

- Final Action  
 City Council  
 Planning Commission



## Planning Commission Meeting Agenda Report

Subject: Revised Permit 2021-2429, Tentative Tract Map 2021-2428, Master Development Plan 2021-2430 Ivy House

Date: June 14, 2023

Prepared by: Aaron Rintamaki, Associate Planner

Reviewed by: Jarrett Ramaiya, Deputy Director;  
 Carl Stiehl, Interim City Planner

Approved by: David Chantarangsu, AICP, Development Services Director

### **RECOMMENDATION**

1. Recommend to the City Council adoption of the Addendum to the Mitigated Negative Declaration (MND) pursuant to the California Environmental Quality Act (CEQA) Guidelines (Cal. Code Regs. Title 14) Section 15164; and,
2. ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MURRIETA RECOMMENDING CITY COUNCIL APPROVAL OF MASTER DEVELOPMENT PLAN 2021-2430, TENTATIVE TRACT MAP 2021-2428, AND REVISED DEVELOPMENT PLAN PERMIT 2021-2429 FOR IVY HOUSE, A 22-ACRE SITE TO BE DEVELOPED AS 62 SINGLE-FAMILY DETACHED LOTS WITH RELATED IMPROVEMENTS FOR CIRCULATION, INFRASTRUCTURE, AND MURRIETA CREEK DRAINAGE CHANNEL LOCATED EAST OF MURRIETA CREEK, WEST OF NEW CLAY AVENUE, AND SOUTH OF "B" STREET WITHIN THE RESIDENTIAL SINGLE-FAMILY 1 (RSF-1) ZONE OF THE DOWNTOWN MURRIETA SPECIFIC PLAN AREA.

### **PROJECT DESCRIPTION**

<b>Application Type:</b>	Revised Permit (RP) 2021-2429, Tentative Tract Map (TTM) 2021-2428, Master Development Plan (MDP) 2021-2430
<b>Applicant:</b>	Diversified Pacific Development Group, LLC, Jason Holt
<b>Property Owner:</b>	Diversified Pacific Development Group, LLC
<b>Site Area:</b>	22 gross acres, 10.48 net acres
<b>Project Location:</b>	Southwest corner of New Clay Street and B Street (APN's 906-193-001, 906-200-001, 002, 906-212-001, 906-221-001, 002)
<b>Site General Plan/Zoning:</b>	Single-Family Residential / Downtown Murrieta Specific Plan
<b>Adjacent</b>	Residential Single Family 1 (RS-1)



**Zoning/Land Use:**

<b>North:</b>	B Street, Residential Single Family 1 (RS-1) and Civic/Institutional (C/I) beyond / existing residential homes and future park site
<b>South:</b>	Rural Residential (RR), existing residential homes
<b>East:</b>	New Clay Street with Residential Single Family 1 (RS-1) and Residential Single Family 2 (RS-2) beyond / existing residential homes
<b>West:</b>	Rural Residential (RR) and B Street beyond, existing residential homes

**BACKGROUND**

The six parcels identified for the project area consist of 72 lots recorded in 1884 as filed by the Temecula Land and Water Company in the Official Records of San Diego, California. They are generally 50 feet wide by 100 feet deep (varies) with a grid street pattern and back alleys. Vacations and abandonment of rights of way, including internal streets and alleys, were recorded in the 1940's and the 1960's leaving several of the lots without access to a public right of way.

On May 6, 2008 the City Council approved a residential development for this site consisting of a Master Development Plan (MDP) 2006-1884, Development Plan (DP-005-1825), and Tentative Tract Map 34439 (TTM-005-1824) called Ivy House. The project consisted of a 60-lot subdivision, a Development Plan for the construction of the site, and a Master Development Plan establishing the number of lots, minimum lot size, minimum setbacks, and design parameters for any development in the described area. The project was designed as a neo-traditional residential neighborhood envisioned by the features described in Historic Murrieta Specific Plan (HMSP). After approval of this project entitlement by the City Council and before the expiration of the approval, there were several State automatic extensions of time as well as three extensions of time (2017-1372, 2018-1726, 2022-2703) granted by the City. Therefore, the project approval has been maintained since 2008 and is valid until January 2026. From 2014-2017, the City worked to create a new specific plan for this area to replace the HMSP. The new specific plan, Downtown Murrieta Specific Plan (DMSP), was adopted in March 2017. A new property owner has now purchased the project site and has proposed to change the original approval and revise the project to be consistent with the newly adopted DMSP.

