto:JLevell@MurrietaCA.gov)**

09/13/23

Attended the Medical Leaders Luncheon hosted by United University of Nursing in the new Makena Medical Office Building.



**Governing Body Announcements  
Murrieta City Council  
September 19, 2023  
Lisa DeForest, Mayor**



# Governing Body Announcements

## September 19, 2023

Lisa DeForest, Mayor

**EMAIL: [LDeForest@MurrietaCA.gov](mailto:LDeForest@MurrietaCA.gov)**

### Various Dates

Attended Chamber Breakfast, Murrieta Minute.

Attended Rotary Club Meeting.

Attended Meet and Greet with Roger Shultz and Assemblywoman Sanchez.

Attended Coffee with the City.

Filmed with Supervisor Washington for the state of the 3<sup>rd</sup> district.

Met with Ed Sauls for downtown project update.

Met with Planning on proposed projects.



# Governing Body Announcements

## September 19, 2023

Lisa DeForest, Mayor

**EMAIL: [LDeForest@MurrietaCA.gov](mailto:LDeForest@MurrietaCA.gov)**

Various Dates

Attended Lions meeting at El Patron.

Attended Brokers Luncheon at Southwest Riverside County Association of Realtors.

Met with staff at Equine Center.

Met with Bill Blankenship on Vineyard Hills project.

Met with staff for an update on the Hillside Ordinance.

Met with the Downtown Association on permits and issues.

Met with staff on traffic level in the region and local control of flow at peak hours.



# Governing Body Announcements

## September 19, 2023

Lisa DeForest, Mayor

**EMAIL: [LDeForest@MurrietaCA.gov](mailto:LDeForest@MurrietaCA.gov)**

Various Dates

Met with Fire on prevention.

Met with staff on update of permitting processes and updates.

Attended the Murrieta Temecula Group meeting.

Toured the Murrieta Hot Springs Resort to see the progress of development.

Attended a meeting with Roger Shultz, Regional Training Center.

Attended Temecula Council Members Matt Rahn and MaryAnn Edwards retirement party.

Quarterly Meeting with Supervisor Washington and City Manager- French Valley.



# Governing Body Announcements

## September 19, 2023

Lisa DeForest, Mayor

**EMAIL: [LDeForest@MurrietaCA.gov](mailto:LDeForest@MurrietaCA.gov)**

Various Dates

Met with Tour de Murrieta about future events.

Attended and lead the Never Forget 911 event at the Town Square Park Amphitheater.

Toured Loma Linda University Medical Center - Murrieta, State of Hospitals and Healthcare.

Attended the Murrieta Chamber Networking Breakfast.

Attended Coffee with the City with the Chamber.

Filmed State of the City.

Attended California Cities Meeting-Mayor via Zoom.





# Governing Body Announcements

## September 19, 2023

Lisa DeForest, Mayor

**EMAIL: [LDeForest@MurrietaCA.gov](mailto:LDeForest@MurrietaCA.gov)**

Various Dates

Attended Downtown Murrieta Farmers Market Night.

Met with several city staff on issues and ideas.

Met with several community members about issues, ideas, questions.



# Governing Body Announcements

## June 20, 2023

Lisa DeForest, Mayor

If you need to reach me, please feel free to contact me via email [LDeForest@MurrietaCA.gov](mailto:LDeForest@MurrietaCA.gov) or for faster response call or text me at (951) 323-8497

**ORDINANCE NO. U-590-23**

**AN URGENCY 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**

**WHEREAS**, California Government Code section 36937(b) authorizes the City Council to adopt, as an urgency measure, an interim ordinance for the immediate preservation of the public peace, health or safety; and

**WHEREAS**, in 2017, the California Legislature approved and the Governor signed into law Senate Bill 35 ("SB 35"), effective January 1, 2018, which among other things, allowed for by-right approval of housing developments only subject to objective standards; and

**WHEREAS**, SB 35 allows local agencies to adopt objective design and development standards for Multi-Family Residential projects; and

**WHEREAS**, SB 35 took effect January 1, 2018, and preempted any conflicting city ordinance; and

**WHEREAS**, in 2022, the California Legislature approved and the Governor signed into law Assembly Bill 2011 ("AB 2011"), which among other things, allows for by-right approval of housing developments only subject to objective standards in zones that allow for office, retail, and parking primary uses, such as in the City's Commercial, Office, and Innovation zones; and

**WHEREAS**, AB 2011 allows local agencies to adopt objective design and development standards for Multi-Family Residential projects in zones that allow for office, retail, and parking uses; and

**WHEREAS**, AB 2011 takes effect July 1, 2023, and preempts any conflicting city ordinance; and

**WHEREAS**, the City desires to amend its local regulatory scheme to comply with and implement the Government Code, in part, specifically subject to SB 35 and AB 2011, and to appropriately regulate projects under State law; and

**WHEREAS**, there is a current and immediate threat to the public health, safety, or welfare based on the passage of AB 2011 because the City currently lacks adequate local objective standards to regulate projects governed by AB 2011, meaning that if the City does not immediately adopt appropriate objective standards for Multi-Family Residential and Mixed-Use Residential development projects that are consistent with AB 2011, then as of July 1, 2023, the City's review of such projects would be limited to application of the few objective standards that currently exist in the City of Murrieta Municipal Code (including Title 16, The Development Code), and which did not anticipate Multi-Family and Mixed-Use residential developments in commercial, office and innovation zoning districts as contemplated by AB 2011, and thus the Municipal Code lacks the objective standards necessary to protect and preserve the local community; and

**WHEREAS**, the approval of Multi-Family Residential and Mixed-Use Residential development projects in various zoning districts based solely on the default standards currently in the City’s Municipal Code, without appropriate regulations governing project design, site planning, building massing, height, setback, landscape, building type, architectural review, and similar criteria, would threaten the character of existing neighborhoods, and negatively impact property values, personal privacy, and fire safety. These threats to public safety, health, and welfare justify adoption of this ordinance as an urgency ordinance to be effective prior to July 1, 2023; and

**WHEREAS**, as part of the implementation of the City’s Housing Element Update the City prepared this Development Code Amendment to implement Multi-Family Residential and Mixed Use Residential Objective Design Standards consistent with the policy program for these standards; and

**WHEREAS**, on June 22, 2022, and April 12, 2023, the City of Murrieta Planning Commission held public workshops on the City’s initial approach to the Objective Design Standards, and as the Standards were released for public review, providing suggested revisions and comments regarding the Standards; and

**WHEREAS**, on May 2, 2023, the City Council of the City of Murrieta considered the proposed Development Code Amendment, at which was presented the staff report and evidence in the record to support the findings required by the Murrieta Development Code Section 16.13; and

**WHEREAS**, to protect public safety, health, and welfare, the City Council may adopt this ordinance as an urgency measure in accordance with the City of Murrieta Municipal Code.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Murrieta does ordain as follows:

**SECTION 1. RECITALS**

The recitals above are each incorporated by reference and adopted as findings by the City Council.

**SECTION 2. FINDINGS**

Based upon the substantial evidence presented to the City Council on May 2, 2023, including written and oral staff reports and public and applicant written and oral testimony, and in accordance with Murrieta Development Code Chapter 16.58, the City Council of the City of Murrieta approves the Multi-Family Residential and Mixed-Use Residential Objective Design Standards Development Code Amendment in accordance with the following findings pursuant to Development Code Section 16.58.080:

Findings and Recommended Approval for Development Code Amendments:

- a. The proposed amendment ensures and maintains internal consistency with all of the objectives, policies, general plan land uses, programs and actions of all elements of the general plan;

FACTS: The Development Code is the primary tool for implementing the General Plan, providing regulating standards, identification of permitted uses, and other regulations that support the proper implementation of the General Plan Land Use Element. This Development Code Amendment updates and amends sections 16.xx and 16.xx8, in order to implement Multi-Family Residential and Mixed-Use Residential Objective Design Standards throughout the City's Development Code. The Objective Design Standards is an implementation measure of the City's proposed Housing Element Update and maintain consistency between the Housing Element and the Land Use Element as a measure to be applied to Multi-Family and Mixed-Use Residential development projects in any zone in the City.

- b. The proposed amendment would not be detrimental to the public convenience, health, safety or general welfare of the city;

FACTS: The General Plan will promote the health, safety, and welfare of the City through the listed goals and policies included within each element, the proposed project includes Multi-Family Residential and Mixed-Use Residential Objective Design Standards consistent with the Housing Element goals to develop and implement these standards. There are not considered to be any impacts to the environment from the project, therefore it would not be detrimental to the public convenience, health, safety, or general welfare of the city.

- c. The proposed amendment is internally consistent with other applicable provisions of the development code.

FACTS: The proposed amendment has been integrated into the Code and aligns with the Multi-Family Land Use Designation and others, in order to allow various types of multi-family projects in the City that could be proposed in any zone. The existing zones in the Development Code include the appropriate uses and standards required for each zone, which allow for multi-family residential and mixed-use residential uses with additional detail provided for specific types of projects in the Objective Design Standards consistent with the existing provisions in the Development Code. The amendment has been drafted to integrate and implement the Objective Design Standards with the Development Code and thereby, is internally consistent.

- d. The proposed amendment is in compliance with the provision of the California Environmental Quality Act (CEQA).

FACTS: The project has been evaluated pursuant to CEQA. The proposed action is exempt from the California Environmental Quality Act (CEQA) as this meets the required actions of CEQA Guidelines Section 15183 Projects Consistent with a Community Plan or Zoning because it involves direction to staff to adopt and implement Design Standards, which will not cause significant environmental impact and implements a uniformly applied development policy or standard that is consistent with the General Plan Housing Element policy to further regulate multi-

family residential development. This determination is predicated on Section 15004 of the guidelines, which provides direction to lead agencies on the appropriate timing for environmental review. The project(s) for which the Design Guidelines are utilized or are intended for may require the preparation of an environmental document as part of their project(s) review in accordance with State CEQA Guidelines. Therefore the project of adopting objective design standards is exempt under the CEQA Guidelines as the project would not cause a significant effect on the environment. Staff and recommends that the City Council find that the project is exempt from CEQA, accept the NOE, and direct staff to record and file the document under CEQA and the CEQA Guidelines (14 California Code of Regulations [CCR] Section 1500 et seq.).

### **SECTION 3. URGENCY FINDINGS**

- A. Since the City does not currently have complete objective development standards for Multi-Family Residential and Mixed-Use Residential development, the City is allowed only to ministerially permit such development applications in accordance with the minimal standards set forth in the Development Code and state and local building codes.
- B. The reliance on such minimal standards without the adoption of permitted local City regulations would enable the ministerial allowance of Multi-Family projects that may be detrimental to surrounding properties.
- C. The expeditious adoption of objective development standards for Multi-Family Residential and Mixed-Use Residential development through this Urgency Ordinance would ensure both compliance with State laws and the implementation of local health and safety standards addressing health and safety concerns created by Multi-Family Residential and Mixed-Use Residential development.

### **SECTION 4. MUNICIPAL CODE AMENDMENT**

**The First paragraph of Section 16.08.040** of Title 16 of the Development Code of the Murrieta Municipal Code is hereby amended to read as follows:

#### **“16.08.040 Multi-family Residential Design Standards.**

The following standards and design features and the City’s Multi-Family Residential and Mixed-Use Objective Design Standards, as adopted by ordinance or resolution of the City Council and incorporated as part of this section by reference, are provided to ensure a level of quality that must be compiled with or satisfied in all multi-family residential developments. Standards are mandatory requirements for all multi-family residential developments. Design features are provided to allow flexibility by providing options for implementing specific standards. In order to meet a certain standard, one or a combination of design features shall be incorporated into the project’s design. In some instances, there will be no design feature(s) identified for a particular standard and this will be noted. In the event of a conflict between a standard or feature set forth below and a standard or feature set forth in the City’s adopted Multi-Family Residential and Mixed-Use Objective Design Standards, the most recently adopted revision shall control.”

**SECTION 5. ADOPTION OF OBJECTIVE DESIGN STANDARDS**

The City hereby adopts Multi-Family Residential and Mixed-Use Residential Objective Design Standards, attached hereto as Exhibit A, for 45 days unless this Ordinance is extended or until such time that the Ordinance is replaced by a Resolution of the City Council but in any event no later than December 31, 2023, whichever occurs first.

**SECTION 6. EFFECTIVE DATE**

This ordinance takes effect immediately upon its adoption by a 4/5ths vote of the City Council.

**SECTION 7. SEVERABILITY.**

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of this ordinance are declared to be severable.

**SECTION 8. NOTICE OF ADOPTION.**

Within fifteen (15) days after the adoption of the ordinance, the City Clerk shall publish a summary of the ordinance with the names of the council members voting for and against the ordinance.

**SECTION 8. CEQA EXEMPTION.**

The City Council hereby directs staff to prepare, execute, and file with the Riverside County Clerk a notice of exemption within five (5) working days of the adoption of this Ordinance.

ADOPTED by the City Council, signed by the Mayor, and attested by the City Clerk this 2nd day of May, 2023.



\_\_\_\_\_  
Lisa DeForest, Mayor

ATTEST:



\_\_\_\_\_  
Cristal McDonald, City Clerk



APPROVED AS TO FORM:

Tiffany Israel  
Tiffany J. Israel, City Attorney

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )§ CITY  
OF MURRIETA )

I, Cristal McDonald, City Clerk of the City of Murrieta, California, do hereby certify that the foregoing Ordinance No. U590-23 was duly passed and adopted by the City Council of the City of Murrieta at the regular meeting thereof, held on the 2nd day of May, 2023, and was signed by the Mayor of the said City, and that the same was passed and adopted by the following vote:

- AYES: Warren, Levell, Holliday, Stone, DeForest
- NOES: None
- ABSENT: None
- ABSTAIN: None

Cristal McDonald  
Cristal McDonald, City Clerk

I, Cristal McDonald, City Clerk of the City of Murrieta, California further certify that Ordinance No. U590-23 was duly published according to law and the order of the City Council of said City and the same was so published in *Press Enterprise*, a newspaper of general circulation on the following date(s):

Adopted Ordinance: May 12, 2023.

In witness whereof, I have hereunto subscribed my name this 7th day of June, 2023.

Cristal McDonald  
Cristal McDonald, City Clerk



[ Exhibit A- Multi-Family Residential and Mixed-Use Residential Objective Design Standards ]



# MULTI-FAMILY RESIDENTIAL & MIXED-USE RESIDENTIAL OBJECTIVE DESIGN STANDARDS

CITY OF MURRIETA | CA  
DRAFT, APRIL 2023



# ACKNOWLEDGMENT

Prepared for:



Prepared by:



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# 1.0

# PURPOSE

1.1 Introduction

1.2 Purpose

1.3 Who Is This Document For?

1.4 Where Do the Guidelines Apply?

1.5 How to Use This Document?

1.6 User Guide

## 1.1 INTRODUCTION

Development and design Standards regulate development intensity, style, size, and orientation. Objective Design Standards are measurable, verifiable, and quantifiable. They provide for a predictable and equitable path to housing approvals in an effort to streamline and support community consistent housing design.

## 1.2 PURPOSE

The city developed objective design standards (ODS) to support and guide the development of housing and affordable housing in Murrieta. As the state continues to experience a housing crisis and the availability of housing is a key issue, transparency and objectivity are both tools that can streamline and support the development of new housing. Additionally, the city must comply with state legislation (SB 35 and 330), which requires jurisdictions to review new multi-family and mixed-use residential housing projects ministerially or “over-the-counter,” guided by objective design and development standards. These new laws prevent cities from denying approvals for certain multifamily housing projects based on discretionary design guidelines. Additionally, ODS set standards that can improve the quality of design.

This document provides the required standards for housing development and complies with Senate Bill (SB) 35 and SB 330. The goal of this document is to provide clear and useful recommendations for the design, construction, review, and approval of residential and mixed-use development in Murrieta. Through this document, applicants and developers, as well as city staff, have a clear understanding of the City’s minimum design expectations. ODS are written as minimum standards for site and structure design but also offer various recommendations and guidelines for quality and character. Projects must also comply with all applicable building permit requirements, zoning code requirements and development standards as outlined.

## SB 35

- A streamlined approval process for housing projects with a specified amount of affordable housing.
- Applies to jurisdictions that haven’t made enough progress in meeting their RHNA.
- Applications must be for infill sites and comply with existing GP or zoning provisions.
- Can only apply objective zoning, subdivision, or design review standards to determine consistency.
- <https://www.hcd.ca.gov/policy-research/docs/sb-35-guidelines-update-final.pdf>

### 1.2.1 COMMUNITY INPUT

To inform and engage the public, the City released a survey regarding architectural styles and development preferences. The survey was available from November 2022 through February 2023 and garnered 56 responses. A mix of people from the community participated in the survey, including renters, homeowners, developers, and business owners.

Participants identified Spanish Colonial Revival, Craftsman, and Farmhouse as highly favorable architectural styles and noted that American Mercantile reflected historic properties of the community and best fits in the downtown and commercial areas. Participants also highlighted shared open space, trees, and bike and pedestrian pathways as priorities in development. The feedback received from the survey informed the development of these guidelines.

## 1.3 WHO IS THIS DOCUMENT FOR?

### Developers

The document will provide clear direction for renovation and new construction. The checklist will serve as an information tool that will link the property owner and the designer/developer; it will also clarify the aspects of quality design.

### Property Owners

The document will provide property owners with a clear understanding of the design elements that are desired for development projects in the City of Murrieta. This document will work in conjunction with the General Plan and Murrieta Development Code and will provide a clear set of expectations and responsibilities.

### City Staff

City staff will use the guidelines in assisting applicants and their representatives with project processing. The document and checklist will serve as the basis for evaluating proposals for quality of design.

### Review Bodies and Decision Makers

The document will provide the City of Murrieta Planning Commission, City Council, and other reviewing bodies with a basis for evaluating an application's quality of design.



(7)

Objective Design Standards “involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.”

- GOVERNMENT CODE SECTIONS 65913.4 AND 66300(A)



## 1.4 WHERE DO THE GUIDELINES APPLY?

The ODS document provides guidance and standards for housing developments, which can be built in the following areas (as shown in Figure 1):

- Multi-family Residential districts (MF-1, MF-2, MF-3, and MF-4)
- Commercial, Office and Innovations districts through SB6 and AB2011 (given all criteria are met)
- The Downtown Murrieta Specific Plan
- The Transit Oriented Development (TOD) Overlay zone

A housing development project includes (1) a multi-family residential project with two or more units, or (2) a mixed-use development that includes housing. These standards apply citywide but shall not apply to a project if it is otherwise prohibited by State law.

### **Downtown Specific Plan**

The City of Murrieta Downtown Specific Plan (DTSP) was adopted in March 2017. The Specific Plan focuses on creating a vibrant cultural center to serve the community in housing and economic needs. The Specific Plan area is located one-half mile west of Interstate 15 and is bordered by Kalmia Street to the north, Ivy Street to the south, Hayes Avenue to the west, and Jefferson Avenue to the east. The area covers approximately 320 gross acres.

The DTSP considers existing architecture in the city, historical precedence, and future growth to create a plan that both respects Murrieta's heritage and engages new opportunities. The specific plan provides guidance for future development and land use decisions in the downtown area, and improves the area's physical and economic environment. The vision for the downtown area is a place where the community can gather, live, and work and that can serve as place of community pride. The ODS guide will work in collaboration with the DTSP to provide guidance and standards in order to achieve such

goals and create housing that is consistent with community character and the city's standards.

### **Transit Oriented Development Overlay**

The Transit Oriented Development (TOD) Overlay zone focuses on supporting more housing opportunity near economic centers and transportation. The Overlay has been applied to approximately 78 acres and encompasses land on either side of Interstate 15 (I-15). The area is bounded by Los Alamos Road to the north, Jefferson Avenue to the west, Vista Murrieta and Hancock to the east, and Guava and Murrieta Hot Springs Road to the south. This area is also uniquely situated adjacent to the convergence of two freeways (I-15 and I-215) and along the route of the proposed High-Speed Rail.

The TOD zone creates more housing opportunity in a unique center of the city where existing commercial centers intersect with potential future transit. The overlay allows for housing at 30 dwelling units per acre with development standards for a variety of multifamily and moved housing. Future residential in this area can create a lively center for people who live and work in Murrieta or live in Murrieta and commute to the Temecula, San Diego, or Orange County area for work. Guidelines and standards to direct development are a key component to creating a dynamic, beautiful, and functioning area.

### **Multi-family Residential**

Multi-family residential housing provides both ownership and rental opportunities to a variety of households. Single family homes can be unaffordable to portions of the population; so, families, young couples and those looking to transition into the housing market or college students and young professionals will rent or purchase smaller multi-family units. Additionally, affordable housing is commonly produced as multi-family housing.

Multi-family residential housing should be functional, accessible, and well designed. New state laws (SB9, SB6, AB2011) expand housing access in California and allow multifamily housing in both residential zones and commercial zones (With the appropriate standards and

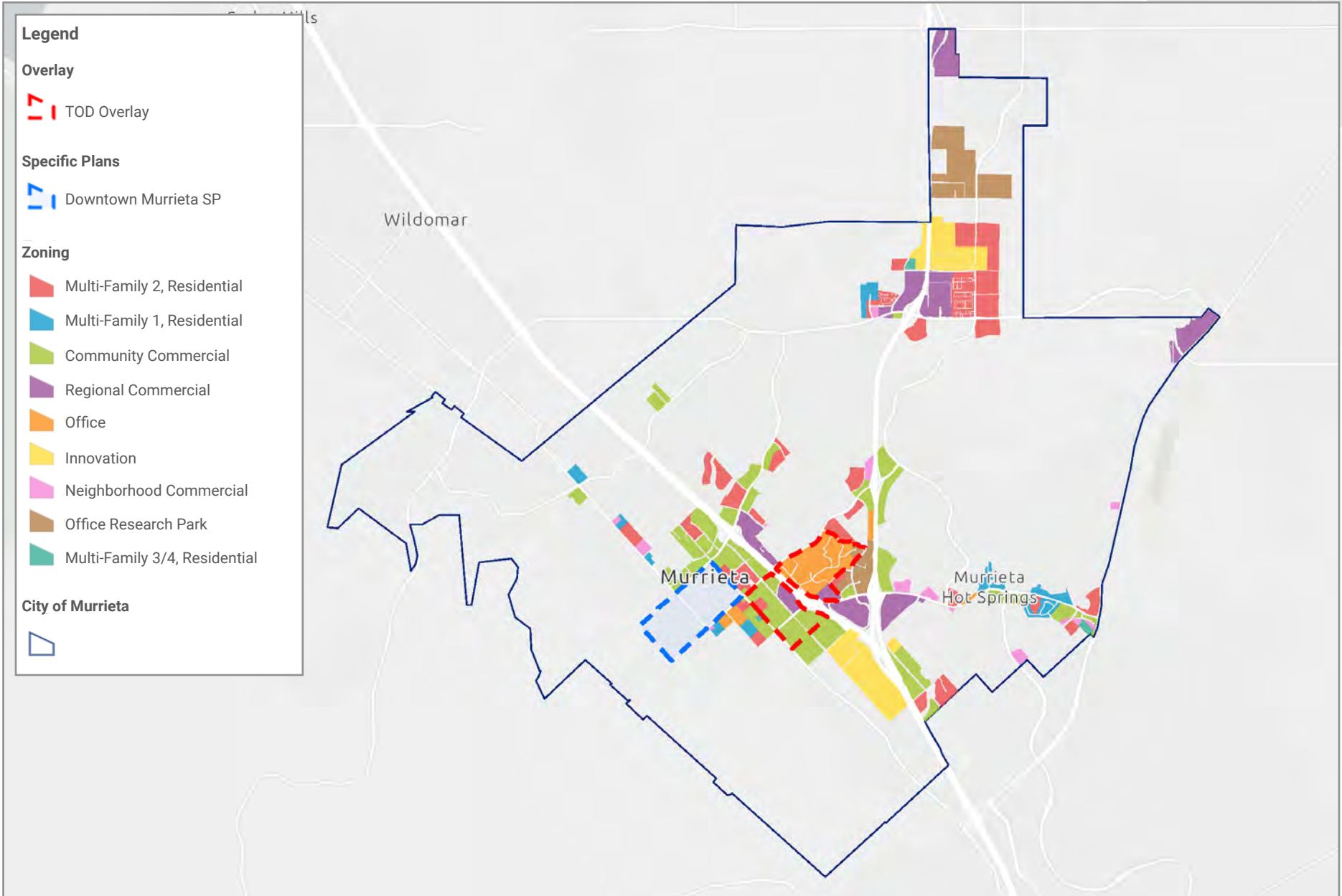
conditions met). The ODS document will streamline and standardize the approach to housing in Murrieta to ensure quality design and development, while meeting the requirements of state laws.

