

**PLANNING COMMISSION  
RESOLUTION NO. -2026-\_\_\_\_\_**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MURRIETA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE TO AMEND THE MULTI-FAMILY RESIDENTIAL & MIXED-USE RESIDENTIAL OBJECTIVE DESIGN STANDARDS (ODS) AND AMEND DEVELOPMENT CODE SECTIONS 16.08. AND 16.16, INCORPORATING THE ODS BY REFERENCE AND FIND THAT THE PROJECT IS EXEMPT FROM CEQA

WHEREAS, the City of Murrieta (City) initiated a code amendment, consistent with the Housing Element Policy Action 3-5 amending the Multi-Family Residential and Mixed-Use Residential Objective Design Standards, providing Objective Design Standards (Standards) for Single-Family Residential projects, including duplexes and Accessory Dwelling Units (ADU's) in the City, including amendments in response to development community feedback. The Standards will be renamed "Residential and Mixed-Use Residential Objective Design Standards"; and

WHEREAS, on May 2, 2023, the City of Murrieta City Council held a duly noticed hearing, and adopted Urgency Ordinance U-590-23 to begin implementation of the Objective Design Standards immediately; and

WHEREAS, on September 5, 2023, the City of Murrieta City Council held a duly noticed hearing, and adopted Ordinance 595-23, which adopted the Multi-Family Residential and Mixed-Use Residential Objective Design Standards (ODS); and

WHEREAS, the City received a REAP 2.0 grant from the Southern California Association of Governments (SCAG) via the State Department of Housing and Community Development to update the Standards; and

WHEREAS, as part of the Standards the City has prepared a Development Code Amendment (MCA-2026-00013) to provide the necessary references to the Standards within Development Code Sections 16.08 and 16.16; and

WHEREAS, The project has been evaluated pursuant to the California Environmental Quality Act (CEQA) and 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 and therefore the City has prepared a Notice of Exemption, to be recorded as the project is exempt from CEQA, to be included as part of the environmental record for the project; and

WHEREAS, the amended Standards process included a workshop with the Planning Commission; and

WHEREAS, the draft amended Standards were made available for public review and comment from May 8, 2026 to May 13, 2026; and

WHEREAS, on April 22, 2026, the City of Murrieta Planning Commission held a duly noticed public workshop on the proposed project, at which was presented a brief staff report as well as an overview of the project; and

WHEREAS, on May 13, 2026, the City of Murrieta Planning Commission held a duly noticed public hearing on the proposed project, at which a staff report was provided and a presentation on the project for recommendation on the final Standards and Ordinances to the City Council; and

WHEREAS, the Planning Commission considered and discussed the public comments and written information provided at the public hearing and has determined that the project is appropriate as proposed to be recommended to the City Council; and

WHEREAS, the Planning Commission has considered there is no potential for environmental effects as a result of the proposed project pursuant to the California Environmental Quality Act (CEQA), and concurs with staff's recommendation for an exemption from CEQA.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Murrieta resolves as follows:

Findings and Recommended Approval for Development Code Amendments pursuant to Section 16.58.080:

1. The proposed amendments ensure and maintain 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 modification of the City's Objective Design Standards and a Development Code Amendment (MCA 2026-00013), specifically Chapters 16.08 and 16.16, to incorporate the ODS in the Development Code by reference. The Standards have been amended to provide specific, detailed standards for single-family, duplex residential projects, and Accessory Dwelling Units (ADU). The amendment also included limited changes to the existing Standards to clarify standards and provide adjustments due to feedback from the development community. 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 policies 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 single-family residential development in the City have been drafted to ensure and maintain consistency with the General Plan.

2. The proposed Objective Design Standards and Code Amendments 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.

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

FACTS: The code amendment involves referencing the ODS in the Development Code in Chapter 16.08 - Single Family Residential Development, and Chapter 16.16 covering Planned Residential Development (PRD) and Transit Oriented Development (TOD). 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.

4. The proposed amendments are 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 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 for recording and filing.

BE IT FURTHER RESOLVED that based on the written information provided, the public comments received and findings stated above, the Planning Commission recommends that the City Council adopt the Development Code Amendments shown in Strikethrough Underline, attached hereto as Exhibit "A" and find that the project is exempt from CEQA.

PASSED, APPROVED, AND ADOPTED THIS 13<sup>TH</sup> DAY OF May 2026,

\_\_\_\_\_  
Planning Commission Chairperson

ATTEST:

\_\_\_\_\_  
Carl Stiehl, City Planner

I, Carl Stiehl, City Planner, City of Murrieta, California, do hereby certify under penalty of perjury that the foregoing Resolution was duly adopted at a regular meeting of the Planning Commission on the 13<sup>th</sup> day of May 2026, by the following roll call vote:

MOTION MADE BY COMMISSIONER \_\_\_\_\_

SECONDED BY COMMISSIONER \_\_\_\_\_

AYES: \_\_\_\_\_  
NOES: \_\_\_\_\_  
ABSENT: \_\_\_\_\_  
ABSTAINED: \_\_\_\_\_

\_\_\_\_\_  
Carl Stiehl, City Planner