The proposal is for a revised map to change the configuration of the lots resulting in a change from 60 lots to 62 lots, the development of 62 single-family homes designed to reflect the architectural styles envisioned by the DMSP, and a multipurpose trail on the approximately 21.96 acres gross project site (approximately 13.23 acres net). The proposal is hereinafter referred to as "Project".

Revisions to approved projects involving Development Plan permits and Master Development Plans are authorized by Section 16.80.070 of the Murrieta Municipal Code (MMC). Revisions to Tentative Maps are authorized by MMC Section 16.94.110.



## **ANALYSIS**

### **Zoning / General Plan Consistency:**

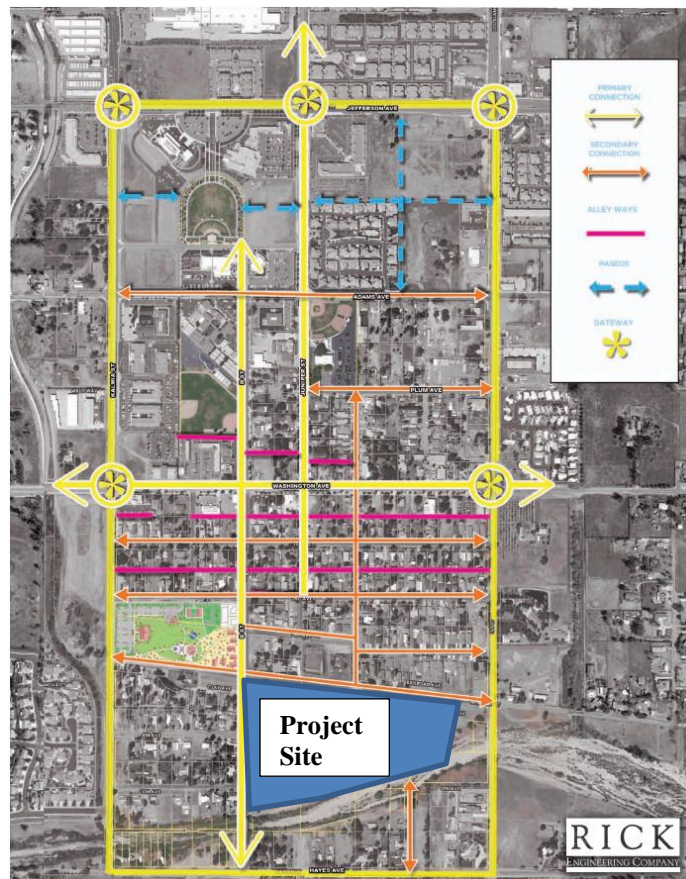
The proposed revised Master Development Plan, Tentative Map, and Development Plan establish standards consistent with the General Plan and DMSP, including Goal LU-17: “Historic Murrieta as the City’s cultural, civic, and community center” and Policy LU-17.3 “Encourage the location of civic, institutional, office uses, and other job-creating uses in Historic Murrieta. Supportive residential development should be encouraged.” This Project provides supportive residential development to implement Goal and Policy LU-17, LU-17.3.