### **Innovation, Commercial and Office**

AB 2011, the Affordable Housing and High Road Jobs Act of 2022, and SB 6, the Middle-Class Housing Act of 2022, are intended to permit residential development on sites currently zoned and designated for commercial or retail uses. Both bills were signed into law in 2022, effective July 2023.

- AB 2011: This bill creates a CEQA-exempt, ministerial approval process for multifamily housing developments on sites within a zone where office, retail or parking is the principally permitted use. The law provides different qualifying criteria for 100-percent affordable projects, and mixed-income projects located in "commercial corridors." AB 2011 also requires projects to pay prevailing wages to construction workers, among other labor standards.
- SB 6: A project proposed under SB 6 may be either a 100-percent residential project or a mixed-use project where at least 50 percent of the square footage is dedicated to residential uses. SB 6 projects are not exempt from CEQA but need not provide any affordable housing. SB 6 also requires projects to pay prevailing wages and utilized a "skilled and trained workforce."

**FIGURE 1. OBJECTIVE DESIGN STANDARDS APPLICABLE AREAS**



### Multi-Family Residential 1 District (MF-1)

The MF-1 zoning district is applied to parcels appropriate for low density multi-family subdivisions which may include stacked flats or townhouse development, with ample amounts of open space, including required commonly maintained recreational and open space facilities. Air space, or postage stamp subdivisions providing individual ownership are allowed. The allowable density range is from 10.1 to fifteen (15) units per acre. Clustering of units to provide aggregate open space is encouraged, with commonly maintained open space, and on-site recreation facilities.

### Multi-Family Residential 2 District (MF-2)

The MF-2 zoning district is applied to parcels appropriate for high density multi-family development, in which attached or detached dwelling units may be air-space condominiums, or rented as apartments under single ownership. Senior housing, congregate care or group facilities are allowed, with commonly maintained recreational facilities and open space required. The allowable density range is from 15.1 to eighteen (18) units per acre.

### Multi-Family Residential 3 District (MF-3)

The MF-3 zoning district is applied to parcels appropriate for medium-high density multi-family development, in which attached dwelling units, senior housing and assisted living facilities are allowed with commonly maintained recreational facilities and open space required. The allowable density range is eighteen 18.1 to 29 units per acre.

### Multi-Family Residential 4 District (MF-4)

The MF-4 zoning district is applied to parcels appropriate for higher density multi-family development, in which attached dwelling units, senior housing and assisted living facilities are allowed with commonly maintained recreational facilities and open space required. The allowable density range is a minimum of 30 units per acre.

### Downtown Specific Plan (SP-8):

The Downtown Murrieta Specific Plan provides guidance for future development of the Downtown area. The Specific Plan is the primary document to guide land use decisions, improve the area's physical and economic environment, and establish the City's goals and expectations for Downtown development. The allowable density range for multifamily development is 18 to 30 units per acre and up to 24 for mixed use.

### Transit Oriented Development (TOD) Overlay

The TOD Overlay District allows a mixture of residential and non-residential development in close proximity to transit to encourage mixed land uses for enhanced transit and pedestrian activity. This designation is applied to parcels in the designated TOD area, shown on the map. The overlay intends to stimulate economic development and reinvestment, create a pedestrian-oriented mix of uses, facilitate well-designed new mixed-use development and encourage the development of a unique zone character through a streetscape that provides attractive features. Residential projects may be developed at a minimum of 30 dwelling units per acre.



### Neighborhood Commercial District (NC)

The NC zone is applied to areas appropriate for convenience shopping, including individual retail and service uses and small destination centers on sites generally three to ten acres in size. Appropriate buffering between adjacent residential designations is required.

### Regional Commercial District (RC)

The RC zone is applied to areas appropriate for major regional centers containing several major anchor tenants, including, but not limited to, financial, hotel, motel, restaurant, smaller retail, theater, and accessory uses, with landscaping, parking access, and signs designed and provided in common.

### Office District (O)

The Office zoning district is applied to areas appropriate primarily for office uses with commercial uses (financial, hotel, personal services, restaurant, etc.) oriented to serve the customers and employees of the office uses, and limited community services to serve the residents of the city.

### Community Commercial District (CC)

The CC zone is applied to areas appropriate to serve the daily shopping needs of the community, including destination centers, supermarkets, and smaller, single-lot, commercial activities. Financial, office and restaurant activities are also allowed. Appropriate buffering between adjacent residential designations is required.

### Innovation District (I)

The Innovation District is applied to areas primarily for business and medical offices, corporate headquarters, medical services, business campuses with associated research and development facilities, education, technological advancement, makers labs such as people using digital tools to design new products, and craftsman products such as furniture and window design/construction. A limited amount of commercial uses are allowed within the Innovation Zoning District.

### Office Research Park District (ORP)

The ORP zoning district is applied to areas appropriate primarily for office, medical, business campuses with associate research and development facilities. Commercial uses (financial, hotel, retail, personal service, and restaurant, etc.) are intended as accessory or support uses for the employees and customers of the office, business, and medical uses with their associate and research and development operations.

## 1.5 HOW TO USE THIS DOCUMENT?

The document includes the following:

- **General Standards:** These apply to all residential and mixed-use projects regardless of density, location, or style
- **Standards by Building Types:** These apply based on project height and building types. For example, if a new mixed-use podium project is proposed at five (5) stories, standards from page 35 to 39 will apply.
- **Architectural Styles:** These apply based on chosen architectural style for the proposed project. This section includes both minimum design standards as well as recommended and optional designs.
- **Checklist:** The checklist is a summary of all applicable standards based on location, project intensity and architectural style. The checklist should be used prior to submittal to ensure all required standards are met and understood by the applicant.

## 1.6 USER GUIDE

### Step 1: Review the General Design Standards (Chapter 2 – Part A and B)

For new development to be appropriate and conducive to the surrounding environment, mass and scale shall respect adjacent building context and uses. The General Building Design Standards establish requirements on these issues. Chapter 2 also provides standards and guidance for site planning and appropriate project layout. Standards related to mixed-use development and entries and doorbells are also established here. These standards apply to all projects, regardless of the architectural style that is utilized for project design.

### Step 2: Review the Design Standards by Building Types (Chapter 3)

While most multi-family residential development falls within the two (2) to four (4) story range in Murrieta, the development code allows residential development up to 100 feet in multifamily zones and up to 150 feet in the TOD zone. To create variety of scale and design, different building types shall adhere to the supplemental standards set forth in this chapter.

### Step 3: Review the Architectural Style Standards (Chapter 4)

The design and detailing of buildings are paramount to a quality environment, and the City of Murrieta is committed to authentic expressions of architectural style. Architectural design elements and materials shall be consistent throughout the project, recognizing that a building is 3-dimensional and must be well designed on all sides. Detailing, choice of materials, window and door choices shall reinforce the overall project design. To provide guidance on architectural styles, the standards offer a menu of architectural traditions individual buildings may be designed in. The styles are as follows:

- Mission - Spanish Colonial Revival
- Craftsman
- American Mercantile
- Tuscan
- Modern
- Farmhouse

Within each style description, various elements related to roof forms, windows, decorative details, and other topics are enumerated. The Architectural Style Standards require certain elements, while other decorative elements may be selected from a menu of options. To encourage variety in design, projects proposed with more than 15 buildings must utilize more than one architectural style. However, styles may not be mixed within a single building.

While architectural styles provide design and visual diversity in many areas of the city, they can also emphasize the historic and cultural significance of areas. For this reason, architectural styles are required or limited to the specific zones detailed in Table 1.1.

**Step 4: Review the Murrieta Development Code and Complete the ODS Checklist (Chapter 5)**

All developments must comply with the standards of the Murrieta Municipal Code Title 16 (Zoning), and any applicable Specific Plan.

To summarize requirements, this document includes a checklist of the standards as they relate to product type and location. The checklist should be reviewed and completed prior to project submittal to ensure all requirements are met and all guidelines have been considered.

**Step 5: Consult with the Community Development Department (Planning)**

It is highly recommended for prospective applicants to meet with planning staff and obtain and become familiar with the application and submittal requirements for a project, prior to a formal submittal. Additionally, the Community Development Department requires a Pre-Application Service required for all projects. A pre-application allows applicants to receive staff review from various departments prior to a formal application submittal. Formal submittal will also include the signed checklist to be reviewed by planning staff, approval will not be given or determined without a signed checklist.

Applicants shall follow application procedures as directed by staff. The City of Murrieta Municipal Code (MMC) establishes required procedures for submitting and reviewing development applications.

**TABLE 1.1 ARCHITECTURAL STYLES PERMITTED BY ZONE**

ZONE	MAX PERMITTED HEIGHT <sup>1</sup>	BUILDING TYPES	PERMITTED ARCHITECTURAL STYLE	NOTES
Downtown Murrieta Specific Plan (DTSP)	100 Feet	See Specific Plan	<ul style="list-style-type: none"> <li>» Mission - Spanish Colonial Revival (Max 6 stories)</li> <li>» Craftsman (Max 4 stories)</li> <li>» American Mercantile (Max 8 stories)</li> </ul>	<p>The following styles may be built up to 4 stories, provided the fourth story is less than 70 percent of the ground floor footprint:</p> <ul style="list-style-type: none"> <li>» Craftsman</li> </ul>
Multi-Family 1 (MF-1)	50 Feet	Townhome, multiplex, Garden	<ul style="list-style-type: none"> <li>» Mission - Spanish Colonial Revival (Max 6 stories)</li> <li>» Craftsman (Max 3 stories)</li> <li>» Tuscan (Max 4 stories)</li> <li>» Farmhouse (Max 3 stories)</li> </ul>	<p>The following styles may be built up to 4 stories, provided the fourth story is less than 70 percent of the ground floor footprint:</p> <ul style="list-style-type: none"> <li>» Craftsman</li> <li>» Farmhouse</li> </ul>
Multi-Family 2 (MF-2)	50 Feet	Townhome, multiplex, Garden	<ul style="list-style-type: none"> <li>» Mission - Spanish Colonial Revival (Max 6 stories)</li> <li>» Craftsman (Max 3 stories)</li> <li>» Tuscan (Max 4 stories)</li> <li>» Farmhouse (Max 3 stories)</li> </ul>	See above, same as MF-1.
Multi-Family 3 (MF-3)	100 Feet	Townhome, Multiplex, Garden, Wrap, Podium	<ul style="list-style-type: none"> <li>» Mission - Spanish Colonial Revival (Max 6 stories)</li> <li>» Craftsman (Max 3 stories)</li> <li>» Tuscan (Max 4 stories)</li> <li>» Farmhouse (Max 3 stories)</li> </ul>	See above, same as MF-1.
Multi-Family 4 (MF-4)	100 Feet	Townhome, Multiplex, Garden, Wrap, Podium	<ul style="list-style-type: none"> <li>» Mission - Spanish Colonial Revival (Max 6 stories)</li> <li>» Tuscan (Max 4 stories)</li> </ul>	See above, same as MF-1.
Transit Oriented Development (TOD) Overlay	150 Feet	Garden, Wrap, Podium, Tower	<ul style="list-style-type: none"> <li>» Mission - Spanish Colonial Revival (Max 6 stories)</li> <li>» American Mercantile (Max 8 stories)</li> <li>» Modern (No limit)</li> <li>» Farmhouse (Max 4 stories)</li> </ul>	<p>The following styles may be built up to 4 stories, provided the fourth story is less than 70 percent of the ground floor footprint:</p> <ul style="list-style-type: none"> <li>» Farmhouse</li> </ul>
Commercial, Office and Innovation (per SB 6 and 2011)	Varies by location	Townhome, Multiplex, Garden, Wrap, Podium	<ul style="list-style-type: none"> <li>» Modern (Varies by location)</li> <li>» Farmhouse (Varies by location)</li> </ul>	<p>The following style is only allowed in Office and Innovation:</p> <p>&gt;&gt; Modern</p>

NOTES: 1. BUILDING HEIGHT AS DEFINED BY THE MURRIETA DEVELOPMENT CODE.





# 2.0 GENERAL STANDARDS

2.1 Site Planning

2.2 Building Orientation

2.3 Standard Parking

2.4 Tandem Parking

2.5 Common Open Space

2.6 Private Open Space

2.7 Landscaping

2.8 Frontage Types

2.9 Lighting

2.10 Trash & Recycling Enclosure

2.11 Door Bells

## 2.1 SITE PLANNING

- a. Site design requirements (including density, building height, site coverage, setbacks, parking ratio, and open space requirement) shall be that specified for the zoning district in which the project is located.
- b. Residential complex developments with 8-14 buildings<sup>1</sup> shall provide a minimum of two (2) distinct color schemes. A single-color scheme shall be dedicated to no less than 30% of all residential buildings.
- c. Residential complex developments with 15-29 buildings shall provide the following. The number of buildings in single style shall be no less than 30%.
  - i. Two architectural styles from Chapter 4, **and**;
  - ii. Two distinct different color schemes.
- d. Residential complex developments with 30 or more buildings shall provide the following. The number of buildings in single style shall be no less than 30%.
  - i. Three architectural styles from Chapter 4, **and**;
  - ii. Three distinct different color schemes.
- e. Pedestrian linkages to nearby neighborhoods, schools, parks, commercial projects, and parking areas shall be provided.
- f. Architectural styles capped at three (3) stories (ie. Craftsman and Farmhouse) may be allowed to build an additional story if the fourth story footprint is less than 70 percent of the ground level footprint.

<sup>1</sup> EXCLUDING EXCLUDE NON-RESIDENTIAL BUILDINGS SUCH AS COMMONS BUILDINGS, CARPORTS, SERVICE STRUCTURES, ETC.

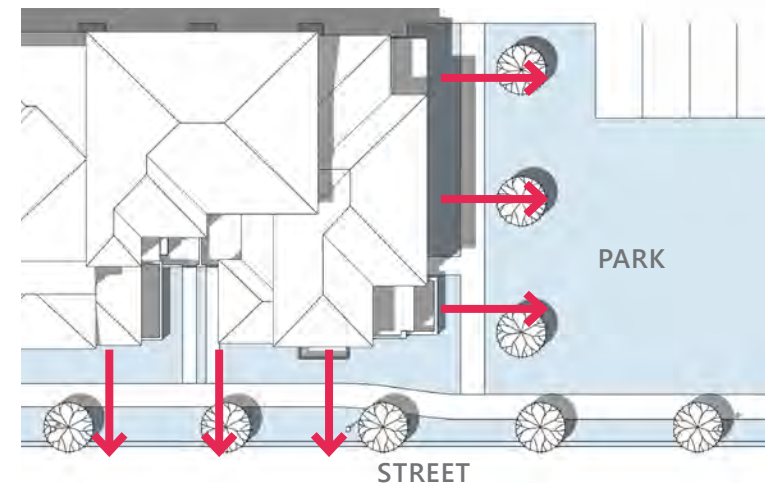
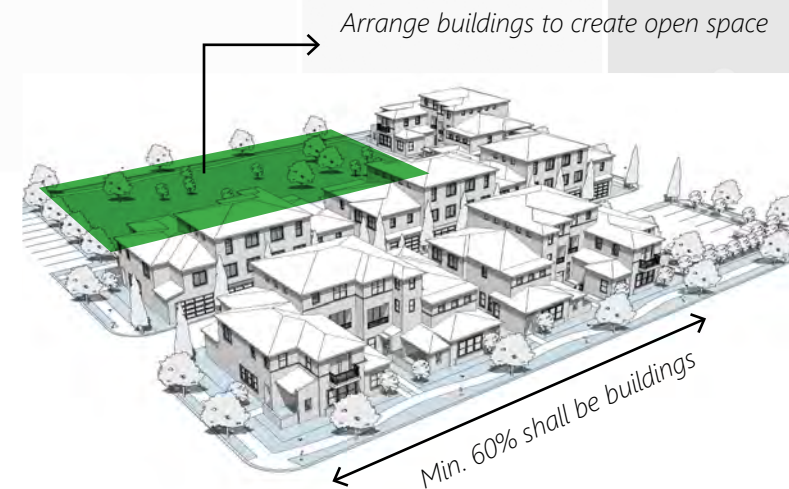


*Buildings along streets shall provide visual interest by using different layouts or architectural features.*



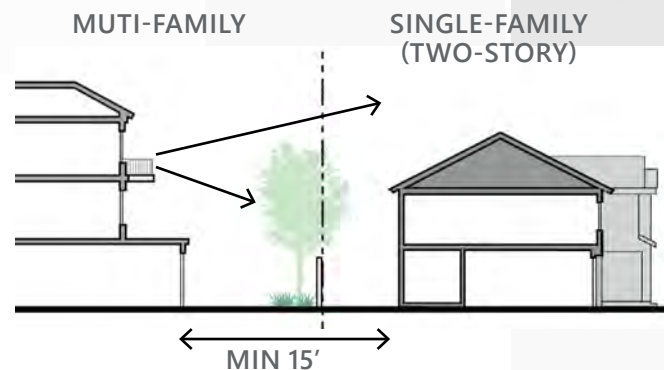
*Large residential complex developments shall provide diversity through different architectural styles or colors.*

- g. Larger projects (greater than 150 units) shall contain at least two of the following to reduce the appearance of bulk:
- Vary roof heights
  - Vertical planes
  - Different materials and colors
- h. Roof forms and roof lines should be broken into a series of smaller building components when viewed from the street. Long, linear unbroken roof lines shall not exceed 50 feet.
- i. Visual interest shall be provided through architectural variety, especially where several new buildings face streets, such as by using different layouts and/ or architectural features. Abutting buildings shall have complimentary architectural styles.
- j. Proposed cut and fill slopes shall be rounded off both horizontally and vertically.
- k. Where pedestrian circulation crosses vehicular routes, a change in grade materials, textures or colors shall be provided to emphasize the conflict point and improve its visibility and safety.
- l. Orient buildings towards public (and private) streets to positively define street edges. Buildings located adjacent to both public streets and public open space amenities, such as parks, shall be designed with a dual orientation.
- m. A minimum of 60 percent of the street frontage shall be devoted to buildings. The remaining 40 percent may be devoted to parking, landscaping, and driveways. Except for urban area or area with slope restrictions
- n. Except for garage entrances, structured parking shall not be visible from the primary streets or any public open space.



*Building shall be designed with a dual orientation when it is adjacent to both street and open space.*

- o. Loading docks and service areas on a corner lot must be accessed from the side street.
- p. Gates which control vehicular and pedestrian access to a residential site are considered privacy gates, and shall be subject to review and approval of the Development Services Department and Fire Department.
- q. Arrange buildings to provide functional common outdoors spaces (such as courtyards, paseos, or parks) for the use of residents.
- r. If adjacent to a single-family residential zone, buildings shall be designed so as not to have a direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line. This can be accomplished through:
- Stepbacks of upper stories, (setback and stepback distance see Table 16.08-4 in MMC 16.08.020)
  - Windows or balconies placement
  - Use of clerestory windows, glass block, or opaque glass
  - Mature landscaping within the rear or side setback areas
- s. Residential structures on the same lot (not attached) shall maintain a minimum separation of at least ten (10) feet for one-story structures, fifteen (15) feet for two-story structures, and 20 feet for three-story structures. (MMC 16.18.130)
- t. Mixed-use Building Orientation shall comply with all the standards mentioned above and the following standards.
- Commercial/Office Units. Commercial/Office unit entrances shall face the street, a parking area, or an interior common space.
  - Entrances to residential units shall be physically separated from the entrance to the permitted commercial uses and clearly marked with a physical feature.



*Large plants create a living privacy wall that block the direct line-of-sight and protect the privacy of the adjacent single family property.*



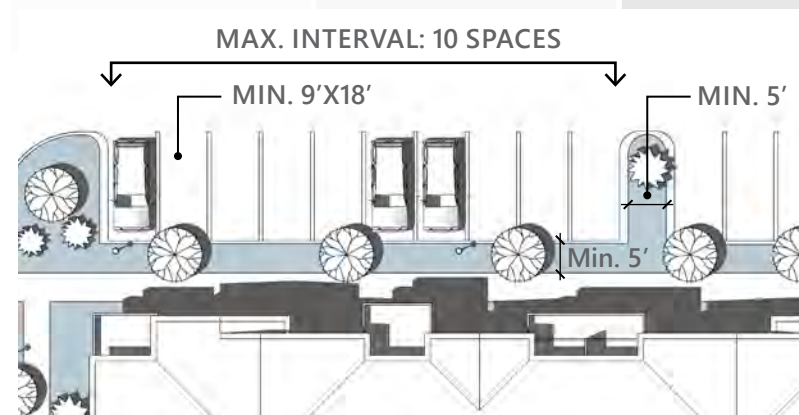
*Commercial/Office unit entrances shall face the street, a parking area, or an interior common space.*

## 2.2 PARKING

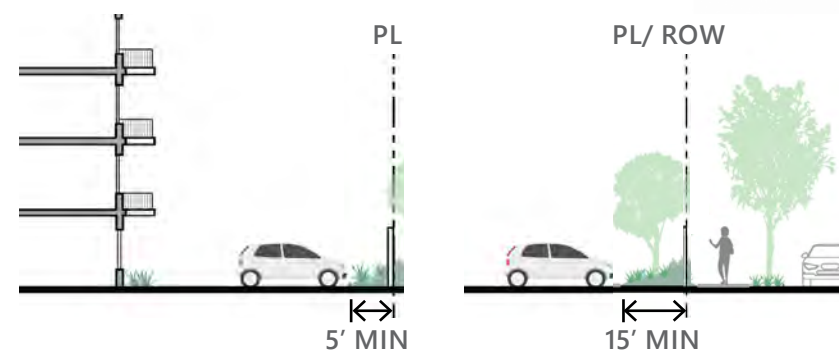
Parking standards shall comply with the standards stated in Murrieta Municipal Code (MMC) 16.08.040 and MMC 16.34, as well as the following:

### 2.2.1 SURFACE PARKING

- a. Parking lots shall be placed to the side or rear of buildings. There shall be no vehicular parking between townhouse fronts and the public right-of-way.
- b. Parking lots shall be connected to all building entrances by means of internal pedestrian walkways
- c. Landscaped planters shall be not less than five (5) feet in width in all interior dimensions.
- d. Adjacent to Side or Rear Property Lines: Parking areas shall provide a perimeter landscaped strip at least five feet wide.
- e. Adjacent to Streets: Parking areas shall provide a perimeter landscaped strip at least fifteen (15) feet wide between the street right-of-way and parking area.
- f. Lighting standards shall comply with MMC 16.18.110 with a minimum of one footcandle throughout the parking area and two-foot candles at ground level in front of the entrance/exit.
- g. Access drives shall be located at least 200 feet apart and at least 100 feet from property lines and street intersections unless an approved shared drive is provided, or the driveway location does not create a traffic hazard to adjacent property. (MMC 16.08.040).
- h. Maximum number of driveway:
  - One driveway for lot frontage up to 150 feet



*A landscaped island shall be at least five feet in all interior dimensions.*

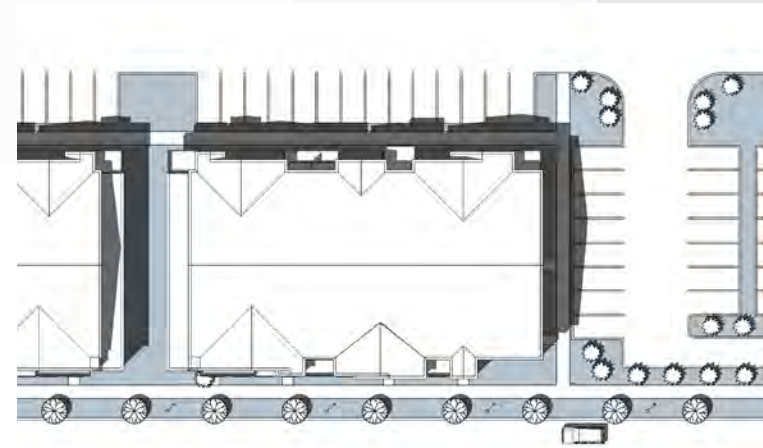


*Parking areas adjacent to a side or rear property line, a minimum of 5-foot wide landscape buffer shall be provided. Parking area adjacent to public rights-of-way shall provide a minimum of 15-foot wide landscape buffer.*

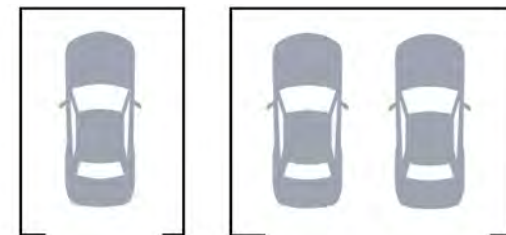
- Two driveways for lot frontage 150 feet to 299 feet
  - One driveway for each additional 300 feet
- i. Bicycle parking requirement shall comply with the standards in MMC 16.34.090
  - j. Numbers of required vehicle parking space are listed under MMC 16.34.040 Table 3.7
  - k. Disabled/Handicapped Parking Requirements shall comply with the standards in MMC 16.34.060.
  - l. Electric Vehicle Parking. Electric vehicle parking spaces shall be implemented consistent with Section 16.44.115 (Electric Vehicle Parking Requirements) and California Vehicle Code Section 22511.2.
  - m. Open parking areas shall be screened from view from adjacent properties and streets using walls, berms and/or evergreen landscaping.
  - n. Parking lot landscaping shall be located so as to discourage pedestrians from having to cross any landscaped areas to reach building entrances from parked cars.

