

ORDINANCE NO. 26-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, AMENDING TITLE 8 AND 15 OF THE MURRIETA MUNICIPAL CODE RELATED TO HILLSIDE DEVELOPMENT STANDARDS

Summary: This Ordinance amends the City’s existing hillside regulations to address landscaping considerations in sloped areas and updates the definition of “Hillside Area” within the Grading, Erosion, and Sediment Control Chapter to ensure consistency with the revised definition set forth in Title 16.

WHEREAS, the City of Murrieta (“City”) proposes an amendment to the City's Development Code for the purpose of revising and updating Chapters 8.20 and 15.52 (“Municipal Code Amendment”); and

WHEREAS, with an effective date of December 18th, 1997, the City Council, after extensive public input, adopted Ordinance No. 182-97, which is generally known as the City of Murrieta Development Code, which contained provisions for hillside development regulations; and

WHEREAS, the purpose of this Ordinance is to promote and encourage the orderly development of hillside areas of the City by the application of regulations and requirements established to meet the particular problems associated with the development of hillside areas, including weed abatement updates at hillside slope and having consistent definitions as it relates to a Hillside Area definition under the City’s Grading, Erosion, and Sediment Control Chapter that mirrors the updated definition in Title 16.

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

SECTION 1. Chapter 8.20 (Nuisances Generally) of the Murrieta Municipal Code is hereby amended in part to read as follows:

“8.20.030 Declaration of Nuisance.

...

P. To maintain any property or structure in such a manner as to cause or allow the property or structure to become defective, unsightly or in such other condition of deterioration or disrepair as the same may cause substantial depreciation of the property values of, or similar detriment to surrounding properties, as well as an adverse effect on the health, safety, and welfare of the citizens of the city. This includes but is not limited to any of the following:

...

5. Property which is not in compliance with the following minimum standard requirements:

...

b. In all zones, trees, shrubs, lawns, landscaping, and other plantings shall be maintained, including regular irrigation, pruning of trees, trimming of shrubs and cutting of lawns, in conformity with the surrounding vicinity. Property shall also comply with the weed abatement standards in Chapter 8.32 of this code; and, in any case, dead, decayed, diseased, overgrown or hazardous trees, weeds and vegetation, cultivated or uncultivated, which is likely to harbor rats or vermin, or constitute an unsightly appearance, or is detrimental to neighboring properties or property shall be abated. Following a catastrophic event causing a loss of vegetation (i.e. wildfire, landslide, etc.), all impacted sloped areas of a subject parcel shall be revegetated to prevent further erosion pursuant to Section 16.28.080 (Landscaping Standards).”

SECTION 2. Chapter 15.52 (Grading, Erosion and Sediment Control) of the Murrieta Municipal Code is hereby amended in part to read as follows

“15.52.020 Definitions.

...

“Hillside Area,” Refer to the definition for this term under Section 16.24.030.”

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