Goal LU-1 of the General Plan describes the community’s desire for a complementary balance of land uses throughout Murrieta that meets the needs of existing residents and businesses as well as anticipated growth and achieves the community’s vision. The Project implements this Goal by providing 62 residential homes to help accommodate the current demand for quality, residential housing and anticipated growth in the City. The Project is consistent with Policies LU-1.2, LU-1.3, and LU-1.6 of the General Plan Land Use Element for a land use designation that will provide for a wide range of densities, ensure opportunities for all types of housing, and promote future patterns of development and land use that reduce infrastructure construction costs and make better use of existing and planned public facilities. As the Project is consistent with the General Plan designation, the Project implements these policies through the land use pattern envisioned in the General Plan. Its density at a minimum of 1 - 5 dwelling units per acre, consistent with the DMSP, increases the relatively limited supply of single-family residential housing products in high demand within the City. The Project’s density of 3.5 dwelling units per acre (du/ac) also allows for more efficient delivery of infrastructure, transportation, and other public services. The Project is in proximity to job centers within the City, specifically the Downtown. The Project is consistent with General Plan Goal LU-3 - Stable, well-maintained residential neighborhoods in Murrieta. The Project is consistent with this goal by providing a design that will result in the development of a safe, clean, and well-maintained residential community in the City.

Goal ED-10 of the General Plan Economic Development Element expresses a desire for a revitalized and economically stable Historic Downtown Murrieta. Policy ED-10.5 provides for consideration of opportunities for the development of higher-density residential uses to support commercial development within the Historic Downtown. The standards for the Residential Single Family 1 (RS-1) zone, the site design, and architectural standards in Section 5.0 in the DMSP provide the framework for the much needed residential development in this area. The Master Development Plan identifies the distribution, location, and extent of land uses within a development site and identifies regulations and criteria for the development of the site. The density is 3.5 du/ac for the RS-1 zoned properties and is within the permitted range of this zone with the adoption of the Master Development Plan. The proposed Project preserves and dedicates natural resources related to the Murrieta Creek and implements several components of the site design and architectural standards in Section 5.0 of the DMSP, such as landscaped parkways, street trees for each lot, alleys and alley-loaded garages, and front porches. The Project is consistent with Policy LU-3.4 – Strive to provide a diverse mix of housing types, along with high standards of residential property maintenance. The Project adds 62 residential homes within the density allowed for the zone adding diversity to the City’s housing stock within the DMSP, which currently, mainly consists of large lot single-family housing.



The Vision of a “downtown” evokes an image of a destination where people have opportunities to live, work and shop in an environment that creates a feeling of cohesiveness and compactness – a place that encourages pedestrians to stroll its tree-lined streets, shop in its stores, and dine. This is the “vision” for Downtown Murrieta. A series of neighborhoods work together to establish the area is a vibrant destination. These neighborhoods include residential areas that provide a variety of housing options, ranging from multifamily to single-family housing, within walking distance from downtown amenities. The Project will provide new housing within walking distance (1/4 mile) of the business corridor along Washington Avenue and adds to the variety of housing options within the DMSP. The DMSP, Chapter 5, sets forth guidelines for the consistent promotion of high-quality, well -designed development throughout the specific plan area. The Project demonstrates consistency with DMSP Design Principle 2: Promote pedestrian-oriented design. The graphic below depicts the proximity of the Project to the future Pioneer Park site, local businesses along Washington Avenue, and beyond Town Square Park.



The RS-1 zone in the DMSP allows development at 1-5 du/ac. The density for this Project is 3.5 du/ac and is within the range permitted by the RS-1 zone. The Project preserves and dedicates natural resources related to Murrieta Creek and implements several components of the site design and architectural standards in Section 5.0 of the DMSP, such as landscaped parkways, street trees for each lot, alleys and alley-loaded garages, and front porches. The use as proposed is allowed in the City’s



DMSP (Section 4.0 Table 4-1), which allows for a single-family residential development, with the approval of a Development Plan Permit.

### **Master Development Plan:**

Chapter 16.64 of the Murrieta Municipal Code authorizes the use of Master Development Plans where properties have unique circumstances including location, shape, size, topography or use. The MDP identifies the distribution, location, and extent of land uses within a development site and identifies regulations and criteria for the development of the site. This proposed MDP will set a separate standard from the DMSP to allow the Project to exceed the maximum lot coverage and reduce setbacks which enables greater preservation of natural features on the site, including Murrieta Creek and future dedication of land for a Murrieta Creek improvement project. Modifications to development standards are permitted with the approval of a Master Development Plan (MDP City of Murrieta Development Code (Section 16.16.010). The proposed MDP establishes standards consistent with the City of Murrieta Development Code 16.64, 16.16.010, and the DMSP for the Project's residential component. The MDP identifies the distribution, location, and extent of land uses within a development site and identifies regulations and criteria for the development of the site. Master Development Plans are under the approval authority of the City Council, subject to findings and conditions of approval. (See Attachment 3, cover page)?