## 2.2.2 RESIDENTIAL GARAGE

- a. Garage doors may occupy no more than 40 percent of a building's street frontage and shall be recessed a minimum of eighteen (18) inches from a street-facing wall plane.
- b. Street-facing garage doors serving individual units that are attached to the structure must incorporate one or more of the following so that the garage doors are visually subservient and complementary to other building elements:
  - Garage door windows or architectural detailing consistent with the main dwelling.



*Surface parking shall be located to the side or rear of the building.*



*1-Car Garage  
10'x20'*

*2-Car Garage  
20'x20'*

- Arbor or other similar projecting feature above the garage doors.
  - Landscaping occupying 50 percent or more of driveway area serving the garage (e.g, “ribbon” driveway with landscaping between two parallel strips of pavement for vehicle tires)
- c. Minimum Interior Dimensions for Residential Enclosed Garages.
- A single-car garage shall be at least ten (10) feet wide and 20 feet long.
  - A standard double-car garage shall be at least 20 feet wide and 20 feet long.
  - Each garage space shall be equipped with an automatic door opener and a roll-up sectional or similar garage door which does not extend onto the apron. On multifamily dwellings, a security gate on a multi-space garage is permitted.
- d. Numbers of required off-street parking space and bicycle parking slots are listed under MMC 1107.0304.
- e. For attached private garage, the design shall include adequate space for waste/solid storage and a water heater unit.

### 2.2.3 PARKING STRUCTURE AND LOADING

- a. Any driveway providing access to a parking structure shall have a minimum width of 28 feet.
- b. Parked vehicles at each level within the structure shall be shielded from view from adjoining streets
- c. The exterior elevations of parking structures shall be designed to minimize the use of blank concrete facades. This can be accomplished through the use of textured concrete, planters or trellises, or other architectural treatments



*Any driveway providing access to a parking structure shall have a minimum width of 28 feet.*

- d. If a toll or fee booth is located in the driveway area, the driveways on either side of the booth shall have a minimum width of fourteen (14) feet.
- e. Three hundred (300) feet shall be the maximum length of a parking aisle without being intersected by another parking aisle or driveway.
- f. The parking areas of sloped floor parking structures shall not exceed a grade of five (5) percent as measured across the width of a 90 degree parking stall. The grade of a straight internal ramp shall not exceed fifteen (15) percent. The grade of a circular ramp shall not exceed twelve (12) percent as measured at the outside ramp wall.
- g. A straight one-way ramp shall be at least fourteen (14) feet in width. A two-way ramp shall be at least 24 feet in width. The minimum outside wall radius of a circular ramp shall be 36 feet.
- h. All ramps shall be provided with transition zones at the top and bottom of the ramp. Ramps with a grade of ten (10) percent or less shall have a transition zone at least eight (8) feet in length. Ramps with a grade of greater than 10 percent shall have transition zones at least twelve (12) feet in length. The grade of a transition zone shall not exceed one-half (1/2) the grade of the ramp it serves.
- i. Minimum lighting requirement of entrances and exits is 50 footcandles. Minimum lighting requirement of parking areas is five (5) footcandles.
- j. The minimum distance of entry/exits from corner intersections is 150 feet.
- k. Large illuminated signs with architectural features, such as an arch, canopy shall be used at the entrance to emphasize the facility entry and attract patrons.





#### I. Off-Street Loading Space Requirements

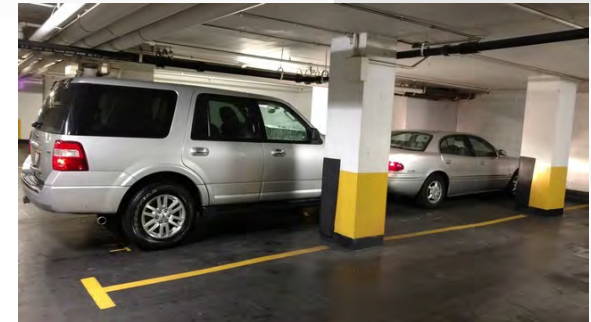
- m. One loading space is required in any parking lot with fifteen (15) or more spaces serving any nonresidential or mixed use.
- n. Loading docks and service areas are prohibited on the primary street building frontage.
- o. Loading requirements are listed under MMC 16.34.100.

### 2.2.4 TANDEM PARKING

- a. Tandem parking may be permitted to satisfy the off-street parking requirement for a residential unit in accordance with the following.
  - No more than two vehicles shall be placed one behind the other.
  - Both spaces shall be assigned to a single dwelling unit.
  - The tandem parking bay shall be a minimum 40 feet by ten (10) feet in interior dimension.
  - Tandem parking to meet required parking for multi-unit development shall be located within an enclosed structure and the number of tandem parking spaces shall not exceed 50 percent of the total provided number of spaces.
  - Tandem parking shall not be used to satisfy the parking requirement for guest parking.
  - The minimum vertical clearance shall be eight (8) feet (per MMC 16.34.070).



*2-Car Tandem Parking  
10'x40'*



## 2.3 COMMON OPEN SPACE

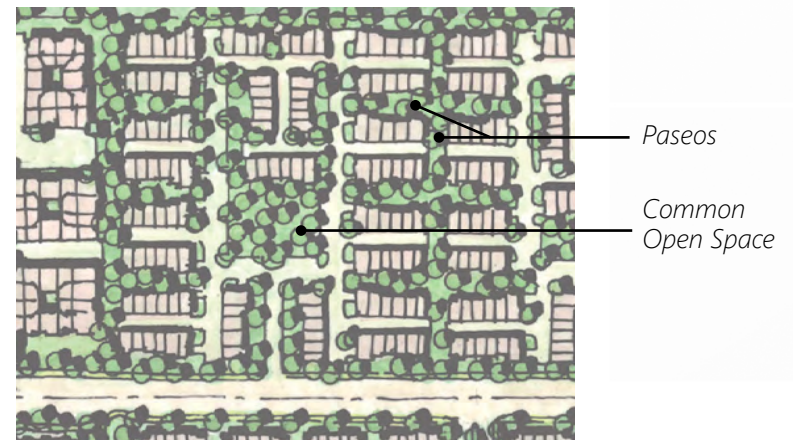
- b. In projects containing fewer than ten (10) units, the common open space shall have a minimum width and depth of ten (10) feet.
- c. In projects containing ten (10) or more units, where the required common area is less than 3,000 square feet, the common outdoor space shall be concentrated in one area. The common recreation area shall be at least 25 feet in width. Where the required common area is 3,000 square feet or more, the space may be divided among multiple areas; provided, that at least one recreation area is a minimum of 2,000 square feet in area with a minimum width of 25 feet. All other areas shall be at least 1,000 square feet in area with a minimum width of ten (10) feet.
- d. Primary common open space shall not be located at an extreme edge of the property or dispersing smaller less usable areas throughout the site.
- e. Residential units shall be within a 1/4 mile (1,320 feet) walking distance of common open space.
- f. Minimum Open Space Requirement:

ZONE	COMMON OPEN SPACE	PRIVATE OPEN SPACE	RECREATIONAL AMENITIES
MF-1	200 sq. ft.	60 sq. ft./upper floor 100 sq. ft./ground floor	For projects containing 25 or more dwelling units, provide one recreational amenity for each 30 dwelling units or fraction thereof
MF-2	200 sq. ft.	60 sq. ft./upper floor 100 sq. ft./ground floor	
MF-3	150 sq. ft.	All units 50 sq. ft.	
MF-4	150 sq. ft.	All units 50 sq. ft.	
DTSP	150 sq. ft.	See Specific Plan	
TOD	150 sq. ft.	All units 50 sq. ft.	
Others	150 sq. ft.	All units 50 sq. ft.	

- g. Pedestrian walkways shall connect the common open space to a public right-of-way or building entrance.



*Common open space shall include common amenities (such as community gardens and tot lot) and landscaping.*

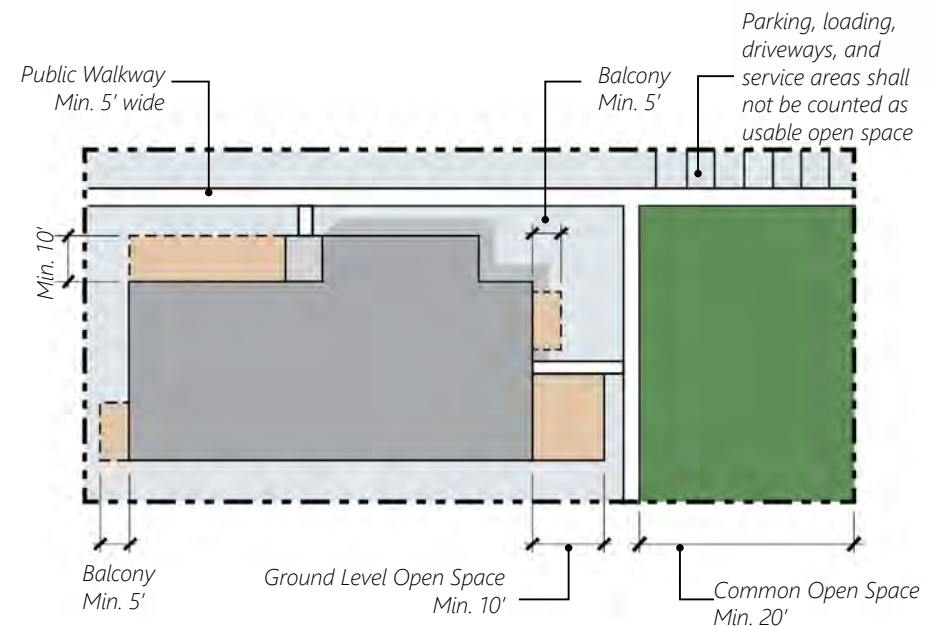


*Common open space shall centrally located and accessible to all the residents. At least one side of the common open space shall border residential buildings.*

- h. Open space areas shall not be located directly next to arterial streets, service areas, or adjacent commercial development to ensure they are sheltered from the noise and traffic of adjacent streets or other incompatible uses. Alternatively, a minimum of ten (10) foot wide dense landscaping shall be provided as screening.
- i. An area of usable common open space shall not exceed an average grade of ten (10) percent. The area may include landscaping, walks, recreational facilities, and small decorative objects such as artwork and fountains.
- j. All common open spaces shall include seatings and lights. Site furniture shall use graffiti-resistant material and/or coating and skateboard deterrents to retain the site furniture's attractiveness.
- k. Forecourt must be enclosed on at least three sides by buildings. The minimum dimension of any side is 40 feet.
- l. Developments that include 30 or more dwelling units shall include at least one play area for children (except for age-restricted to senior citizens; or located within 300 feet of a public park). Such play area shall:
- Have a minimum dimension of 20 feet in any direction and a minimum area of 600 square feet.
  - Contain play equipment, including equipment designed for children age five years and younger.
  - Be visible from multiple dwelling units within the project.
  - Be protected from any adjacent streets or parking lots with a fence or other barrier at least four (4) feet in height.
- m. Multifamily developments exceeding 150 units, shall have at least two common open space areas and shall incorporate activities for different age groups.



*Children play area shall be protected from any adjacent streets or parking lots with a fence or other barrier at least 4 feet in height.*



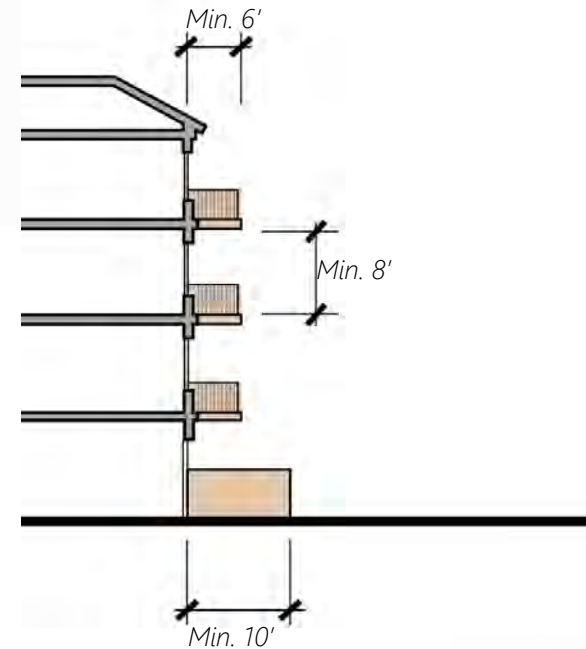
## 2.4 RECREATIONAL AMENITIES

- a. The required front yard area shall not be counted toward satisfying the common recreation area requirement.
- b. Project shall include at least one children play area with a minimum dimension of 150 square feet.
- c. Unless otherwise approved by the Planning, Building and Public Works Director, required play spaces for children shall be accessible from all on-site dwellings by pedestrian paths separate from vehicular areas.
- d. All play areas shall be located away from high automobile traffic and shall be situated for maximum visibility from the dwelling units.
- e. A play area for children under age five (5) shall be provided within direct visibility of common spaces.
- f. Senior housing and/or HOPA housing shall be exempt from the requirement to provide play areas, but shall provide areas of congregation that encourage physical activity.
- g. One common recreational amenity shall be provided for each 30 units or fraction thereof. Facilities that serve more people could be counted as two amenities. The following listed amenities satisfy the recreational requirements.
  - Clubhouse at a minimum of 750 square feet (two)
  - Swimming Pool at a minimum of 15x30 feet or equal surface area (two)
  - Tennis, Basketball or Racquetball court
  - Weightlifting facility
  - Children's playground at a minimum of 600 square feet
  - Sauna or Jacuzzi
  - Day Care Facility (two)
  - Other recreational amenities deemed adequate by the director.
  - Community garden



## 2.5 PRIVATE OPEN SPACE

- a. Private usable open space shall be accessible to only one living unit by a doorway or doorways to a habitable room or hallway of the unit.
- b. Private usable open space located on the ground level (e.g., yards, decks, patios) shall have no horizontal dimension less than ten (10) feet. Private open space located above ground level (e.g., porches, balconies) shall have no horizontal dimension less than six (6) feet.
- c. Above ground-level space shall have at least one exterior side open and unobstructed for at least eight (8) feet above floor level, except for incidental railings and balustrades.
- d. Guardrails on open-sided surfaces (like stairs, balconies, decks, porches, etc.) must be at least 36 inches in height.
- e. Balconies and decks facing shall have walls or railings that are at least 50 percent open.
- f. Private open spaces shall be contiguous to the units they serve and screened to a minimum height of four (4) feet by use of plant materials, solid walls, or building surface.



**Standard 4.4.b and Standard 4.4.c:** Private open space minimum dimensions requirements.



Private Open Space at Ground Level



Private Open Space at upper Level

## 2.6 LANDSCAPING

Landscaping standards shall comply with the standards stated in Murrieta Municipal Code (MMC) 16.28.040, MMC 16.28.070, and MMC 16.28.080 , as well as the following:

- a. Landscaping materials shall comply with the following:
  - Shrubs, of at least one-gallon size;
  - Ground cover instead of grass/turf; and/or
  - Decorative nonliving landscaping materials including, but not limited to, sand, stone, gravel, wood or water may be used to satisfy a maximum of 25 percent of the required landscaping area.
- a. Trees shall be planted in a manner which maximizes the shading of paved areas, outdoor seating, and both south- and west-facing windows
- b. The tree palette shall provide a balanced use of evergreen and deciduous trees
  - a. A minimum of five (5) feet wide landscaping shall be incorporated around the base of buildings (except for walkways and driveways) to soften the edge between parking, drive aisles and sidewalks.
  - b. Development on sloped properties shall follow the natural contours of the land by use of design features listed in the MMC (section 16.08.040)
  - c. The applicant shall choose and group plant species with similar water demands to facilitate efficient irrigation (MMC 16.28.060).
  - d. High water use plants, characterized by a plant factor of 0.7 to 1.0, can only be used in the common open space.



- e. Turf is not allowed on slopes greater than 25 percent where the toe of the slope is adjacent to an impermeable hardscape (MMC 16.28.060).
- f. All setbacks and non-work areas shall be landscaped within the development area.
- g. Hardscape shall not be used to meet minimum site landscaping requirements in MMC 16.28.070.
- h. Pedestrian access to sidewalks and structures shall be considered in the design of all landscaped areas.
- i. A mix of plant materials shall be provided in compliance with the Table 3-5, MMC Section 16.28.080
- j. Primary street trees, shade trees, and parking lot trees shall choose fifteen (15) gallon trees.
- k. Sidewalks and pedestrian walkways shall be a minimum of five (5) feet in width.



## 2.7 FRONTAGE TYPES

### Storefronts

A frontage that reinforces the commercial character and use of the ground floor of the building. The elevation of the ground floor is located at or near the grade of sidewalk to provide direct public access into the building.

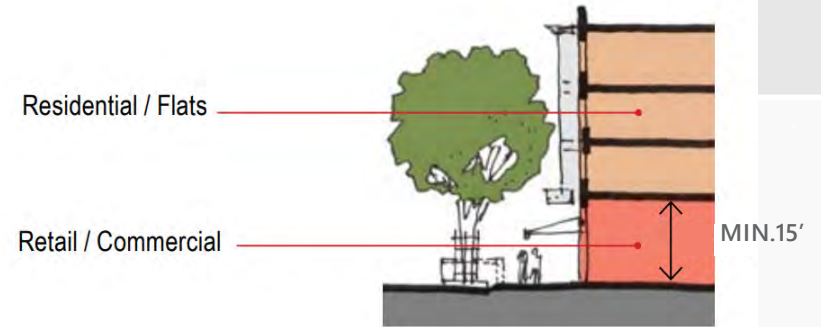
### Live-work/office fronts

A frontage that reinforces both residential and work activities that can occur in the building. The elevation of the ground floor is located at or near the grade of sidewalk to provide direct public access to the building.

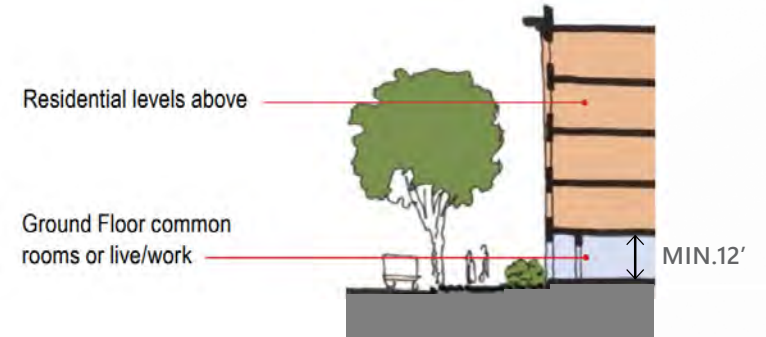
### Residential fronts

A frontage that reinforces the residential character and use of the building. The elevation of the ground floor is elevated above the grade of the lot to provide privacy for residences by preventing direct views into the home from the sidewalk.

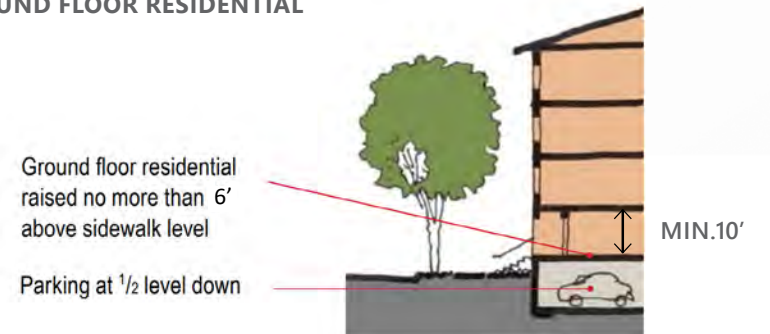
#### GROUND FLOOR COMMERCIAL



#### GROUND FLOOR LIVE-WORK / OFFICE



#### GROUND FLOOR RESIDENTIAL

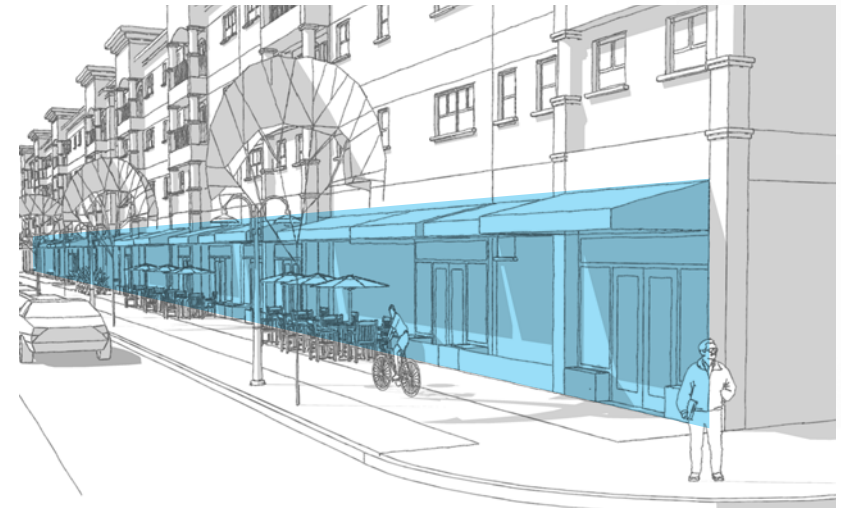




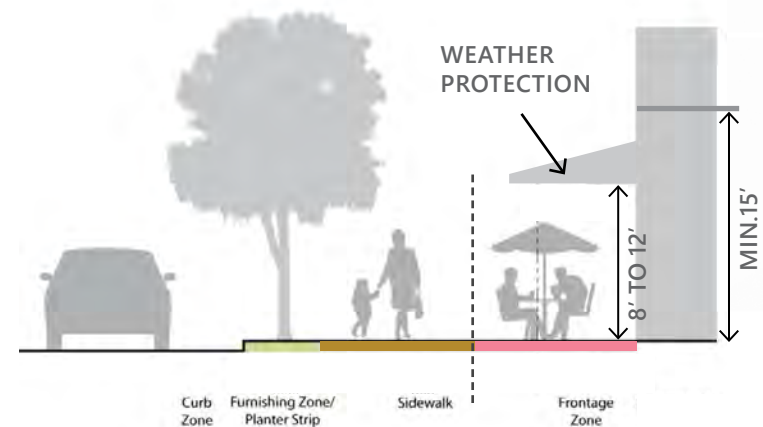
## 2.7.1 STOREFRONTS

Landscaping standards shall comply with the standards stated in Murrieta Municipal Code (MMC) 16.44.100.

- a. The ground floor elevation shall be located near the elevation of the sidewalk to minimize the need for external steps and external ADA ramps at public entrances.
- b. All ground floor tenant spaces that have street frontage shall have storefront entrances on the façade fronting a street.
- c. Entrance shall be emphasized and clearly recognizable from the street. One or more of the following methods shall be used to achieve this result:
  - Projecting non-fabric awnings or canopies above an entry (covered entry);
  - Varied building mass above an entry, such as a tower that protrudes from the rest of the building surface;
  - Special corner building entrance treatments, such as a rounded or angled facets on the corner, or an embedded corner tower, above the entry;
  - Special architectural elements, such as columns, porticos, overhanging roofs, and ornamental light fixtures;
  - Projecting or recessed entries or bays in the facade;
  - Recessed entries must feature design elements that call attention to the entrance such as ridged canopies, contrasting materials, crown molding, decorative trim, or a 45-degree cut away entry; and
  - Changes in roofline or articulation in the surface of the subject wall.



- d. Lobby entrances to upper floor uses shall be located on a façade fronting a street.
- e. A minimum of ten (10) feet wide frontage shall be provided from the back of curb to the building.
- f. The ground between the curb and the building face shall be paved with hard surfaces to maximize the walkable area and provide flexible spaces to accommodate commercial uses.
- g. Windows and/or glass doors shall cover not less than 50 percent of the first floor elevation along street frontages.
- h. At least 25 percent of the surface area of each upper floor façade shall be occupied by windows.
- i. Projecting elements on upper floors may project five (5) feet from the façade and project into the setback.
- j. Development with retail, commercial, community or public uses on the ground floor shall have a clear floor-ceiling height of at least fifteen (15) feet.
- k. The minimum height for awnings or marquees is eight (8) feet above finished grade and the maximum height for awnings or marquees is twelve (12) feet above finished grade; except as otherwise required in the Building Code approved by the City.
- l. If the front façade is set back from the public sidewalk, the setback shall be improved as an extension of the public sidewalk.



## 2.7.2 LIVE-WORK/OFFICE FRONTS

- a. The ground floor elevation shall be located near the elevation of the sidewalk to minimize the need for external steps and external ADA ramps at public entrances.
- b. All ground floor tenant spaces that have street frontage shall have entrances on a façade fronting a street. All other ground floor uses may have a common lobby entrance along the front façade or private entrances along other facades.
- c. Entrances to upper floor units may be provided through a common lobby entrance and/or by a common entrance along a façade fronting a street.
- d. At least 40 percent of the surface area of the ground floor façade shall be occupied by display windows or translucent panels.
- e. At least 25 percent of the surface area of each upper floor façade shall be occupied by windows
- f. Projecting elements on upper floors may project three (3) feet from the façade and project into the setback.
- g. The ground floor shall have a clear floor-ceiling height of at least twelve (12) feet.
- h. The minimum height for awnings or marquees is eight (8) feet above finished grade and the maximum height for awnings or marquees is twelve (12) feet above finished grade; except as otherwise required in the Building Code approved by the City.
- i. If the front façade is set back from the public sidewalk, the setback shall be landscaped and/or improved as an extension of the public sidewalk.



## 2.7.3 RESIDENTIAL FRONTS

- a. Garages shall not exceed 40 percent of the length of the building facade.
- b. The ground floor elevation shall be located within six (6) feet of the ground surface of the adjacent sidewalk or walkway.
- c. Entrances to ground floor units that have street frontage may be provided through a common lobby entrance and/or by private entrances from the adjacent sidewalk.
- d. Entrances to upper floor units may be provided through a common lobby entrance and/or by a common entrance along a façade fronting a street.
- e. At least 25 percent of the surface area of the ground and upper floor façade shall be occupied by windows.
- f. The ground floor shall have a clear floor-ceiling height of at least ten (10) feet.
- g. Stoops and front porches may be provided in front of building and unit entrances. Stoops and front porches may project up to five (5) feet from the façade and project into the setback.
- h. Projecting elements on upper floors may project three (3) feet from the façade and project into the setback.
- i. The public sidewalk shall be improved with street trees standards per MMC 16.28.080.
- j. If the front façade is set back from the public sidewalk, the setback shall be landscaped (excluding stoops/front porches and paved paths to building entrances).



## 2.8 EXTERIOR LIGHTING

Lighting plan shall be prepared and shall demonstrate the dispersal of light on the ground surface and compliance with the requirements in MMC 16.18.100.

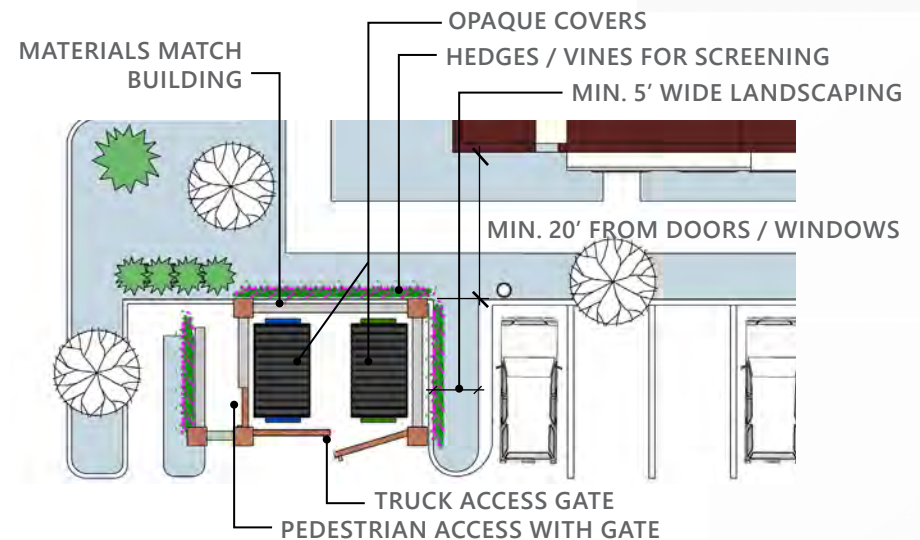
- a. Lighting shall be shielded and directed downward, with location of lights coordinated with the approved landscape plan.
- a. Exterior lamps shall be low wattage, LED, and except for outdoor Christmas lights, shall not be colored.
- b. All exterior lighting shall be dark sky compliant, and designed, located and lamped in order to prevent overlighting, energy waste, glare, and light trespass.
- c. Bollard lighting may be used to light walkways and other landscape features, but shall cast its light downward.
- d. All parking lot lights shall be full cutoff luminaires, as certified by the manufacturer, with the light source directed downward and away from adjacent residences.
- a. Street lights shall use decorative lighting poles that match with the community theme.
- b. Outside and parking lot lighting shall not exceed 0.1 footcandles at residential property lines.
- c. Lighting shall be located so as to minimize the impact of lighting upon adjacent buildings and properties, especially residential uses. Any lighting source, including illuminated signs, shall be positioned so that light does not shine directly into residential windows. (DTSP section 4.8)



## 2.9 TRASH & RECYCLING ENCLOSURE

- d. The location of storage areas shall be conveniently accessible for trash removal by standard refuse disposal vehicles.
  - a. Enclosures shall be finished using materials compatible with the surrounding architecture.
  - b. Trash storage areas that are visible from the upper stories of adjacent structures shall have an opaque or semi-opaque horizontal cover/screen to mitigate unsightly views.
  - c. Provide a concrete pad within the fenced or walled area(s) and a concrete apron which facilitates the handling of the individual bins or containers.
  - d. The location of storage areas shall be conveniently accessible for trash removal by standard refuse disposal vehicles.
  - e. Loading areas and refuse storage facilities shall be located as far as possible from residential units and shall be completely screened from view from adjacent residential portions of the project. The location and design of trash enclosures shall account for potential nuisances from odors.
  - f. For sites having 2-6 units, a minimum of twelve (12) square feet waste and twelve (12) square feet recycling enclosure shall be provided.
  - g. For sites having 7-15 units, a minimum of 24 square feet waste and 24 square feet recycling enclosure shall be provided.
  - h. For sites having 16-25 units, a minimum of 48 square feet waste and 48 square feet recycling enclosure shall be provided.
  - i. For sites having 25 more units, every additional 25 dwellings or fraction thereof shall require an additional 48 square feet for solid waste and 48 square feet for recyclables.

- j. All recycling areas in multifamily residential developments shall be located within 250 feet of any residential unit.
- k. Storage areas shall not be closer than twenty (20) feet from doors or operable windows of adjacent structures.
- l. For individual unit, a minimum of three (3) cubic feet shall be provided for the storage of refuse and a minimum of three (3) cubic feet shall be provided for the storage of recyclable material.
- m. Garbage and/or solid waste storage shall be screened from public view and landed on a concrete pad.



*Solid waste and/or recycling enclosure shall have reasonable access for both pedestrian and collection trucks.*



## 2.10 DOOR BELLS

- a. Every dwelling consisting of more than five (5) dwelling units shall be equipped with doorbells, intercoms or other signaling device attached to the front exterior of the dwelling accessible to all visitors to the dwelling.
- b. Doorbell locations shall meet the ADA requirement.
- c. If a gate is provided between the front door and the street, the gate shall be clearly marked as the main entrance to the business and include a doorbell, directory, call box, or other means of communication for patients and patrons to be allowed access to the business.





# 3.0 BUILDING STANDARDS BY TYPES

3.1 Low-Rise (3 Stories or Less)

3.2 Mid-Rise (4-6 Stories)

3.3 High-Rise (7 Stories or More)



## 3.1 LOW RISE (2 OR 3 STORIES)

Low-rise multifamily are buildings two (2) or three (3) stories with a maximum building height of 40 feet. The housing products include townhomes, duplex, triplex, fourplex, and courtyard. Low-rise multifamily are the major multifamily housing group in Murrieta. It is allowed in all the objective design standards applicable area. All the architectural styles in Chapter 4 could be applied in low-rise projects.

### 3.1.1 Site Design for Low Rise

Each unit shall have an individual entry facing a street or a common open space.

- d. Maximum building coverage: 40 percent.
- e. Parking for residents must be in the garage. Guest parking may be surface parking (covered or uncovered). Parking requirement and standards shall be in accordance with MMC 16.34.040 and Chapter 2.2 Parking in this book.
- f. Open Space requirement shall be in accordance with MMC 16.34.040 and Chapter 2.3 Common Open Space, Chapter 2.4 Recreational Amenities, and Chapter 2.5 Private Open Space in this book.
- g. The area between a building and the street must be landscaped
- h. Site development standards and required setbacks shall be in accordance with Table 16.08-4 in MMC 16.08.020.
- i. A street-facing primary entrance must feature a porch, covered entry, or recessed entry clearly visible from the street that gives the entrance visual prominence. Entrances must be connected to the adjacent sidewalk with a pedestrian walkway.
- j. A minimum of 20 percent of the site shall be landscaped with a mix of vegetative ground cover, shrubbery, and trees.
- k. All landscaping shall be irrigated with a permanent irrigation system unless a licensed landscape architect submits written verification that the proposed plant materials do not require irrigation. The property owner shall maintain all landscaping.



*Townhome*



*Triplex*



*Courtyard*

### 3.1.2 Product Types

#### A. Townhome

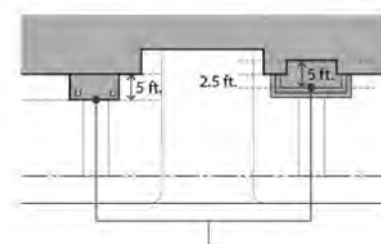
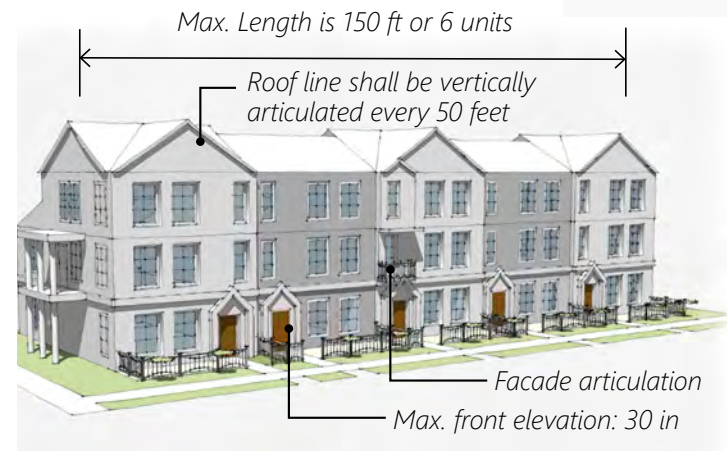
A dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof. Each unit have its own driveway and garage and accessed from an alley. Each unit shares one to two walls with adjacent properties but have their own entrances. Each unit has its own driveway and garage. Townhomes are typically two (2) stories, sometimes with a reduced footprint for the third floor.



## Townhome Building Massing Standards

- a. The minimum unit of a townhome shall be three (3) units. The maximum building length shall be 150 feet or six (6) units, whichever is less.
- b. Entrance frequency: At least one every 50 feet
- c. Maximum elevation of the front entrance shall be 30 inches above adjacent sidewalk. If the elevation exceeding 30 inches, projects are subject to accessibility design reviews.
- d. Parking (garage) may be front-loaded or rear-loaded, but must be entered from alley.
- e. Architectural articulation and projection shall follow the requirement in MMC 16.08.040
- f. Primary elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet and on each floor shall contain at least two of the following features:
  - g. Recess (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of four (4) feet;
  - h. Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of two (2) feet and runs horizontally for a minimum length of four (4) feet; and/or
  - i. Offsets of facade or roof elevation of two (2) feet or greater;
  - j. The vertical massing of buildings shall be articulated to express each individual unit.
  - k. Avoid having primary entry directly faces another unit's garage door.

- l. A covered porch or covered recess entry is required for each townhouse, with a minimum depth of five (5) feet and a minimum area of 40 square feet.
- m. Rooflines shall be vertically articulated at least every 50 feet along the street frontage, through the use of architectural elements such as parapets, varying cornices, reveals, clerestory windows, or varying roof height and/or form.

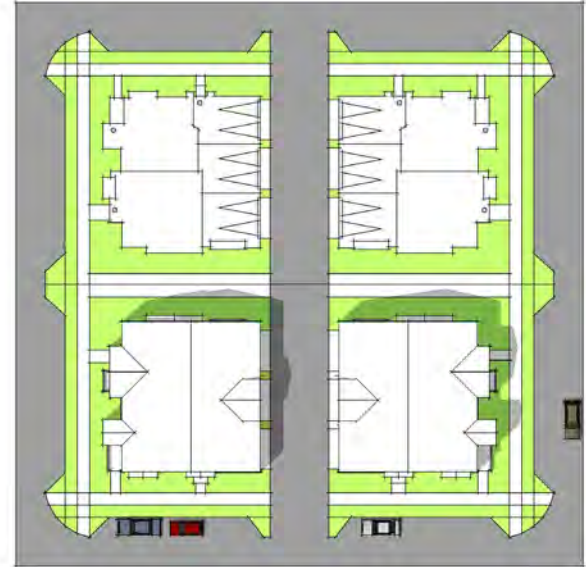


*Building Entrance: Porch or covered recess of 5-foot deep and a minimum of 40 square feet*



## B. Duplex, Triplex, and Fourplex

Building that consists of two to four side-by-side and/or stacked units, typically with individual entries along the front. Each unit have its own driveway and garage. It fits within low- to moderate-intensity neighborhoods.



## Multiplex Building Massing Standards

- a. The maximum building length shall be 150 feet.
- b. Alley or courtyard provides access to units and garages.
- c. Entrance frequency: At least one every 50 feet
- d. Maximum elevation of first inhabited level: 30 inches above adjacent sidewalk.
- e. Parking (garage) shall be rear-loaded or detached.
- f. Architectural articulation and projection shall follow the requirement in MMC 16.08.040
- g. Primary elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet and on each floor shall contain at least two of the following features:
  - Recess (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of four (4) feet;
  - Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of two (2) feet and runs horizontally for a minimum length of four (4) feet; and/or
  - Offsets of facade or roof elevation of two (2) feet or greater;
- h. The vertical massing of buildings shall look like large residences.

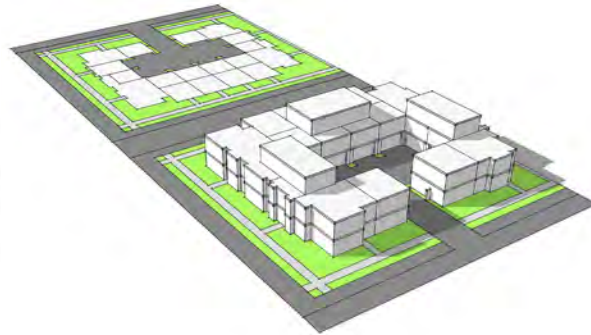


## C. Courtyard

Building that consists of up to 16 multiple attached and/or stacked units, accessed from a shared courtyard. The shared court could be common open space (known as garden-court) or shared driveway (known as motor-court). The type is typically integrated as a small portion of lower-intensity neighborhoods or more consistently into moderate-intensity neighborhoods.



*Garden-Court*



*Motor-Court*



*Garden-Court*



*Motor-Court*

## Courtyard Building Massing Standards

- i. The maximum building length shall be 150 feet at any side.
- j. Courtyard(s) shall be accessible from the residential street.
- k. If courtyard is common open space, the front facade shall face the open space.
- l. Alley or courtyard provides access to units and garages.
- m. Entrance frequency: At least one every 50 feet
- n. Maximum elevation of first inhabited level: 30 inches above adjacent sidewalk.
- o. The courtyard shall be easily accessed from the street.
- p. Recessed entries with arches or canopies, stoops, low privacy walls.
- q. Parking (garage) shall be rear-loaded or detached.
- r. Architectural articulation and projection shall follow the requirement in MMC 16.08.040
- s. Primary elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet and on each floor shall contain at least two of the following features:
  - Recess (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of four (4) feet;
  - Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of two (2) feet and runs horizontally for a minimum length of four (4) feet; and/or
  - Offsets of facade or roof elevation of two (2) feet or greater.



### 3.2 MID-RISE (4-6 STORIES)

Low-rise multifamily are buildings four (4) to six (6) stories with a maximum building height of 80 feet. Four (4) story products includes apartment flat with surface parking or wrap with parking structure. Five (5) story and six (6) story housing products include wrap and wood structure podium. Four (4) story buildings are allowed in all the objective design standards applicable areas. The applicable architectural styles are Spanish Colonial, American Mercantile, Tuscan, and Modern. Craftsman and Farmhouse may also have a four (4) story addition if the addition doesn't exceed 70 percent of the building footprint. Five (5) story and six (6) story buildings are allowed in the MF-3, MF-4, and TOD zone. The applicable architectural styles are Spanish Colonial, American Mercantile, and Modern.



*Garden building*



*Wrap building*

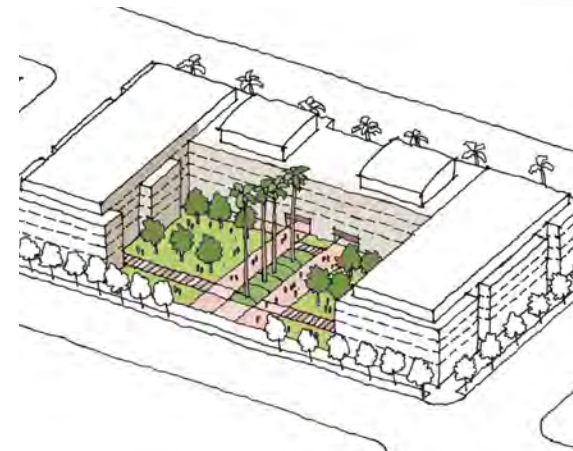


*Podium building*



### 3.2.1 Site Layout for Mid Rise

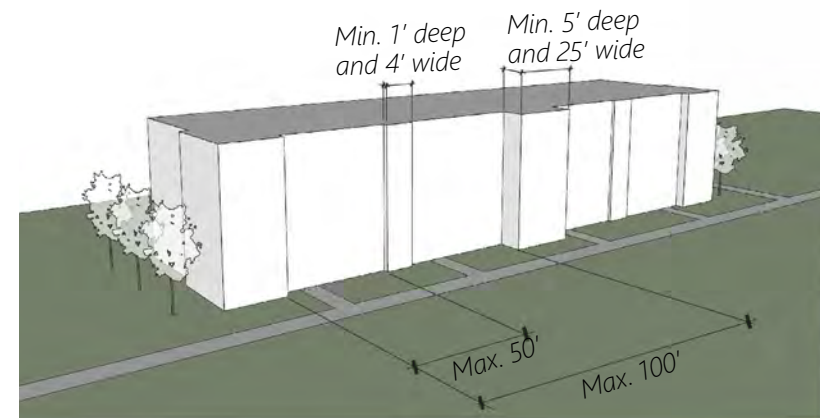
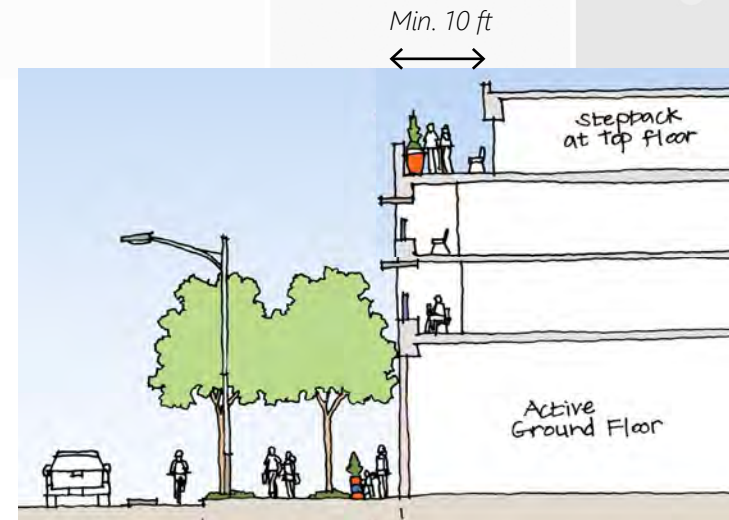
- a. Upper floor units shall be accessed by a common entry along the front street.
- b. For mixed-use, ground floor shops or office shall have individual entries along the adjacent street.
- c. Parking may be covered, uncovered, or in a garage. Standards shall be in accordance with MMC 16.34.040 and Chapter 2.3 Parking in this book.
- d. Open Space requirement shall be in accordance with MMC 16.34.040 and Chapter 2.3 Common Open Space, Chapter 2.4 Recreational Amenities, and Chapter 2.5 Private Open Space in this book.
- e. Site development standards and required setbacks shall be in accordance with Table 16.08-4 in MMC 16.08.020.
- f. For wrap or podium building types, parking structure must be mostly enclosed within, below, or behind buildings in a manner that conceals it from predominant public view and that does not interrupt the continuity of the pedestrian environment.