### **Density:**

The DMSP allows for a density of up to 5 units per acre for properties zoned RS-1. The proposed 62 residential lots represent an overall density of 3.5 du/ac based on a gross area of 22 acres which is within the designated maximum density range.

### **Site Development Standards:**

#### Lot Size

Lot sizes for the Project range from 5,200 square feet to 9,530 square feet, with typical lot sizes falling within a range of approximately 5,000-6,000 square feet. Section 4.6 (Description of Land Use Designations and Zones) in the DMSP identifies that clustering development is encouraged to protect the environment for the RS-1 zone. The Project uses a clustered approach to allow a portion of the site to be preserved as open space area. DMSP Table 4-2 (Site Development Standards) indicates that minimum lot size requirements for attached single-family developments are not applicable to the RS-1 zone. The lot sizes proposed are consistent with the DMSP.



Setbacks

The setbacks for the RS-1 zone are established in the DMSP. This proposed Master Development Plan will establish a standard that deviates from the DMSP, which is authorized by MMC Chapter 16.64. Setbacks for the Ivy House Master Development Plan are proposed as follows:

Single-Family Detached	Ivy House Project (Master Plan)	RS-1 (DMSP)
<b>Minimum Setbacks</b>		
<u>Front</u>		
- to house - to porch - to structure	10 feet 5 feet n/a	n/a n/a 20 feet from front of house
<u>Rear</u>		
- to house - from rear p/l/ alley to structure	2 feet or greater (from property line)	10 feet
<u>Side</u>		
- interior - street side/corner lot	5 feet 10 feet	5 feet 10 feet

Parking – The off-street parking provisions listed in Table 4-3 of the DMSP shall apply in determining the minimum number of parking spaces. Single-family homes require 2 enclosed spaces per dwelling unit. The Project is consistent with the off-street parking requirements and provides 2 enclosed parking spaces per dwelling unit.

**Traffic Circulation / Access & Egress:**

The prior approval allowed street sections to differ from the established street sections listed in the expired Historic Murrieta Specific Plan. The Project is now consistent with the DMSP street sections identified for B Street between Hayes Street and Washington Avenue, and New Clay Street between Kalmia Street to Ivy Street. Access to the Project will be taken from New Clay Avenue on the east and B Street on the north. The proposed subdivision includes segments of four public streets and three private alleys. These improvements require New Clay Street frontage to be improved to a half width of 50 feet centerline to right-of-way per the Downtown Specific Plan. B Street frontage will be improved to a half width of 40 feet centerline to right-of-way per the Downtown Specific Plan. All interior streets will be improved to a half width of 60 feet centerline to right-of-way per City Standard Drawing 106 (Local Street). In general, the street sections reflect improvements consistent with City standards in the DMSP.

**Architecture / Aesthetics:**

The DMSP, Chapter 5, sets forth guidelines for the consistent promotion of high-quality, well-designed development throughout the Downtown. The Project demonstrates consistency with DMSP Design Principle 3: Provide a sense of place for the City by providing quality style and architecture that is a



distinct departure from the residential environments in other parts of Murrieta. The applicant has provided architectural designs that incorporate the look of traditional design elements from the 1890s-1930s, such as front porches and clapboarding. The architectural themes of the DMSP are intended to establish a “stylistic realm” within which various projects are to be designed. The Project has incorporated the required Craftsman, Spanish Colonial Revival, and American Mercantile architectural styles through building massing, design, and building placement oriented toward New Clay Street to form a distinctive streetscape that establishes an attractive frontage for New Clay Street between Ivy and B Streets – a distance of over 1,600 feet. The Project demonstrates high-quality, well-designed development by, 1) providing the required architectural styles using traditional design elements, and 2) designing the site so that building massing and placement are oriented towards the public street and interior private streets defining street edges, forming a distinctive street wall, and framing the pedestrian environment. The Project has provided the required elements of the DMSP to create a “distinct belonging” and sense of place for the area. The Project proposes three-floor plans with three architectural styles. Each of the floor plans also includes a variation with a front porch element in keeping with the traditional design elements.