### 3.2.2 Building Massing

Structures with heights greater than three (3) stories shall set back upper portions of the structure a minimum of ten (10) feet for each additional two (2) stories. (MMC 16.44.100)

- g. Buildings over three (3) stories shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries.
- h. Major breaks shall be a minimum of five (5) feet deep and 25 feet wide and shall extend at least two-thirds (2/3) of the height of the building. Exceptions include, for buildings with upper stories (above first floor) stepped back at least five feet; or the major break need only extend two-thirds (2/3) of the height of the portion of the front façade that is not stepped back.
- i. Buildings shall have minor massing breaks at least every 50 feet along the street frontage. Minor breaks shall be a minimum of one (1) foot deep and four (4) feet wide and extend the full height of the building.
- j. Where parking structures are planned, the street side shall be composed of pedestrian-active uses (such as stores, lobby) on the ground level to screen parking structures.
- k. Residential ground floor uses in multi-family buildings, other than accessible units, shall be no more than four (4) feet above the public sidewalk grade, if setback is fifteen (15) feet or less.



*Multi units building shall have Major and minor massing breaks to reduce bulkiness.*

- l. At least one elevator shall be provided in each multi-family building containing 21 or more units, where some of those units have primary accesses only to the third-story or higher stories.
- m. The ground floor elevation shall consist of at least one of the following:
- A line of awnings or canopies over ground floor storefronts or amenity space windows extending at least 75 percent of the elevation width.
  - Unobstructed transparent glass storefronts for at least 75 percent of the elevation width.
  - A different exterior cladding material than the middle/body separated from the middle/body above with either an overhang or recess of two (2) feet or more, or a horizontal belt course with a dimension of at least twelve (12) inches, consisting of a different color and material separating the base from the middle section.
  - A series of individual residential entries with recessed entryways.
  - A series of individual residential entries with porches with roofs.
- n. The cap is at the top of the building and shall include at least one of the following:
- If the building has a parapet wall, add a cornice feature, consisting of a different material and a depth of at least twelve (12) inches over the wall below.
  - If a building has a pitched roof, an eave overhang of at least two (2) feet.
  - A building stepback of at least three (3) feet from the main wall plane of the story below.
  - A change in exterior cladding material at the top story that is different than the story below, effectively using the top story as a wall cap.



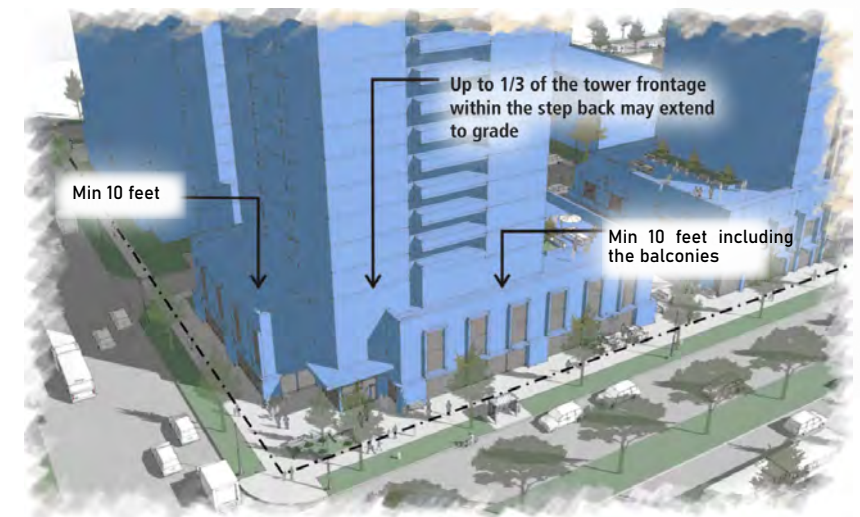
### 3.3 HIGH-RISE (7 STORIES OR MORE)

High-rise multifamily are buildings seven (7) stories or higher with a maximum building height of 150 feet. They have steel or concrete frame. Common open space is provided at a roof top and/or indoor room. The applicable architectural styles are American Mercantile and Modern. High-rise is only allowed in TOD zone.



### 3.3.1 Building Massing for High Rise

- a. The minimum height of the base should be two (2) stories.
- b. The maximum height of the base of a proposed high-rise building should be equal to the width of the right-of-way to provide sufficient enclosure for the street without overwhelming the street.
- c. Additional height may be appropriate through the provision of step backs and architectural articulation, particularly on wider streets and deeper lots.
- d. For sites where the adjacent context is lower-scale and not anticipated to change:
  - the height of the base or the portion of the base immediately adjacent to the neighboring lower-scale buildings should match the height of the neighboring buildings; and
  - provide a transition in height on the base through setbacks and
- e. Use bird-friendly best management practices in accordance with the City's guidelines. In particular, apply visual markers or use low reflectance materials on all exterior glazing within the first 65 feet of the building above grade.
- f. Eighty (80) percent of the ground floor should be highly transparent.
- g. The maximum tower floor plate for a high-rise residential building should be 8,000 square feet to minimize shadow and wind impacts.
- h. The tower, including the balconies, should be stepback a minimum of ten (10) feet from the base.
- i. Up to one-third (1/3) of a tower frontage along a street or a public space may extend straight down to the ground
- j. Orienting and shaping the tower to improve building energy performance, natural ventilation, and daylighting



### 3.3.2 Open Space (Rooftop)

Any rooftop uses shall require a full plan review, permits and inspections for occupants and structural safety based on how the building roof is to be used.

- a. The rooftop garden shall be located on the third or higher story.
- b. The rooftop garden shall be accessible to all residents of dwelling units on the parcel, but not to commercial tenants of a residential mixed-use development.
- c. Minimum dimensions of rooftop garden is fifteen (15) feet.
- d. Permanent fixtures associated with the usable open space, such as trellises, shade structures, furniture, and furnishings such as planters, lighting and heaters, may exceed the height limit by up to twelve (12) feet.
- e. At least 15 percent but no more than 25 percent of the rooftop shall be landscaped with raised beds for gardening, stormwater planters, or other landscaping. All required landscaped areas should be equipped with automatic irrigation systems and be properly drained.
- f. Rooftop equipment shall be screened by a parapet or enclosure.
- g. Where rooftops are visible from offsite, they should be treated to minimize aesthetic impacts.





# 4.0 ARCHITECTURAL STYLES

- 4.1 Mission - Spanish Colonial Revival (Max. 6 Story)
- 4.2 Craftsman (Max. 3 Story)
- 4.3 American Mercantile (Max 8 Story)
- 4.4 Tuscan (Max. 4 story)
- 4.5 Modern (No Limit on Height)
- 4.6 Farmhouse (Max. 3 Story)

## 4.1 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.





### 4.1.1 FORM & MASSING

- a. Asymmetrical façade/elevations
- b. Three (3) or more roof planes
- c. At least 50 percent of the units shall have balconies or window treatments (such as shutters or awnings)
- d. Entrances are recessed at least twelve (12) inches

Additional details for projects four (4) stories and taller, mixed use, or for a project with more than fifteen (15) buildings (required two details)

- e. Include two (2) add-on projections such as verandas, arcades, balconies and exterior stairs.
- f. The ends of building massings shall be stepped down to create a more pedestrian scale.
- g. One focal point, such as courtyard, tower, or fountain
- h. Wingwall or columns on the ground level



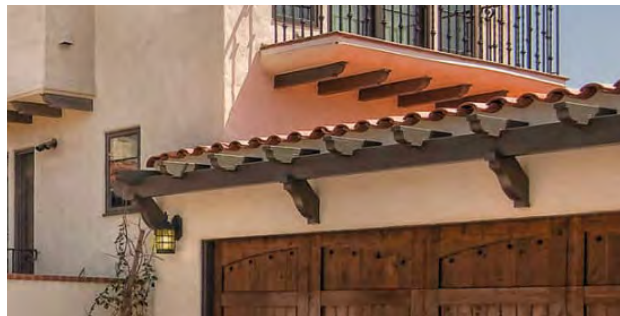
## 4.1.2 ROOF

- a. Low pitched (4:12 maximum) cross- or side-gable roofs. The pitch shall remain constant except for a veranda or arcade.
- b. Red, fired, clay tile roofs. Common tile shapes include both Spanish (S-shaped) and Mission (half-cylinder) types
- c. The gable has little or no overhang on the rake.
- d. Thirty (30) percent of the primary facade length shall have a six (6) to twelve (12) inches eave overhang and 20 percent shall have a 24 inches overhang with exposed rafter tails.
- e. Hipped roofs shall only be used in combination with gables or on a tower element.
- f. Shed roofs are only used in conjunction with verandas.
- g. When a flat roof is used it shall be screened by a parapet that is an extension of the wall plane or by a modified Mansard roof.



### 4.1.3 MATERIALS & COLORS

- a. Roof tiles shall use terracotta, brown earth tones, or rustic red color palette.
- b. White, cream, or tan stucco wall with smooth or lightly textured finish (i.e. hand troweled or smaller particles)
- c. Re-sawn wood shall be used as secondary wall material for the following and similar elements:
  - 1) Posts and exposed beams
  - 2) Railing, spindles and grill work
  - 3) Shutters, window frames and doors
- d. If windows have shutters, the shutter's color shall match the accent color that is use for doors or decorative trim.
- e. At least one wrought iron elements (such as railings, hardwares, and gates) shall be used.



## 4.1.4 DOORS & WINDOWS

- a. Accent windows shall be less than 20 percent of the total windows.
- b. The primary facade shall include at least one arched elements.
- c. At least 50 percent of the windows shall be casement windows.
- d. All entrance door surrounds shall be banded with ceramic tile, molded plaster or painted accents.
- e. All the casement windows and double hung windows shall have wooden frame.
- f. At least two types/shapes of windows shall be used
- g. A minimum three (3) inches wide flat casting shall be used on all non-recessed casement windows.
- h. Eighty (80) percent of the primary windows shall have window muntins



## 4.1.5 DECORATIVE DETAILS

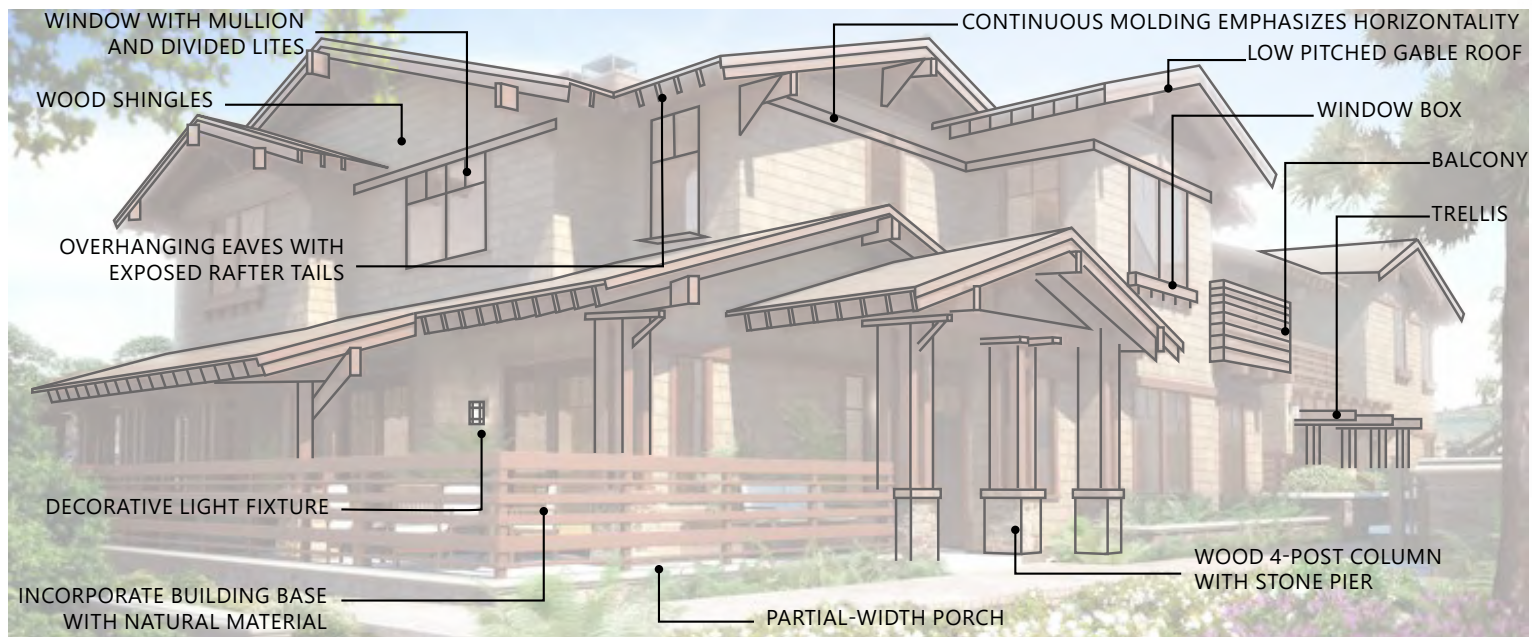
All residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.

- a. Entry/Front porch or patio
- b. Decorative tiles
- c. Clay tile vents
- d. Wrought iron balcony railings or support brackets
- e. Dark metal light fixture and hardware
- f. Paired wood (or wood simulated) garage doors with iron hardware
- g. Stone or brick accented elements
- h. Verandas, pergolas or arcades
- i. Exterior stairs
- j. Fabric awnings with metal spear supports



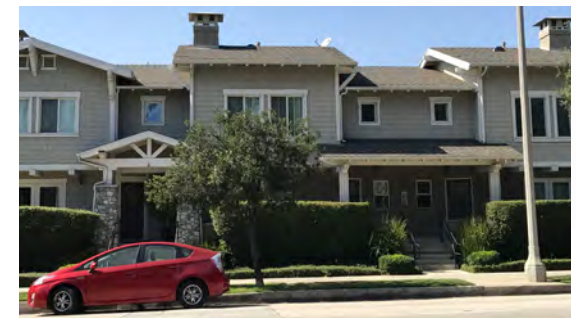
## 4.2 CRAFTSMAN

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.



## 4.2.1 FORM & MASSING

- a. Asymmetrical façade/elevations
- b. Three (3) or more roof planes on the primary facade
- c. Front-facing gable roofs
- d. At least 30 percent of the street-facing units shall have balconies or porches.
- e. Primary walls shall have two to three materials/colors, with no more than ninety percent (90 percent) of the total wall surface in one material / color.



## 4.2.2 ROOF

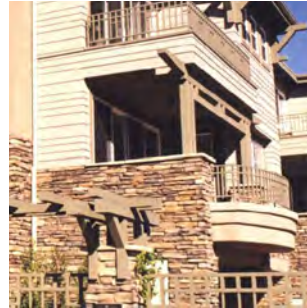
- a. Low- to moderate-pitched gable or hipped roofs (typically from 6:12 to 8:12)
- b. Overhanging eaves (minimum 24 inches along primary elevation) with exposed rafter tails or beams
- c. Brackets or knee braces at gabled ends
- d. Use of wood or asphalt shingle (or fiber cement imitation or imitation synthetic asphalt shingles)





## 4.2.3 MATERIALS & COLORS

- a. Brick, stone and concrete blocks are the most common materials used in the base.
- b. Primary walls shall show no more than two materials along any vertical section of the building, with no more than ninety percent (90 percent) of the total wall surface in one material.
- c. Primary wall materials shall include dark color wood shingles, clapboard siding, or fiber cement siding and natural materials such as arroyo stone or bricks.
- d. Use of dark, neutral, earth-toned color palette, such as browns and greens
- e. Lighter paint palettes may also be appropriate, particularly for details (columns, rafter tails)
- f. The primary facade shall have at least three paint colors: one for the cladding, one for trim, and one or two for accents such as windows and decorative details



## 4.2.4 DOORS & WINDOWS

- a. At least 50 percent of the windows shall be casement windows.
- b. Eighty (80) percent of the primary windows shall have grilles
- c. At least two types/shapes of windows shall be used
- d. Utilize flat wood trims (typically 4½ inches or 5½ inches wide) around the primary windows and entry doors.
- e. Window and door trim color shall contrast with color of walls
- f. Entry doors and garage doors have glass panels



## 4.2.5 DECORATIVE DETAILS

All residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.

- a. Stone pier and battered wood support
- b. Exposed rafter tails and knee-brace brackets
- c. Dormers shall located on the front façade
- d. Second-story balcony
- e. Decorative attic/gable vent
- f. Light fixtures shall box-shaped, with metal frame and geometric pattern.
- g. Chimneys are visible at the exterior and arranged on a side elevation
- h. Stained glass windows or transom windows
- i. Covered front porches with tapered pillars
- j. Ground level windows have muntins
- k. Decorative joinery



### 4.3 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 re urbanization of existing urban centers becomes an established pattern.



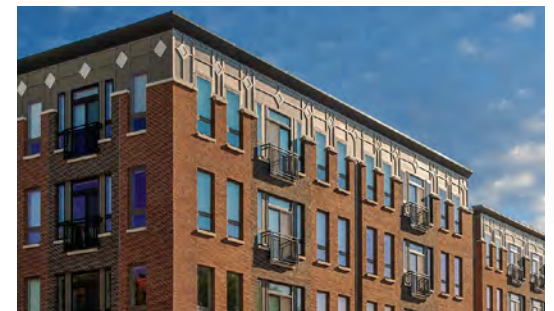
### 4.3.1 FORM & MASSING

- a. Simple, rectangular form
- b. Rhythmic placement of piers, columns, ground-floor storefronts, and openings on upper levels
- c. Transparent windows and doorways shall be no less than 80 percent of the street frontage at the ground level.
- d. Multi-story facades are divided into base, body, and top with the ground floor taller than the upper floors
- e. Engaged columns or lintels over openings
- f. Bases are articulated by changes in material or changes in wall plane
- g. Minimal projections or recessions on wall plane



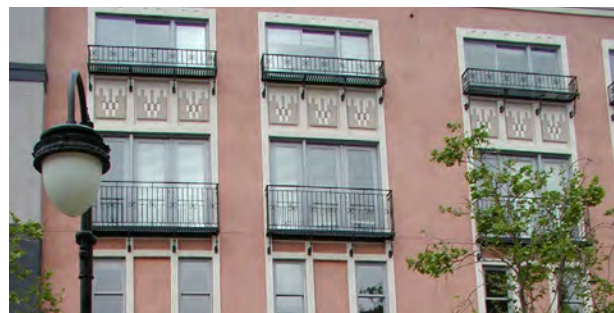
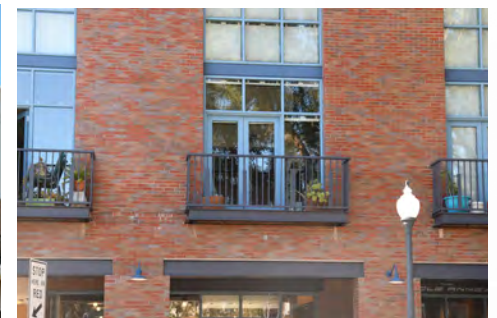
## 4.3.2 ROOF

- a. Flat roof
- b. A projecting cornice or a receding, stepped parapet
- c. Cornice and details mimic and reference historical detailing.
- d. Roofs may be accessible and be used as balconies or terraces.
- e. Street-facing gable roof with roof pitches at least 5:12 unless concealed behind a parapet.



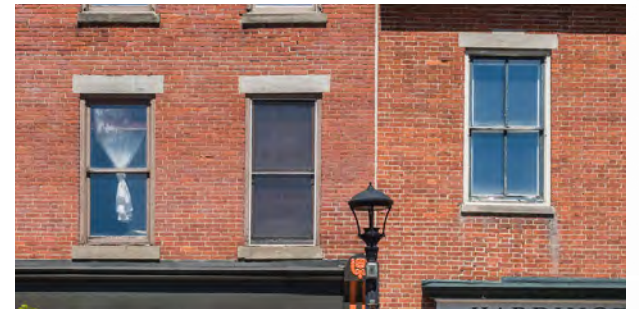
### 4.3.3 MATERIALS & COLORS

- a. The primary walls, shall composed of brick, comprise the main body of the building's tripartite facade structure. The masonry-work can be very plain or highly decorative.
- b. Decorative moldings, cornices, or an applied ornament of stone or cast concrete may be used to express the vertical division between the base, the body, and the top.
- c. No more than three (3) colors shall be used on any given facade.
- d. Stucco and clapboard shall be avoided.



### 4.3.4 DOORS & WINDOWS

- a. Ground floor windows and doors shall be large and expansive, typically with a transom.
- b. Upper floor windows shall be double-hung (two lites), vertically, and grouped with a rhythm relating to the major storefront openings below
- c. Entrance shall be visually distinct by higher bays, recessed entries with a minimum of three (3) feet, or different color/materials.
- d. Upper floor windows typically have window lintel and sill.
- e. Transom windows above the doors and windows on the ground level
- f. Fifty (50) percent windows shall have muntins.

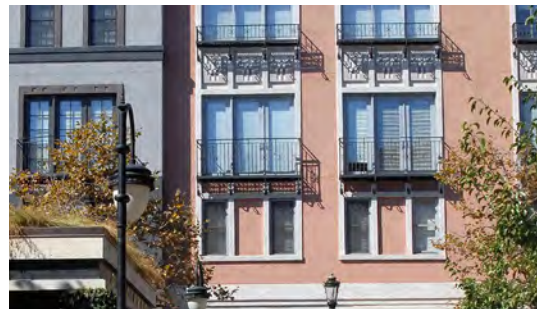




### 4.3.5 DECORATIVE DETAILS

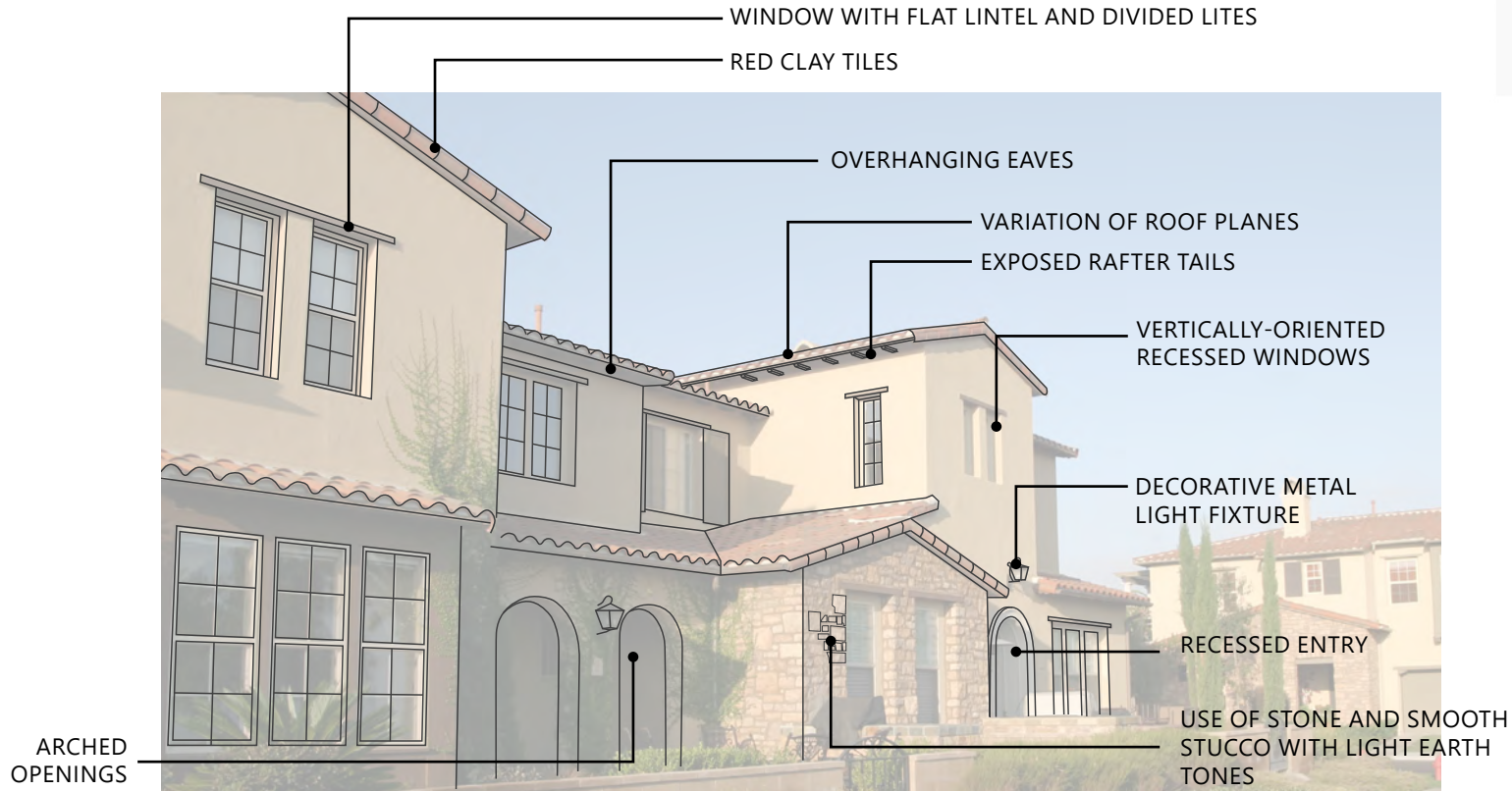
All residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.

- a. Awnings, canopies, and second floor balconies may extend into the public right-of-way. Such attachments provide shelter to passing pedestrians, emphasize the ground floor uses, and add interest to the box-like massing inherent to the style.
- b. Pedimented windows
- c. Wide window trim with a keystone
- d. Double bracketed cornice
- e. Gable roof
- f. Roof finial
- g. Transom above door and windows on the ground level
- h. Metal stair and balcony railing
- i. Canopy or awning
- j. Recessed entries
- k. Cast-iron columns
- l. Shopfront millwork



## 4.4 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.



## 4.4.1 FORM & MASSING

- a. Asymmetrical arrangement of windows and design elements along primary elevation
- b. Porches, porticoes and/or Juliet balconies
- c. Recessed entries (at least three (3) feet)



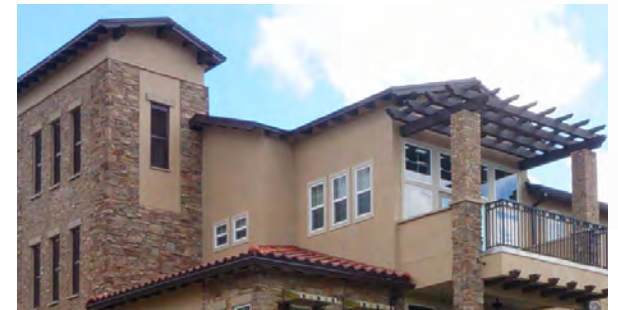
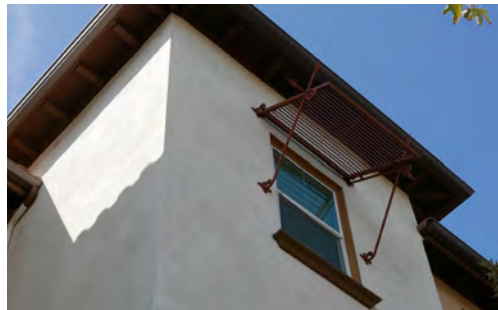
## 4.4.2 ROOF

- a. Flat or low pitched hip or gable roof (maximum 6:12 slope)
- b. Red-toned clay tiles
- c. Multiple roof levels (at least three (3))
- d. Large overhanging eaves (minimum twelve (12) inches) along primary elevation
- e. Shaped timber tiles at eaves



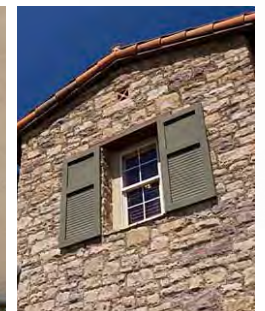
### 4.4.3 MATERIALS & COLORS

- a. Incorporate rough-hewn stone as accent feature
- b. Flat stucco walls in light earth tones
- c. Earthy tone color palette
- d. Brown or beige window frames



## 4.4.4 DOORS & WINDOWS

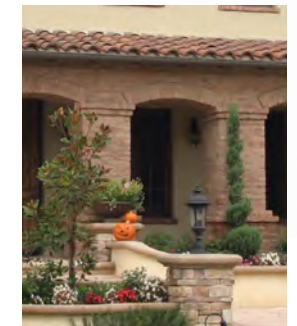
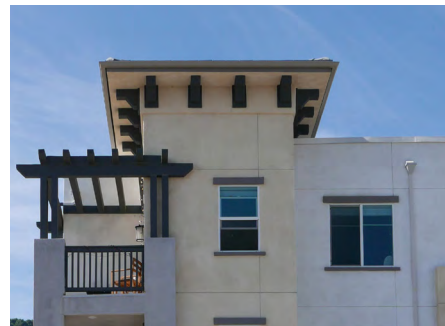
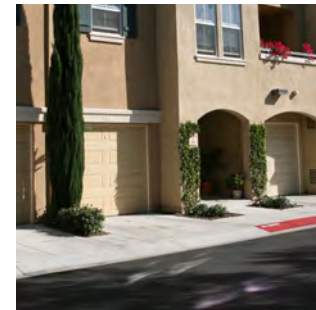
- a. Single or double-hung windows shall be more horizontal in proportion with six-over-six muntin patterns and 5½ inches wide trim.
- b. Casement windows shall paired with either four-pane patterns for narrow windows and eight-pane patterns for wider windows.
- c. Vertically oriented rectangular or arched windows arranged in asymmetrical patterns
- d. Casement or double-hung sash with flat or arched lintels
- e. Windows shall be recessed three (3) to twelve (12) inches from outer wall on primary facade



## 4.4.5 DECORATIVE DETAILS

All residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.

- a. Shallow Juliet balconies
- b. Rafter extensions and brackets
- c. Stone or stucco window /door trim
- d. Rectangular or arched wooden door
- e. Arcade or porch at entry
- f. Decorative ironwork (window grilles, railings, light fixtures, decorative planters)
- g. Arched windows
- h. Paired decorative wood shutters. Shutters shall be equal to half the width of the window. Shutter styles can either be paneled or louvered
- i. Use of brick, stone or wood columns
- j. Stucco or stone chimneys or tower
- k. Dark color wood trellis
- l. Arched openings and doorways at the ground level



## 4.5 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.





## 4.5.1 FORM & MASSING

- a. An irregular, asymmetrical facade
- b. Strong emphasis on geometry
- c. Rectangular shape structure
- d. Horizontal massing
- e. Lack of ornament or moldings
- f. Straight and continuous lines
- g. Multi-faceted appearance
- h. Repeating lines and elements



## 4.5.2 ROOF

- a. Flat or low-pitched shed roofs (4:12 slope max)
- b. Slope roofs shall have a minimum two-foot deep overhang at the lower end.
- c. Tile roof shall be prohibited
- d. Mid- and high-rise may have decks or roof gardens



### 4.5.3 MATERIALS & COLORS

- a. Use of raw and natural materials like wood, concrete, metal, and glass
- b. Traditional materials (such as stucco, wood, brick and stone) may be used as an accent.
- c. Minimum two (2) materials on the building facade
- d. Use of bold color blocks to emphasize geometric forms and break down massing elements
- e. Building facade shall incorporate at least one of the following as an accent: decorative shutters, popouts, trellis or arbor structures, or balconies.



## 4.5.4 DOORS & WINDOWS

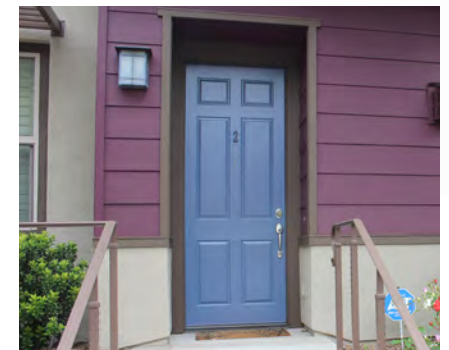
- a. Large glass doors and/or window openings
- b. Window wrapping around a corner of the building
- c. Narrow aluminum window frames with square sticking
- d. Valence grids sometimes are applied on windows



## 4.5.5 DECORATIVE DETAILS

All residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.

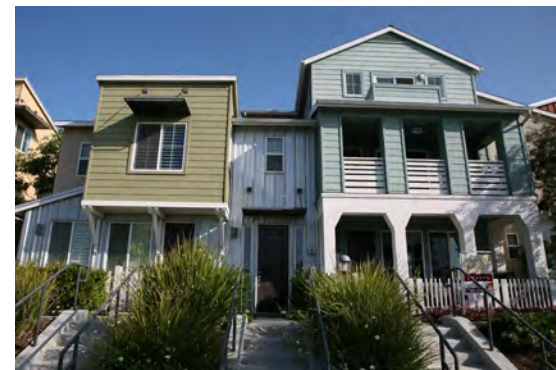
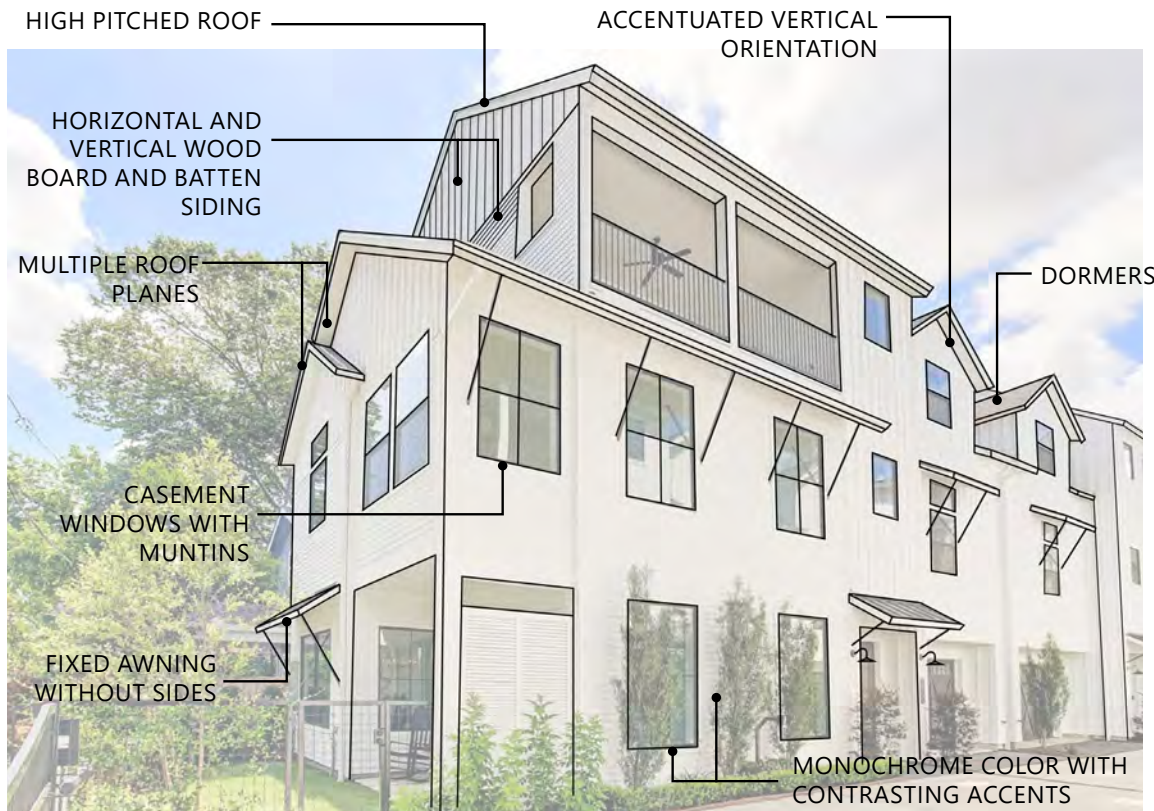
- a. Metal balcony railings
- b. Picture windows
- c. Clerestory windows
- d. Floor-to-ceiling glass door
- e. Usable outdoor roof decks
- f. Trellis shade structures
- g. Bright colors to provide contrasting elements
- h. Metal awning
- i. Bold Branding
- j. Floor-to-ceiling glass windows on the ground level
- k. Broad roof overhang with exposed wood or steel frame



## 4.6 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 styles shall be applied to building no taller than 3 stories.**



## 4.6.1 FORM & MASSING

- a. Clean and straight exterior lines, geometric form
- b. Asymmetrical massing with a gable at the front of the house
- c. Repeating shapes and lines
- d. Gable roof creating a triangular wall on the ends
- e. Incorporate farm and ranch forms inspired by barns, silos, sheds, tank houses and granary towers
- f. Multiple gable and shed roof planes
- g. Geometric forms, industrial materials, limited palette, and repetition
- h. Covered porches and awnings to break up volumes between lower and upper floors
- i. Three (3) or more wall planes with a minimum twelve (12) inches difference



## 4.6.2 ROOF

- a. High-pitched gabled roof or shed roof (minimum 6:12 slope)
- b. Intersecting gable roofs
- c. Dark asphalt shingle, metal roofs or synthetic slate shingles
- d. Triangular rooflines emphasizing the height of the unit
- e. Large overhangs (minimum two (2) feet in length) above the patio and garage





### 4.6.3 MATERIALS & COLORS

- a. Unadorned materials: metal, wood, masonry
- b. Utilize board and batten siding, corrugated panels to give texture and variation to exterior walls
- c. Neutral or muted colors shall be predominant
- d. Monochrome accents of doors, windows or architectural features
- e. Combine contemporary design with rustic materials
- f. Stucco is prohibited



## 4.6.4 DOORS & WINDOWS

- a. At least 60 percent windows shall be tall and narrow double hung windows with a proportion of two (2) or 2½ times taller than wide
- b. Groupings of two or three double hung units are occasionally used
- c. Accent windows shall be no more than 20 percent
- d. Typically have 4½ inches to 5½ inches flat board trim on the sides and head
- e. Sixty (60) percent windows shall have grilles
- f. Minimal molding around window and door openings
- g. Double hung or casement windows with muntins
- h. Contrast color of window sash with color of the body of the building



## 4.6.5 DECORATIVE DETAILS

All residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.

- a. Wide front porch with simple columns
- b. Covered patio
- c. Shed or gabled dormers
- d. Carriage-style garage doors
- e. Dark shutters and window sashes
- f. Shed dormers
- g. Simple gable brackets, vents and trim
- h. Iron-inspired barn-style lighting
- i. Metal awnings without sides
- j. Gooseneck light fixtures at the entrance
- k. Large doors and windows to maximize natural light
- l. Grilles on the ground level windows and doors



## 4.7 DEFINITIONS

**Accent Window.** Accent windows are supplement. It provides aesthetics value and variance to the building. Window types include transom windows, dormer awning windows, picture windows, arch and circle windows, and art glass.



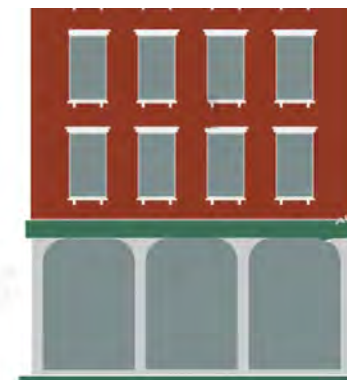
**Awning.** An architectural fabric or metal projection that provides weather protection, building identity, or decoration, and is wholly supported by the building to which it is attached. An awning is comprised of a lightweight frame structure over which a cover is attached.



**Arcade.** A roofed passageway or lane. A series of arches supported by columns, piers, or pillars, either freestanding or attached to a wall to form a gallery.



**Bay.** Any division of a building between vertical lines or planes.



**Board and Batten.** A form of sheathing for wood frame buildings consisting of wide boards, usually placed vertically, whose joints are covered by narrow strips of wood over joints or cracks.



BATTEN  
BOARD

**Bracket.** A projection from a vertical surface providing structural or visual support under cornices, balconies, windows, or any other overhanging member.



BRACKET

**Building Mass (Massing).** Mass refers to the general shape and form as well as size of a building.



**Cladding.** Building cladding is the application of one material over another to add an extra skin or layer to the building. Commonly used exterior wall cladding materials include brick, vinyl, wood, stone, fiber cements, metal, concrete, and stucco.



STUCCO



STONE



VINYL

**Cornice.** A horizontal molding projecting along the top of a wall, building, etc.



CORNICE

**Corbel.** A structural piece of stone, wood or metal jutting from a wall to carry a super-incumbent weight, a type of bracket.



CORBEL

**Divided Lite:** Individual panes of glass held in place by wood or synthetic material to create a pattern.



DIVIDED LITES

**Cornice Return.** Also called an eave return, a cornice return is a graceful way to transition the eave and the main fascia board around the gable end of a house.



CORNICE  
RETURN

**Decorative Gable Vents.** A non-venting louver mounted in the top of the gable.



GABLE VENT

**Dormer:** A structure projecting from a sloping roof usually housing a vertical window that is placed in a small gable, or containing a ventilating louver.

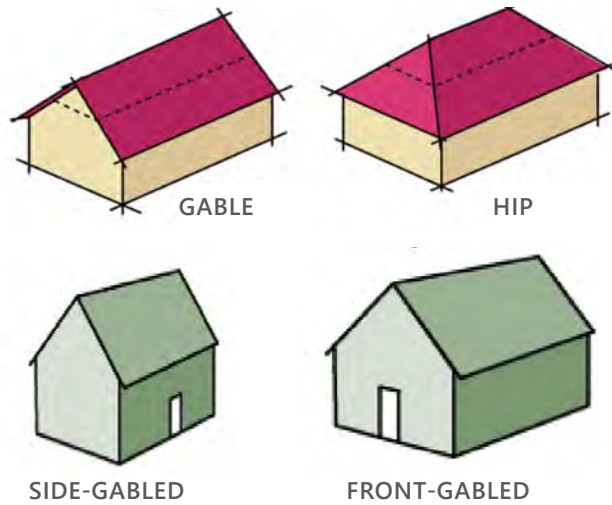


DORMER

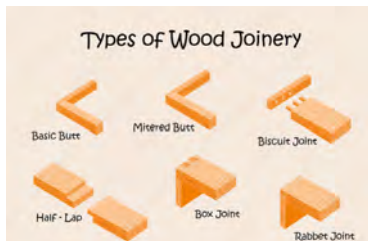
**Front-gabled Roof.** A gabled-roof that faces the road or main entrance.

**Gable Roof.** A roof having a gable at one or both ends; a roof sloping downward in two opposite directions from a central ridge, so as to form a gable at each end.

**Hipped Roof.** A roof which slopes upward from all four sides of a building, requiring a hip rafter at each corner.



**Joinery.** It is a part of woodworking that involves joining pieces of wood, engineered lumber, or synthetic substitutes (such as laminate), to produce more complex items.

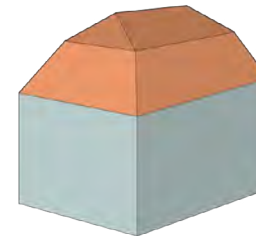


**Juliet Balcony.** A pseudo balcony; a low ornamental railing to a window, projecting but slightly beyond the plane of the window, threshold or sill, having the appearance of a balcony when the window is fully open.



JULIET BALCONY

**Mansard Roof.** A type of roof with the two slopes on each side.



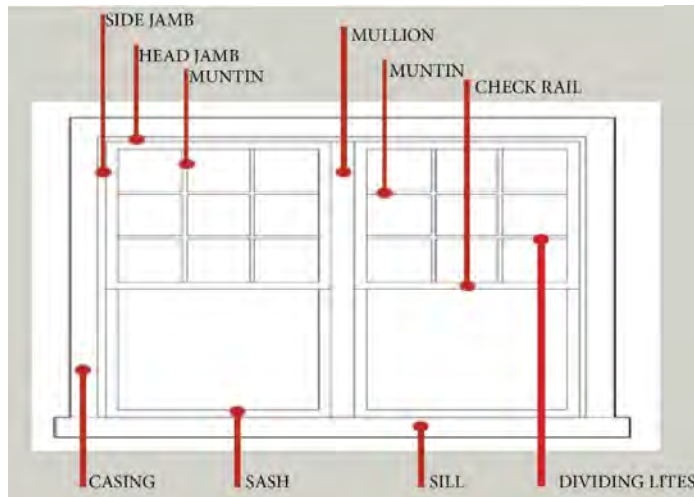
**Mission Parapet.** A low protective wall or railing along the edge of a roof, balcony, or similar structure; in an exterior wall, the part entirely above the roof.



MISSION PARAPET

**Mullion.** A dividing piece between the lights of windows, usually taking on the characteristics of the style of the building.

**Muntin.** A secondary framing member to hold panes in a window, window wall, or glazed door; an intermediate vertical member that divides panels of a door.



PARTS OF A WINDOW

**Overhanging Eaves.** The projecting overhang at the lower edge of a roof that sheds rainwater.



OVERHANGING EAVES



RAKE  
OVERHANGING  
EAVE  
OVERHANGING

**Pediments.** A low-pitched triangular gable above the doorway or above a window; a triangular gable end of the roof above the horizontal cornice, often with sculpture.



**Primary Window.** Windows that are commonly used and have an independent function. Primary windows shall be able to open from inside. Window types include: casement windows, single-hung, double-hung, slider windows, and bay windows.

EXAMPLES OF PRIMARY WINDOWS



CASEMENT WINDOW

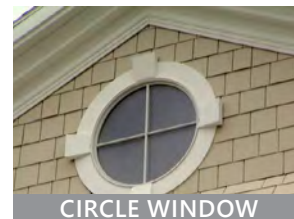


DOUBLE HUNG



BAY WINDOW

EXAMPLES OF ACCENT WINDOWS



CIRCLE WINDOW



DORMER AWNING  
WINDOW



TRANSOM



**Rafter Tails.** The portion of the rafter that hangs over the wall.



**Roof Plane.** The surface of the roof. It could be flat, pitched or on an angle. It is also called the field of the roof.

*These are decorative features not roof planes. 4 Roof Planes*



**Shingle.** A small thin piece of building material often with one end thicker than the other for laying in overlapping rows as a covering for the roof or sides of a building.



**Shutter.** Each of a pair of hinged panels, often louvered, fixed inside or outside a window that can be closed for security or privacy or to keep out light.



**Side-gabled Roof.** A gabled-roof that faces either side of the main entrance.

**Sill.** The horizontal exterior member at the bottom of a window or door opening, usually sloped away from the bottom of the window or door for drainage of water and overhanging the wall below.



**Transom Window.** A transom window used above the entry door but can't not open. They usually as wide as the door (or as wide as the door and the sidelights). They can come in square (rectangular), round top, or elliptical.

**Valance Grids.** Valance grids are similar to the Standard grids but are only across the top of the window or door.



**Verandas.** A raised, covered, sometimes partly closed area, often made of wood, on the front or side of a building



**Window Sash.** The movable part of a window made up of the vertical and horizontal frame that holds the glass.

**Wingwall.** A smaller wall attached or next to a larger wall or structure.





# 5.0 STANDARDS COMPLIANCE CHECKLISTS

This Checklist is intended as an overview of the requirements for Multifamily development projects in the City of Murrieta. Additional information and plans may be required to evaluate your application following initial review by staff. A copy of this list will be used to check your application for completeness after it is submitted. Applications not containing the necessary information as shown on this Checklist will not be accepted for review.

To use the checklist correctly, follow the steps below:

- The general standards apply to all projects regardless of building height, architectural style(s) or zone. Complete the General Standards section first.
- Next, identify the building type for the projects, based on the typologies outlined in Chapter 3: Low-rise, Mid-rise or High-rise. Use and complete **only** the checklist which applies to the building type of your project.
- Finally, identify the architectural styles for the project based on the definitions in Chapter 4. Whether the project utilizes one, two or three of the Architectural styles, use and complete **only** the checklist(s) which applies to the styles in your project.