The Craftsman homes identifying features include:

1. Low-pitched gable roofs with unenclosed eave overhangs and flat tile roofing.
2. Front elevations accented with steeper gable roof elements.
3. Prominent porches with wood post supports and simple shed configurations with metal roofing.
4. Walls which feature both wood siding (board and batten) and stucco.



5. Window shutters which provide opportunities to introduce accent color into the street scene.
6. Architecturally-themed exterior carriage light fixtures.



The American Mercantile homes identifying features include:

1. Traditional palette of Americana colors and materials.
2. Simple roof configurations representing gables and sheds with flat tile roofing.
3. Front porches with roofs supported with square wood columns.
4. Exterior walls treated with horizontal lap wood siding as an accent... with the balance being stucco.
5. Window shutters which provide opportunities to introduce accent color into the street scene.
6. Architecturally-themed exterior carriage light fixtures.





The Spanish Colonial Revival homes identifying features include:

1. Hip roofs (and tight-rake gable accents) with barrel tile roofing.
2. Shaped foam/stucco eave treatments.
3. Arcaded porches with shaped soffits (round and/or corner corbels).
4. Stucco walls with recessed windows.
5. Ceramic tile details providing color accent.
6. Architecturally-themed exterior carriage light fixtures.

A summary of the floor plans is shown in the following table.

Plan Type	# of Units	# of Bedrooms	1 <sup>st</sup> Floor (SF)	2 <sup>nd</sup> Floor (SF)	Living Area (SF)	Porch (SF)	Garage (SF)	Plan Area (SF)
1	21	3	2,301	n/a	2,301	187	440	2,928



2	19	4	1,465	1,473	2,938	695	805	4,438
3	22	5	1,601	1,544	3,145	486	779	4,410

**Landscape and Open Space:**

A Preliminary Landscape Plan for the Project has been submitted and reviewed for compliance with City standards. The plan provides a layout for landscape areas, hardscape improvements, and a landscape palette for the streetscape, setbacks, and common areas. Due to its location adjacent to and including portions of Murrieta Creek, the Project emphasizes open space and preservation. Approximately 40% of the project site will be dedicated as open space for natural drainage, wildlife connectors, conservation, open space, and water quality management improvements. As part of the Project improvements, the developer must install an interim multi-use trail between the northerly and southerly boundaries. The Project complies with the landscaping guidance section 5.3.4 Landscaping of the DMSP. On-site pedestrian amenities, including benches and trash receptacles, have been incorporated into the Project and shown on the preliminary landscape plan. (See Attachment 3).

**ENVIRONMENTAL DETERMINATION**

An addendum to the previously certified Mitigated Negative Declaration (MND) was prepared in compliance with CEQA Guidelines Sections 15162 and 15164. The residential development is not proposing any substantial changes which will require any substantial revisions to the adopted Mitigated Negative Declaration due to the involvement of new significant environmental effects or an increase in the severity of any identified significant effects; there have been no new substantial changes in the circumstances under which the Project was undertaken which will require major revisions of the previous certified Mitigated Negative Declaration; and new information of substantial importance has not been discovered. The Project is subject to the previous Mitigation Measures identified in the Monitoring and Reporting Program (MMRP). (See Attachment 4).

**NOTICING**

The Project was noticed in compliance with Section 16.76 of the Development Code. The City posted a sign on the property, mailed notices to property owners within a 300-foot radius, and advertised in the newspaper a minimum of 10 days prior to the hearing.

**ATTACHMENTS**

1. **Resolution**  
**Exhibit A –Conditions of Approval RP-2021-2429, TTM-2021-2428, MDP-2021-2430**  
**Exhibit B – Ordinance**
2. **Vicinity Map**
3. **Project Plans (Revised MDP, TTM, DP)**
4. **CEQA Addendum, MMRP and Initial Study**
5. **Notice of Determination**