As you go through the checklist, check each **“Complete”** box under **“Applicant”** to indicate that the information has been provided and sign below once Checklist is complete. If you believe an item is not applicable to your application, check the **“N/A”** box under **“Applicant”** and provide justification why the standard does not apply.

If you have any questions regarding this form or are uncertain if a specific requirement applies to your project, please contact the Planning Division at (951) 461-6061.

# GENERAL STANDARDS

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Site Planning</b>				
<b>Site</b> 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"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Larger</b> projects (greater than 150 units) shall contain at least two of the following to reduce the appearance of bulk: Vary roof heights, Vertical planes, Different materials and colors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Roof</b> forms and roof lines should be broken into a series of smaller building components when viewed from the street. Long, linear unbroken roof lines shall not exceed 50 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Visual</b> interest shall be provided through architectural variety, especially where several new buildings face streets, such as by using different layouts and/ or architectural features. Abutting buildings shall have complimentary architectural styles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Proposed</b> cut and fill slopes shall be rounded off both horizontally and vertically.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Where</b> pedestrian circulation crosses vehicular routes, a change in grade materials, textures or colors shall be provided to emphasize the conflict point and improve its visibility and safety.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Orient</b> buildings towards public (and private) streets to positively define street edges. Buildings located adjacent to both public streets and public open space amenities, such as parks, shall be designed with a dual orientation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Minimum</b> of 60 percent of the street frontage shall be devoted to buildings. The remaining 40 percent may be devoted to parking, landscaping, and driveways. Except for urban area or area with slope restrictions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Except</b> for garage entrances, structured parking shall not be visible from the primary streets or any public open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Loading</b> docks and service areas on a corner lot must be accessed from the side street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Gates</b> which control vehicular and pedestrian access to a residential site are considered privacy gates, and shall be subject to review and approval of the Development Services Department and Fire Department.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Arrange</b> buildings to provide functional common outdoors spaces If adjacent to a single-family residential zone, buildings shall be designed so as not to have a direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line. This can be accomplished through: <ul style="list-style-type: none"> <li>• <b>Stepbacks</b> of upper stories, (setback and stepback distance see Table 16.08-4 in MMC 16.08.020)</li> <li>• <b>Windows</b> or balconies placement</li> <li>• <b>Use</b> of clerestory windows, glass block, or opaque glass</li> <li>• <b>Mature</b> landscaping within the rear or side setback areas (such as courtyards, paseos, or parks) for the use of residents.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Residential</b> structures on the same lot (not attached) shall maintain a minimum separation of at least ten feet for one-story structures, fifteen (15) feet for two-story structures, and 20 feet for three-story structures (MMC 16.18.130).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Mixed-use</b> Building Orientation shall comply with all the standards mentioned above and the following standards. <ul style="list-style-type: none"> <li>• <b>Commercial/Office</b> Units. Commercial/Office unit entrances shall face the street, a parking area, or an interior common space.</li> <li>• <b>Entrances</b> to residential units shall be physically separated from the entrance to the permitted commercial uses and clearly marked with a physical feature.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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



**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Surface Parking</b>				
<b>Parking</b> lots shall be placed to the side or rear of buildings. There shall be no vehicular parking between townhouse fronts and the public right-of-way.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parking</b> lots shall be connected to all building entrances by means of internal pedestrian walkways.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Landscaped</b> planters shall be not less than five (5) feet in width in all interior dimensions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Adjacent</b> to Side or Rear Property Lines: Parking areas shall provide a perimeter landscaped strip at least five (5) feet wide.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Adjacent</b> to Streets: Parking areas shall provide a perimeter landscaped strip at least fifteen (15) feet wide between the street right-of-way and parking area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Lighting</b> standards shall comply with MMC 16.18.110 with a minimum of one footcandle throughout the parking area and two-foot candles at ground level in front of the entrance/exit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Access</b> drives shall be located at least 200 feet apart and at least 100 feet from property lines and street intersections unless an approved shared drive is provided, or the driveway location does not create a traffic hazard to adjacent property (MMC 16.08.040).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Maximum</b> number of driveway: <ul style="list-style-type: none"> <li>• <b>One</b> driveway for lot frontage up to 150 feet</li> <li>• <b>Two</b> driveways for lot frontage 150 feet to 299 feet</li> <li>• <b>One</b> driveway for each additional 300 feet</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bicycle</b> parking requirement shall comply with the standards in MMC 16.34.090.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Numbers</b> of required vehicle parking space are listed under MMC 16.34.040 Table 3.7.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Disabled/Handicapped</b> Parking Requirements shall comply with the standards in MMC 16.34.060.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Electric</b> Vehicle Parking. Electric vehicle parking spaces shall be implemented consistent with Section 16.44.115 (Electric Vehicle Parking Requirements) and California Vehicle Code Section 22511.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Open</b> parking areas shall be screened from view from adjacent properties and streets using walls, berms and/or evergreen landscaping.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parking</b> lot landscaping shall be located so as to discourage pedestrians from having to cross any landscaped areas to reach building entrances from parked cars.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Residential Garage</b>				
<b>Garage</b> doors may occupy no more than 40 percent of a building’s street frontage and shall be recessed a minimum of eighteen (18) inches from a street-facing wall plane.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Street-facing</b> garage doors serving individual units that are attached to the structure must incorporate one or more of the following so that the garage doors are visually subservient and complementary to other building elements: <ul style="list-style-type: none"> <li>• <b>Garage</b> door windows or architectural detailing consistent with the main dwelling. Arbor or other similar projecting feature above the garage doors.</li> <li>• <b>Landscaping</b> occupying 50 percent or more of driveway area serving the garage (e.g., “ribbon” driveway with landscaping between two parallel strips of pavement for vehicle tires).</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Minimum</b> Interior Dimensions for Residential Enclosed Garages.				

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
• A single-car garage shall be at least ten (10) feet wide and 20 feet long.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• A standard double-car garage shall be at least 20 feet wide and 20 feet long.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Each</b> garage space shall be equipped with an automatic door opener and a roll-up sectional or similar garage door which does not extend onto the apron. On multifamily dwellings, a security gate on a multi-space garage is permitted.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Numbers</b> of required off-street parking space and bicycle parking slots are listed under MMC 1107.0304	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For</b> attached private garage, the design shall include adequate space for waste/solid storage and a water heater unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parking Structure and Loading</b>				
<b>Any</b> driveway providing access to a parking structure shall have a minimum width of 28 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parked</b> vehicles at each level within the structure shall be shielded from view from adjoining streets.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> exterior elevations of parking structures shall be designed to minimize the use of blank concrete facades. This can be accomplished through the use of textured concrete, planters or trellises, or other architectural treatments.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If</b> a toll or fee booth is located in the driveway area, the driveways on either side of the booth shall have a minimum width of fourteen (14) feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Three</b> hundred (300) feet shall be the maximum length of a parking aisle without being intersected by another parking aisle or driveway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<ul style="list-style-type: none"> <li>• <b>The</b> parking areas of sloped floor parking structures shall not exceed a grade of five (5) percent as measured across the width of a 90 degree parking stall.</li> <li>• <b>The</b> grade of a straight internal ramp shall not exceed fifteen (15) percent.</li> <li>• <b>The</b> grade of a circular ramp shall not exceed twelve (12) percent as measured at the outside ramp wall.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A</b> straight one-way ramp shall be at least fourteen (14) feet in width. A two-way ramp shall be at least 24 feet in width. The minimum outside wall radius of a circular ramp shall be 36 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> ramps shall be provided with transition zones at the top and bottom of the ramp. <ul style="list-style-type: none"> <li>• <b>Ramps</b> with a grade of ten (10) percent or less shall have a transition zone at least eight (8) feet in length.</li> <li>• <b>Ramps</b> with a grade of greater than 10 percent shall have transition zones at least twelve (12) feet in length.</li> <li>• <b>The</b> grade of a transition zone shall not exceed one-half (1/2) the grade of the ramp it serves.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Minimum</b> lighting requirement of entrances and exits is 50 footcandles. Minimum lighting requirement of parking areas is five (5) footcandles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> minimum distance of entry/exits from corner intersections is 150 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Large</b> illuminated signs with architectural features, such as an arch, canopy shall be used at the entrance to emphasize the facility entry and attract patrons.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Off-Street Loading Space Requirements</b>				
<b>One</b> loading space is required in any parking lot with fifteen (15) or more spaces serving any nonresidential or mixed use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Loading</b> docks and service areas are prohibited on the primary street building frontage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Loading</b> requirement are listed under MMC 16.34.100.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Tandem Parking</b>				
<b>Tandem</b> parking may be permitted to satisfy the off-street parking requirement for a residential unit in accordance with the following.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>No</b> more than two vehicles shall be placed one behind the other.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Both</b> spaces shall be assigned to a single dwelling unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>The</b> tandem parking bay shall be a minimum 40 feet by ten (10) feet in interior dimension.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Tandem</b> parking to meet required parking for multi-unit development shall be located within an enclosed structure and the number of tandem parking spaces shall not exceed 50 percent of the total provided number of spaces.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Tandem</b> parking shall not be used to satisfy the parking requirement for guest parking.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>The</b> minimum vertical clearance for shall be eight (8) feet (per MMC 16.34.070).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Common Open Space</b>				
<b>In</b> projects containing fewer that ten (10) units, the common open space shall have a minimum width and depth of ten (10) feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<ul style="list-style-type: none"> <li><b>In</b> projects containing ten (10) or more units, where the required common area is less than 3,000 square feet, the common outdoor space shall be concentrated in one area. The common recreation area shall be at least 25 feet in width.</li> <li><b>Where</b> the required common area is 3,000 square feet or more, the space may be divided among multiple areas; provided, that at least one recreation area is a minimum of 2,000 square feet in area with a minimum width of 25 feet.</li> <li><b>All</b> other areas shall be at least 1,000 square feet in area with a minimum width of 10 feet.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Primary</b> common open space shall not be located at an extreme edge of the property or dispersing smaller less usable areas throughout the site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Residential</b> units shall be within a 1/4 mile (1,320 feet) walking distance of common open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Minimum</b> open space requirements are met per the requirements on Page 25.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Pedestrian</b> walkways shall connect the common open space to a public right-of-way or building entrance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Open</b> space areas shall not be located directly next to arterial streets, service areas, or adjacent commercial development to ensure they are sheltered from the noise and traffic of adjacent streets or other incompatible uses. Alternatively, a minimum of ten (10) foot wide dense landscaping shall be provided as screening.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>An</b> area of usable common open space shall not exceed an average grade of ten (10) percent. The area may include landscaping, walks, recreational facilities, and small decorative objects such as artwork and fountains.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> common open spaces shall include seatings and lights. Site furniture shall use graffiti-resistant material and/or coating and skateboard deterrents to retain the site furniture’s attractiveness.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Forecourt</b> must be enclosed on at least three sides by buildings. The minimum dimension of any side is 40 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Developments</b> that include 30 or more dwelling units shall include at least one play area for children (except for age restricted to senior citizens; or located within 300 feet of a public park). Such play area shall: <ul style="list-style-type: none"> <li>• <b>Have</b> a minimum dimension of 20 feet in any direction and a minimum area of 600 square feet.</li> <li>• <b>Contain</b> play equipment, including equipment designed for children age five years and younger.</li> <li>• <b>Be</b> visible from multiple dwelling units within the project.</li> <li>• <b>Be</b> protected from any adjacent streets or parking lot with a fence or other barrier at least four (4) feet in height.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Multifamily</b> developments exceeding 150 units, shall have at least two common open space areas and shall incorporate activities for different age groups.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Recreational Amenities</b>				
<b>The</b> required front yard area shall not be counted toward satisfying the common recreation area requirement.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Project</b> shall include at least one children play area with a minimum dimension of 150 square feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Unless</b> otherwise approved by the Planning, Building and Public Works Director, required play spaces for children shall be accessible from all on-site dwellings by pedestrian paths separate from vehicular areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> play areas shall be located away from high automobile traffic and shall be situated for maximum visibility from the dwelling units.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A</b> play area for children under age five (5) shall be provided within direct visibility of common spaces.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Senior</b> housing and/or HOPA housing shall be exempt from the requirement to provide play areas, but shall provide areas of congregation that encourage physical activity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>One</b> common recreational amenity shall be provided for each 30 units or fraction thereof. Facilities that serve more people could be counted as two amenities. The following listed amenities satisfy the recreational requirements.</p> <ul style="list-style-type: none"> <li>• <b>Clubhouse</b> at a minimum of 750 square feet (two)</li> <li>• <b>Swimming</b> Pool at a minimum of 15x30 feet or equal surface area (two)</li> <li>• <b>Tennis, Basketball or Racquetball</b> court</li> <li>• <b>Weightlifting</b> facility</li> <li>• <b>Children’s</b> playground at a minimum of 600 square feet</li> <li>• <b>Sauna</b> or Jacuzzi</li> <li>• <b>Day Care</b> Facility (two)</li> <li>• <b>Other</b> recreational amenities deemed adequate by the director.</li> <li>• <b>Community</b> garden</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Private Open Space</b>				
<b>Private</b> usable open space shall be accessible to only one living unit by a doorway or doorways to a habitable room or hallway of the unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Private</b> usable open space located on the ground level (e.g., yards, decks, patios) shall have no horizontal dimension less than ten (10) feet. Private open space located above ground level (e.g., porches, balconies) shall have no horizontal dimension less than six (6) feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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



**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Above</b> ground-level space shall have at least one exterior side open and unobstructed for at least eight (8) feet above floor level, except for incidental railings and balustrades.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Guardrails</b> on open-sided surfaces (like stairs, balconies, decks, porches, etc.) must be at least 36 inches in height.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Balconies</b> and decks facing shall have walls or railings that are at least 50 percent open.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Private</b> open spaces shall be contiguous to the units they serve and screened to a minimum height of four feet by use of plant materials, solid walls, or building surface.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Landscaping</b>				
<b>Landscaping</b> materials shall comply with the following: <ul style="list-style-type: none"> <li>• <b>Shrubs</b>, of at least one-gallon size;</li> <li>• <b>Ground</b> cover instead of grass/turf; and/or</li> <li>• <b>Decorative</b> nonliving landscaping materials including, but not limited to, sand, stone, gravel, wood or water may be used to satisfy a maximum of 25 percent of the required landscaping area.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Trees</b> shall be planted in a manner which maximizes the shading of paved areas, outdoor seating, and both south and west facing windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> tree palette shall provide a balanced use of evergreen and deciduous trees.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A</b> minimum of five (5) foot wide landscaping shall be incorporated around the base of buildings (except for walkways and driveways) to soften the edge between parking, drive aisles and sidewalks.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Development</b> on sloped properties shall follow the natural contours of the land by use of design features listed in the MMC (section 16.08.040).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

GENERAL STANDARDS				
Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
The applicant shall choose and group plant species with similar water demands to facilitate efficient irrigation (MMC 16.28.060).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
High water use plants, characterized by a plant factor of 0.7 to 1.0, can only be used in the common open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Turf is not allowed on slopes greater than 25 percent where the toe of the slope is adjacent to an impermeable hardscape (MMC 16.28.060).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All setbacks and non-work areas shall be landscaped within the development area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hardscape shall not be used to meet minimum site landscaping requirements in MMC 16.28.070.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pedestrian access to sidewalks and structures shall be considered in the design of all landscaped areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A mix of plant materials shall be provided in compliance with the Table 3-5, MMC Section 16.28.080.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Primary street trees, shade trees, and parking lot trees shall choose fifteen (15) gallon trees.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sidewalks and pedestrian walkways shall be a minimum of five (5) feet in width.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Store Fronts</b>				
The ground floor elevation shall be located near the elevation of the sidewalk to minimize the need for external steps and external ADA ramps at public entrances.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All ground floor tenant spaces that have street frontage shall have storefront entrances on the façade fronting a street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<p><b>Entrance</b> shall be emphasized and clearly recognizable from the street. One or more of the following methods shall be used to achieve this result:</p> <ul style="list-style-type: none"> <li>• <b>Projecting</b> non-fabric awnings or canopies above an entry (covered entry);</li> <li>• <b>Varied</b> building mass above an entry, such as a tower that protrudes from the rest of the building surface;</li> <li>• <b>Special</b> corner building entrance treatments, such as a rounded or angled facets on the corner, or an embedded corner tower, above the entry;</li> <li>• <b>Special</b> architectural elements, such as columns, porticos, overhanging roofs, and ornamental light fixtures;</li> <li>• <b>Projecting</b> or recessed entries or bays in the facade;</li> <li>• <b>Recessed</b> entries must feature design elements that call attention to the entrance such as ridged canopies, contrasting materials, crown molding, decorative trim, or a 45-degree cut away entry; and</li> <li>• <b>Changes</b> in roofline or articulation in the surface of the subject wall.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Lobby</b> entrances to upper floor uses shall be located on a façade fronting a street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A</b> minimum of ten (10) feet wide frontage shall be provided from the back of curb to the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> ground between the curb and the building face shall be paved with hard surfaces to maximize the walkable area and provide flexible spaces to accommodate commercial uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Windows</b> and/or glass doors shall cover not less than 50 percent of the first floor elevation along street frontages.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least 25 percent of the surface area of each upper floor façade shall be occupied by windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Projecting</b> elements on upper floors may project five (5) feet from the façade and project into the setback.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Development</b> with retail, commercial, community or public uses on the ground floor shall have a clear floor-ceiling height of at least fifteen (15) feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> minimum height for awnings or marquees is eight (8) feet above finished grade and the maximum height for awnings or marquees is twelve (12) feet above finished grade; except as otherwise required in the Building Code approved by the City.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If</b> the front façade is set back from the public sidewalk, the setback shall be improved as an extension of the public sidewalk.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Live-Work/Office Fronts</b>				
<b>The</b> ground floor elevation shall be located near the elevation of the sidewalk to minimize the need for external steps and external ADA ramps at public entrances.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> ground floor tenant spaces that have street frontage shall have entrances on a façade fronting a street. All other ground floor uses may have a common lobby entrance along the front façade or private entrances along other facades.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Entrances</b> to upper floor units may be provided through a common lobby entrance and/or by a common entrance along a façade fronting a street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least 40 percent of the surface area of the ground floor façade shall be occupied by display windows or translucent panels.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least 25 percent of the surface area of each upper floor façade shall be occupied by windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Projecting</b> elements on upper floors may project three (3) feet from the façade and project into the setback.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>The</b> ground floor shall have a clear floor-ceiling height of at least twelve (12) feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> minimum height for awnings or marquees is eight (8) feet above finished grade and the maximum height for awnings or marquees is twelve (12) feet above finished grade; except as otherwise required in the Building Code approved by the City.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If</b> the front façade is set back from the public sidewalk, the setback shall be landscaped and/or improved as an extension of the public sidewalk.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Residential Fronts</b>				
<b>Garages</b> shall not exceed 40 percent of the length of the building facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> ground floor elevation shall be located within six (6) feet of the ground surface of the adjacent sidewalk or walkway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Entrances</b> to ground floor units that have street frontage may be provided through a common lobby entrance and/or by private entrances from the adjacent sidewalk.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Entrances</b> to upper floor units may be provided through a common lobby entrance and/or by a common entrance along a façade fronting a street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least 25 percent of the surface area of the ground and upper floor façade shall be occupied by windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least 25 percent of the surface area of the ground and upper floor façade shall be occupied by windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Stoops</b> and front porches may be provided in front of building and unit entrances. Stoops and front porches may project up to five (5) feet from the façade and project into the setback.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Projecting</b> elements on upper floors may project three (3) feet from the façade and project into the setback.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> public sidewalk shall be improved with street trees standards per MMC 16.28.080.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If</b> the front façade is set back from the public sidewalk, the setback shall be landscaped (excluding stoops/ front porches and paved paths to building entrances).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Exterior Lighting</b>				
<b>Lighting</b> plan shall be prepared and shall demonstrate the dispersal of light on the ground surface and compliance with the requirements in MMC 16.18.100.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Lighting</b> shall be shielded and directed downward, with location of lights coordinated with the approved landscape plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Exterior</b> lamps shall be low wattage, LED, and except for outdoor Christmas lights, shall not be colored.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> exterior lighting shall be dark sky compliant, and designed, located and lamped in order to prevent overlighting, energy waste, glare, and light trespass.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bollard</b> lighting may be used to light walkways and other landscape features, but shall cast its light downward.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> parking lot lights shall be full cutoff luminaires, as certified by the manufacturer, with the light source directed downward and away from adjacent residences.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Street</b> lights shall use decorative lighting poles that match with the community theme.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Outside</b> and parking lot lighting shall not exceed 0.1 footcandles at residential property lines.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Lighting</b> shall be located so as to minimize the impact of lighting upon adjacent buildings and properties, especially residential uses. Any lighting source, including illuminated signs, shall be positioned so that light does not shine directly into residential windows. (DTSP section 4.8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Trash and Recycling Enclosures</b>				
<b>The</b> location of storage areas shall be conveniently accessible for trash removal by standard refuse disposal vehicles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Enclosures</b> shall be finished using materials compatible with the surrounding architecture.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Provide</b> a concrete pad within the fenced or walled area(s) and a concrete apron which facilitates the handling of the individual bins or containers.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> location of storage areas shall be conveniently accessible for trash removal by standard refuse disposal vehicles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Loading</b> areas and refuse storage facilities shall be located as far as possible from residential units and shall be completely screened from view from adjacent residential portions of the project. The location and design of trash enclosures shall account for potential nuisances from odors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For</b> sites having 2-6 units, a minimum of twelve (12) square feet waste and twelve (12) square feet recycling enclosure shall be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For</b> sites having 7-15 units, a minimum of 24 square feet waste and 24 square feet recycling enclosure shall be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**GENERAL STANDARDS**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>For</b> sites having 16-25 units, a minimum of 48 square feet waste and 48 square feet recycling enclosure shall be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For</b> sites having 25 more units, every additional 25 dwellings or fraction thereof shall require an additional 48 square feet for solid waste and 48 square feet for recyclables.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> recycling areas in multifamily residential developments shall be located within 250 feet of any residential unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Storage</b> areas shall not be closer than twenty (20) feet from doors or operable windows of adjacent structures.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For</b> individual unit, a minimum of three (3) cubic feet shall be provided for the storage of refuse and a minimum of three (3) cubic feet shall be provided for the storage of recyclable material.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Garbage</b> and/or solid waste storage shall be screened from public view and landed on a concrete pad.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Door Bells</b>				
<b>Every</b> dwelling consisting of more than five (5) dwelling units shall be equipped with doorbells, intercoms or other signaling device attached to the front exterior of the dwelling accessible to all visitors to the dwelling.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Doorbell</b> locations shall meet the ADA requirement.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If</b> a gate is provided between the front door and the street, the gate shall be clearly marked as the main entrance to the business and include a doorbell, directory, call box, or other means of communication for patients and patrons to be allowed access to the business.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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



# BUILDING STANDARDS BY TYPE

**BUILDING STANDARDS BY TYPES - LOWRISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Site Design For Low Rise</b>				
<b>Each</b> unit shall have an individual entry facing a street or a common open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Maximum</b> building coverage: 40 percent.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parking</b> for residents must be in the garage. Guest parking may be surface parking (covered or uncovered). Parking requirement and standards shall be in accordance with MMC 16.34.040 and Chapter 2.2 Parking in this book.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Open</b> Space requirement shall be in accordance with MMC 16.34.040 and Chapter 2.3 Common Open Space, Chapter 2.4 Recreational Amenities, and Chapter 2.5 Private Open Space in this book.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> area between a building and the street must be landscaped.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Site</b> development standards and required setbacks shall be in accordance with Table 16.08-4 in MMC 16.08.020.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A</b> street-facing primary entrance must feature a porch, covered entry, or recessed entry clearly visible from the street that gives the entrance visual prominence. Entrances must be connected to the adjacent sidewalk with a pedestrian walkway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A</b> minimum of 20 percent of the site shall be landscaped with a mix of vegetative ground cover, shrubbery, and trees.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> landscaping shall be irrigated with a permanent irrigation system unless a licensed landscape architect submits written verification that the proposed plant materials do not require irrigation. The property owner shall maintain all landscaping.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**BUILDING STANDARDS BY TYPES - LOWRISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Townhome Building Massing Standards</b>				
<b>The</b> minimum unit of a townhome shall be three (3) units. The maximum building length shall be 150 feet or six (6) units, whichever is less.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Entrance</b> frequency: At least one every 50 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Maximum</b> elevation of the front entrance shall be 30 inches above adjacent sidewalk. If the elevation exceeding 30 inches, projects are subject to accessibility design reviews.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parking</b> (garage) may be front-loaded or rear-loaded, but must be entered from alley.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Architectural</b> articulation and projection shall follow the requirement in MMC 16.08.040.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Primary</b> elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet and on each floor shall contain at least two of the following features: <ul style="list-style-type: none"> <li>• <b>Recess</b> (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of four (4) feet;</li> <li>• <b>Extension</b> (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of two (2) feet and runs horizontally for a minimum length of four (4) feet; and/or</li> <li>• <b>Offsets</b> of facade or roof elevation of two (2) feet or greater.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> vertical massing of buildings shall be articulated to express each individual unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Avoid</b> having primary entry directly faces another unit's garage door.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**BUILDING STANDARDS BY TYPES - LOWRISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Townhome Building Massing Standards</b>				
<b>A</b> covered porch or covered recess entry is required for each townhouse, with a minimum depth of five (5) feet and a minimum area of 40 square feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Rooflines</b> shall be vertically articulated at least every 50 feet along the street frontage, through the use of architectural elements such as parapets, varying cornices, reveals, clerestory windows, or varying roof height and/or form.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Multiplex Building Massing Standards</b>				
<b>The</b> maximum building length shall be 150 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Alley</b> or courtyard provides access to units and garages.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Entrance</b> frequency: At least one every 50 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Maximum</b> elevation of first inhabited level: 30 inches above adjacent sidewalk.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parking</b> (garage) shall be rear-loaded or detached.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Architectural</b> articulation and projection shall follow the requirement in MMC 16.08.040.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**BUILDING STANDARDS BY TYPES - LOWRISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<p><b>Primary</b> elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet and on each floor shall contain at least two of the following features:</p> <ul style="list-style-type: none"> <li>• <b>Recess</b> (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of four (4) feet;</li> <li>• <b>Extension</b> (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of two (2) feet and runs horizontally for a minimum length of four (4) feet; and/or</li> <li>• <b>Offsets</b> of facade or roof elevation of two (2) feet or greater.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> vertical massing of buildings shall look like large residences.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Courtyard Building Massing Standards</b>				
<b>The</b> maximum building length shall be 150 feet at any side.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Courtyard(s)</b> shall be accessible from the residential street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If</b> courtyard is common open space, the front facade shall face the open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Alley</b> or courtyard provides access to units and garages.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Entrance</b> frequency: At least one every 50 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Maximum</b> elevation of first inhabited level: 30 inches above adjacent sidewalk.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> courtyard shall be easily accessed from the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**BUILDING STANDARDS BY TYPES - LOWRISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Recessed</b> entries with arches or canopies, stoops, low privacy walls.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parking</b> (garage) shall be rear-loaded or detached.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Architectural</b> articulation and projection shall follow the requirement in MMC 16.08.040.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Primary</b> elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet and on each floor shall contain at least two of the following features:</p> <ul style="list-style-type: none"> <li>• <b>Recess</b> (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of four (4) feet;</li> <li>• <b>Extension</b> (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of two (2) feet and runs horizontally for a minimum length of four (4) feet; and/or</li> <li>• <b>Offsets</b> of facade or roof elevation of two (2) feet or greater.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**BUILDING STANDARDS BY TYPES - MID RISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Site Layout for Mid Rise</b>				
<b>Upper</b> floor units shall be accessed by a common entry along the front street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For</b> mixed-use, ground floor shops or office shall have individual entries along the adjacent street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parking</b> may be covered, uncovered, or in a garage. Standards shall be in accordance with MMC 16.34.040 and Chapter 2.3 Parking in this book.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Open</b> Space requirement shall be in accordance with MMC 16.34.040 and Chapter 2.3 Common Open Space, Chapter 2.4 Recreational Amenities, and Chapter 2.5 Private Open Space in this book.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Site</b> development standards and required setbacks shall be in accordance with Table 16.08-4 in MMC 16.08.020.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For</b> wrap or podium building types, parking structure must be mostly enclosed within, below, or behind buildings in a manner that conceals it from predominant public view and that does not interrupt the continuity of the pedestrian environment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Building Massing</b>				
<b>Structures</b> with heights greater than three (3) stories shall set back upper portions of the structure a minimum of ten (10) feet for each additional two (2) stories (MMC 16.44.100).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Buildings</b> over three (3) stories shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**BUILDING STANDARDS BY TYPES - MID RISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Major</b> breaks shall be a minimum of five (5) feet deep and 25 feet wide and shall extend at least two-thirds (2/3) of the height of the building. Exceptions include, for buildings with upper stories (above first floor) stepped back at least five feet; or the major break need only extend two-thirds (2/3) of the height of the portion of the front façade that is not stepped back.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Buildings</b> shall have minor massing breaks at least every 50 feet along the street frontage. Minor breaks shall be a minimum of one (1) foot deep and four (4) feet wide and extend the full height of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Where</b> parking structures are planned, the street side shall be composed of pedestrian-active uses (such as stores, lobby) on the ground level to screen parking structures.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Residential</b> ground floor uses in multi-family buildings, other than accessible units, shall be no more than four (4) feet above the public sidewalk grade, if setback is fifteen (15) feet or less.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least one elevator shall be provided in each multi-family building containing 21 or more units, where some of those units have primary accesses only to the third-story or higher stories.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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



**BUILDING STANDARDS BY TYPES - MID RISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<p><b>The</b> ground floor elevation shall consist of at least one of the following:</p> <ul style="list-style-type: none"> <li>• <b>A</b> line of awnings or canopies over ground floor storefronts or amenity space windows extending at least 75 percent of the elevation width.</li> <li>• <b>Unobstructed</b> transparent glass storefronts for at least 75 percent of the elevation width.</li> <li>• <b>A</b> different exterior cladding material than the middle/body separated from the middle/body above with either an overhang or recess of two (2) feet or more, or a horizontal belt course with a dimension of at least twelve (12) inches, consisting of a different color and material separating the base from the middle section.</li> <li>• <b>A</b> series of individual residential entries with recessed entryways.</li> <li>• <b>A</b> series of individual residential entries with porches with roofs.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>The</b> cap is at the top of the building and shall include at least one of the following:</p> <ul style="list-style-type: none"> <li>• <b>If</b> the building has a parapet wall, add a cornice feature, consisting of a different material and a depth of at least twelve (12) inches over the wall below.</li> <li>• <b>If</b> a building has a pitched roof, an eave overhang of at least two (2) feet.</li> <li>• <b>A</b> building stepback of at least three (3) feet from the main wall plane of the story below.</li> <li>• <b>A</b> change in exterior cladding material at the top story that is different than the story below, effectively using the top story as a wall cap.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**BUILDING STANDARDS BY TYPES - HIGH RISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Building Massing for High Rise</b>				
<b>The</b> minimum height of the base should be two (2) stories.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> maximum height of the base of a proposed high-rise building should be equal to the width of the right-of-way to provide sufficient enclosure for the street without overwhelming the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Additional</b> height may be appropriate through the provision of step backs and architectural articulation, particularly on wider streets and deeper lots.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For</b> sites where the adjacent context is lower-scale and not anticipated to change:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>The</b> height of the base or the portion of the base immediately adjacent to the neighboring lower-scale buildings should match the height of the neighboring buildings; and	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Provide</b> a transition in height on the base through setbacks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Use</b> bird-friendly best management practices in accordance with the City’s guidelines. In particular, apply visual markers or use low reflectance materials on all exterior glazing within the first 65 feet of the building above grade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Eighty</b> (80) percent of the ground floor should be highly transparent.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> maximum tower floor plate for a high-rise residential building should be 8,000 square feet to minimize shadow and wind impacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> tower, including the balconies, should be stepback a minimum of ten (10) feet from the base.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Up</b> to one-third (1/3) of a tower frontage along a street or a public space may extend straight down to the ground.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**BUILDING STANDARDS BY TYPES - HIGH RISE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Orienting</b> and shaping the tower to improve building energy performance, natural ventilation, and daylighting.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Open Space (Rooftop)</b>				
<b>Any</b> rooftop uses shall require a full plan review, permits and inspections for occupants and structural safety based on how the building roof is to be used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> rooftop garden shall be located on the third or higher story.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> rooftop garden shall be accessible to all residents of dwelling units on the parcel, but not to commercial tenants of a residential mixed-use development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Minimum</b> dimensions of rooftop garden is fifteen (15) feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Permanent</b> fixtures associated with the usable open space, such as trellises, shade structures, furniture, and furnishings such as planters, lighting and heaters, may exceed the height limit by up to twelve (12) feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least 15 percent but no more than 25 percent of the rooftop shall be landscaped with raised beds for gardening, stormwater planters, or other landscaping. All required landscaped areas should be equipped with automatic irrigation systems and be properly drained.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Rooftop</b> equipment shall be screened by a parapet or enclosure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Where</b> rooftops are visible from off-site, they should be treated to minimize aesthetic impacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

# ARCHITECTURAL STYLES

**ARCHITECTURAL STYLES - MISSION SPANISH COLONIAL**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Form and Massing</b>				
<b>Asymmetrical</b> façade/elevations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> or more roof planes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least 50 percent of the units shall have balconies or window treatments (such as shutters or awnings).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Entrances</b> are recessed at least twelve (12) inches.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Additional</b> details for projects four (4) stories and taller, mixed use, or for a project with more than fifteen (15) buildings (required two details) <ul style="list-style-type: none"> <li>• <b>Include</b> two add-on projections such as verandas, arcades, balconies and exterior stairs.</li> <li>• <b>The</b> ends of building massings shall be stepped down to create a more pedestrian scale.</li> <li>• <b>One</b> focal point, such as courtyard, tower, or fountain</li> <li>• <b>Wingwall</b> or columns on the ground level</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Roof</b>				
<b>Low</b> pitched (4:12 maximum) cross- or side-gable roofs. The pitch shall remain constant except for a veranda or arcade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Red</b> , fired, clay tile roofs. Common tile shapes include both Spanish (S-shaped) and Mission (half-cylinder) types.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> gable has little or no overhang on the rake.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Thirty</b> (30) percent of the primary facade length shall have a six (6) to twelve (12) inches eave overhang and 20 percent shall have a 24 inches overhang with exposed rafter tails.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - MISSION SPANISH COLONIAL**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Hipped</b> roofs shall only be used in combination with gables or on a tower element.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Shed</b> roofs are only used in conjunction with verandas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>When</b> a flat roof is used it shall be screened by a parapet that is an extension of the wall plane or by a modified Mansard roof.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Materials and Colors</b>				
<b>Roof</b> tiles shall use terracotta, brown earth tones, or rustic red color palette.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>White</b> , cream, or tan stucco wall with smooth or lightly textured finish (i.e. hand troweled or smaller particles).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Re-sawn</b> wood shall be used as secondary wall material for the following and similar elements: 1) Posts and exposed beams 2) Railing, spindles and grill work 3) Shutters, window frames and doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If</b> windows have shutters, the shutter’s color shall match the accent color that is use for doors or decorative trim.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least one wrought iron elements (such as railings, hardwares, and gates) shall be used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Doors and Windows</b>				
<b>Accent</b> windows shall be less than 20 percent of the total windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> primary facade shall include at least one arched elements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - MISSION SPANISH COLONIAL**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>At</b> least 50 percent of the windows shall be casement windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> entrance door surrounds shall be banded with ceramic tile, molded plaster or painted accents.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All</b> the casement windows and double hung windows shall have wooden frame.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least two types/shapes of windows shall be used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A</b> minimum three (3) inches wide flat casting shall be used on all non-recessed casement windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Eighty</b> (80) percent of the primary windows shall have window muntins.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Decorative Details</b>				
<b>All</b> residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following:				
• <b>Entry/Front</b> porch or patio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Decorative</b> tiles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Clay</b> tile vents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Wrought</b> iron balcony railings or support brackets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Dark</b> metal light fixture and hardwares	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Paired</b> wood (or wood simulated) garage doors with iron hardware	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Stone</b> or brick accented elements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - MISSION SPANISH COLONIAL**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
• <b>Verandas</b> , pergolas or arcades	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Wrought</b> iron balcony railings or support brackets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Exterior</b> stairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Fabric</b> awnings with metal spear supports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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



**ARCHITECTURAL STYLES - CRAFTSMAN**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Form and Massing</b>				
<b>Asymmetrical</b> façade/elevations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Three</b> (3) or more roof planes on the primary facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Front-facing</b> gable roofs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least 30 percent of the street-facing units shall have balconies or porches.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Primary</b> walls shall have two to three materials/colors, with no more than ninety percent (90 percent) of the total wall surface in one material / color.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Roof</b>				
<b>Low-</b> to moderate-pitched gable or hipped roofs (typically from 6:12 to 8:12).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Overhanging</b> eaves (minimum 24 inches along primary elevation) with exposed rafter tails or beams.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Brackets</b> or knee braces at gabled ends.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Use</b> of wood or asphalt shingle (or fiber cement imitation or imitation synthetic asphalt shingles).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Materials and Colors</b>				
<b>Brick</b> , stone and concrete blocks are the most common materials used in the base.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Primary</b> walls shall show no more than two materials along any vertical section of the building, with no more than ninety percent (90 percent) of the total wall surface in one material.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - CRAFTSMAN**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Primary</b> wall materials shall include dark color wood shingles, clapboard siding, or fiber cement siding and natural materials such as arroyo stone or bricks.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Use</b> of dark, neutral, earth-toned color palette, such as browns and greens.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Lighter</b> paint palettes may also be appropriate, particularly for details (columns, rafter tails).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The</b> primary facade shall have at least three paint colors: one for the cladding, one for trim, and one or two for accents such as windows and decorative details.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Doors and Windows</b>				
<b>At</b> least 50 percent of the windows shall be casement windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Eighty</b> (80) percent of the primary windows shall have grilles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At</b> least two types/shapes of windows shall be used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Utilize</b> flat wood trims (typically 4½ inches or 5½ inches wide) around the primary windows and entry doors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Window</b> and door trim color shall contrast with color of walls.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Entry</b> doors and garage doors have glass panels.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Decorative Details</b>				
All residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.				
• <b>Stone</b> pier and battered wood support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - CRAFTSMAN**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
• <b>Exposed</b> rafter tails and knee-brace brackets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Dormers</b> shall located on the front façade	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Second-story</b> balcony	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Decorative</b> attic/gable vent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Light</b> fixtures shall box-shaped, with metal frame and geometric pattern.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Chimneys</b> are visible at the exterior and arranged on a side elevation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Stained</b> glass windows or transom windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Covered</b> front porches with tapered pillars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Ground</b> level windows have muntins	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Decorative</b> joinery	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - AMERICAN MERCANTILE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Form and Massing</b>				
<b>Simple</b> , rectangular form.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Rhythmic</b> placement of piers, columns, ground-floor storefronts, and openings on upper levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Transparent</b> windows and doorways shall be no less than 80 percent of the street frontage at the ground level.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Multi-story</b> facades are divided into base, body, and top with the ground floor taller than the upper floors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Engaged</b> columns or lintels over openings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bases</b> are articulated by changes in material or changes in wall plane.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Minimal</b> projections or recessions on wall plane.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Roof</b>				
<b>Flat</b> roof.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A</b> projecting cornice or a receding, stepped parapet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Cornice</b> and details mimic and reference historical detailing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Roofs</b> may be accessible and be used as balconies or terraces.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Street-facing</b> gable roof with roof pitches at least 5:12 unless concealed behind a parapet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Materials and Colors</b>				

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

**ARCHITECTURAL STYLES - AMERICAN MERCANTILE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>The</b> primary walls, shall composed of brick, comprise the main body of the building’s tripartite facade structure. The masonry work can be very plain or highly decorative.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Decorative</b> moldings, cornices, or an applied ornament of stone or cast concrete may be used to express the vertical division between the base, the body, and the top.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>No</b> more than three colors shall be used on any given facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Stucco</b> and clapboard shall be avoided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Doors and Windows</b>				
<b>Ground</b> floor windows and doors shall be large and expansive, typically with a transom.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Upper</b> floor windows shall be double-hung (two lites), vertically, and grouped with a rhythm relating to the major storefront openings below.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Entrance</b> shall be visually distinct by higher bays, recessed entries with a minimum of three (3) feet, or different color/materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Upper</b> floor windows typically have window lintel and sill.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Transom</b> windows above the doors and windows on the ground level.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Fifty</b> (50) percent Windows shall have muntins.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Decorative Details</b>				

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

**ARCHITECTURAL STYLES - AMERICAN MERCANTILE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>All</b> residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.				
• <b>Awnings</b> , canopies, and second floor balconies may extend into the public right-of-way. Such attachments provide shelter to passing pedestrians, emphasize the ground floor uses, and add interest to the box-like massing inherent to the style.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Pedimented</b> windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Wide</b> window trim with a keystone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Double</b> bracketed cornice	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Gable</b> roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Roof</b> finial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Transom</b> above door and windows on the ground level	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Metal</b> stair and balcony railing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Canopy</b> or awning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Recessed</b> entries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Cast-iron</b> columns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Shopfront</b> millwork	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - TUSCAN**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Form and Massing</b>				
<b>Asymmetrical</b> arrangement of windows and design elements along primary elevation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Porches</b> , porticoes and/or Juliet balconies.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Recessed</b> entries (at least three (3) feet).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Roof</b>				
<b>Flat</b> or low pitched hip or gable roof (maximum 6:12 slope).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Red-toned</b> clay tiles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Multiple</b> roof levels (at least three (3)).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Large</b> overhanging eaves (minimum twelve (12) inches) along primary elevation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Shaped</b> timber tiles at eaves.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Materials and Colors</b>				
<b>Incorporate</b> rough-hewn stone as accent feature.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Flat</b> stucco walls in light earth tones.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Earthy</b> tone color palette.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Brown</b> or beige window frames.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Doors and Windows</b>				

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

**ARCHITECTURAL STYLES - TUSCAN**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Single</b> or double-hung windows shall be more horizontal in proportion with six-over-six muntin patterns and 5½ inches wide trim.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Casement</b> windows shall paired with either four-pane patterns for narrow windows and eight-pane patterns for wider windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Vertically</b> oriented rectangular or arched windows arranged in asymmetrical patterns.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Casement</b> or double-hung sash with flat or arched lintels.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Windows</b> shall be recessed three (3) to twelve (12) inches from outer wall on primary facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Decorative Details</b>				
<b>All</b> residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.				
• <b>Shallow</b> Juliet balconies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Rafter</b> extensions and brackets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Stone</b> or stucco window /door trim	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Rectangular</b> or arched wooden door	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Arcade</b> or porch at entry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Decorative</b> ironwork (window grilles, railings, light fixtures, decorative planters).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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



**ARCHITECTURAL STYLES - TUSCAN**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
• <b>Arched</b> windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Paired</b> decorative wood shutters. Shutters shall be equal to half the width of the window. Shutter styles can either be paneled or louvered.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Use</b> of brick, stone or wood columns.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Stucco</b> or stone chimneys or tower.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Dark</b> color wood trellis.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Arched</b> openings and doorways at the ground level.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - MODERN**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Form and Massing</b>				
An irregular, asymmetrical facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Strong</b> emphasis on geometry.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Rectangular</b> shape structure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Horizontal</b> massing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Lack</b> of ornament or moldings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Straight</b> and continuous lines.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Multi-faceted</b> appearance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Repeating</b> lines and elements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Roof</b>				
<b>Flat</b> or low-pitched shed roofs (4:12 slope max).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Slope</b> roofs shall have a minimum two-foot deep overhang at the lower end.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Tile</b> roof shall be prohibited.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Mid-</b> and high-rise may have decks or roof gardens.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Materials and Colors</b>				
<b>Use</b> of raw and natural materials like wood, concrete, metal, and glass .	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - MODERN**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Traditional</b> materials (such as stucco, wood, brick and stone) may be used as an accent.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Minimum</b> two (2) materials on the building facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Use</b> of bold color blocks to emphasize geometric forms and break down massing elements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Building</b> facade shall incorporate at least one of the following as an accent: decorative shutters, popouts, trellis or arbor structures, or balconies.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Doors and Windows</b>				
<b>Large</b> glass doors and/or window openings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Window</b> wrapping around a corner of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Narrow</b> aluminum window frames with square sticking.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Valence</b> grids sometimes are applied on windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Decorative Details</b>				
<b>All</b> residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.				
• <b>Metal</b> balcony railings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Picture</b> windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Clerestory</b> windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - MODERN**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
• <b>Floor-to-ceiling</b> glass door	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Usable</b> outdoor roof decks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Trellis</b> shade structures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Bright</b> colors to provide contrasting elements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Metal</b> awning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Bold</b> Branding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Floor-to-ceiling</b> glass windows on the ground level	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Broad</b> roof overhang with exposed wood or steel frame	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - FARMHOUSE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Form and Massing</b>				
<b>Clean</b> and straight exterior lines, geometric form.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Asymmetrical</b> massing with a gable at the front of the house.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Repeating</b> shapes and lines.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Gable</b> roof creating a triangular wall on the ends.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Incorporate</b> farm and ranch forms inspired by barns, silos, sheds, tank houses and granary towers.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Multiple</b> gable and shed roof planes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Geometric</b> forms, industrial materials, limited palette, and repetition.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Covered</b> porches and awnings to break up volumes between lower and upper floors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Three</b> (3) or more wall planes with a minimum twelve (12) inches difference.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Roof</b>				
<b>High-pitched</b> gabled roof or shed roof (minimum 6:12 slope).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Intersecting</b> gable roofs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Dark</b> asphalt shingle, metal roofs or synthetic slate shingles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Triangular</b> rooflines emphasizing the height of the unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Large</b> overhangs (minimum two (2) feet in length) above the patio and garage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - FARMHOUSE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Materials and Colors</b>				
<b>Unadorned</b> materials: metal, wood, masonry.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Utilize</b> board and batten siding, corrugated panels to give texture and variation to exterior walls.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Neutral</b> or muted colors shall be predominant.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Monochrome</b> accents of doors, windows or architectural features.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Combine</b> contemporary design with rustic materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Stucco</b> is prohibited.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Doors and Windows</b>				
<b>At</b> least 60 percent windows shall be tall and narrow double hung windows with a proportion of two (2) or 2½ times taller than wide.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Groupings</b> of two or three double hung units are occasionally used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Accent</b> windows shall be no more than 20 percent.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Typically</b> have 4½ inches to 5½ inches flat board trim on the sides and head.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sixty</b> (60) percent windows shall have grilles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Minimal</b> molding around window and door openings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Double</b> hung or casement windows with muntins.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**ARCHITECTURAL STYLES - FARMHOUSE**

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<b>Contrast</b> color of window sash with color of the body of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Decorative Details</b>				
<b>All</b> residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.				
• <b>Wide</b> front porch with simple columns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Covered</b> patio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Shed</b> or gabled dormers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Carriage-style</b> garage doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Dark</b> shutters and window sashes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Shed</b> dormers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Simple</b> gable brackets, vents and trim	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Iron-inspired</b> barn-style lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Metal</b> awnings without sides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Gooseneck</b> light fixtures at the entrance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Large</b> doors and windows to maximize natural light	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• <b>Grilles</b> on the ground level windows and doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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