



6TH DEVELOPMENT CODE UPDATES (MCA-2023-00003)

Item 12
September 17, 2024
City Council

Received After Agenda Printed
9/17/2024 - Regular Meeting
PUBLIC HEARINGS - Item No. 12
Presentation



OVERVIEW

6TH CODE UPDATES

- ✓ The updates cover several sections of the Municipal Code (Titles 1, 8, and 10) and the Development Code (Title 16).
- ✓ The modifications were presented to the Development Advisory Group and at a Planning Commission Workshop for feedback/direction.
- ✓ The Planning Commission recommended approval on June 26, 2024.
- ✓ Discuss simplifying and streamlining processes and compliance with new State Laws.

6th CODE UPDATES

HAZARDOUS MATERIALS STORAGE UPDATES

- ✓ Minor updates within Section §16.18.070 in consultation with Murrieta Fire & Rescue
- ✓ Updates terminology to include the California Fire and Building Code(s) notification protocols



6th CODE UPDATES

SOLID WASTE/RECYCLABLE MATERIALS STORAGE



- ✓ Minor updates to Table 3-1 to fix an existing error with 48 square feet being referenced for 16 to 25-unit multifamily projects
- ✓ Should be **96** square feet
- ✓ Renumbering of two tables for consistency with rest of Section incorporated to facilitate easier cross-referencing



6th CODE UPDATES

PROHIBITED FENCING MATERIALS

- ✓ Minor updates within Section §16.22.080 for the installation of new barbed and razor wire due to safety concerns/aesthetics
- ✓ Carve-out to allow existing fencing to remain. Exception for agriculture and livestock operations moving forward
- ✓ Other fencing materials/techniques are available



6th CODE UPDATES

CONSTRUCTION NOISE



- ✓ Missing **Saturdays** for operating hours as it relates to construction noise under Section §16.30.130.D.A.1 “Construction Noise”
- ✓ “...Operating or causing the operation of tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of eight p.m. and seven a.m., or at any time on Sundays or holidays so that the sound creates a noise disturbance across a residential or commercial property line, except for emergency work of public service utilities.”

6th CODE UPDATES

PRODUCE, AGRICULTURAL USES - PARKING QUANTITIES, LOCATIONS



- ✓ Currently missing parking quantities for agricultural and similar uses
- ✓ Staff has been receiving a number of inquiries for establishing new uses at rural properties
- ✓ **Produce Stands** - Minimum of 3 on-site parking spaces
Agriculture Processing - 1 per 1,500 sq. ft. of use area
Equestrian Facilities - 1 per 3 corrals plus 1 horse trailer space for every 10 corrals plus 2 for a caretaker's unit

6th CODE UPDATES

SIGN UPDATES



- ✓ Minor updates within Section §16.38.080 “Prohibited Signs” with addressing some typos and table renumbering
- ✓ Updating “Office and Business Park” standards to include “Innovation Zone” standards

6th CODE UPDATES

RESIDENTIAL ACCESSORY STRUCTURES

- ✓ Propose consistent setback criteria
- ✓ Clarify criteria for Guest living quarters and removal of referencing to ADUs which are separately defined
- ✓ Updates to landscape screening methods for the visible portions from the public right-of-way of a respective cargo container





PARKER'S
2023
CALIFORNIA
GOVERNMENT
CODE

VOLUME 1

6th CODE UPDATES

ACCESSORY DWELLING UNITS

- ✓ Minor updates to existing Government Code referencing reflective of the modifications under adopted Senate Bill 477

6th CODE UPDATES

TELECOMMUNICATIONS FACILITIES

- ✓ Minor discrepancy with the formatting and lettering of standards under Section §16.44.170.A.6 “Nonresidential Zoning District Standards”
- ✓ Incorporation of Innovation (INN) Zone



6th CODE UPDATES

AUTO SALES



- ✓ Per Economic Development's request, providing minor updates for having a simplified description for Vehicle Dealerships and Vehicle Storage Facilities
- ✓ Minor vehicle storage updates to clarify that the screening is for non-vehicular storage

6th CODE UPDATES

RESIDENTIAL WEDDING FACILITIES

- ✓ Correction of a 4.5 acre versus 5-acre inconsistency within the MDC

REPORT OF COMMISSION ACTIONS TO CITY COUNCIL

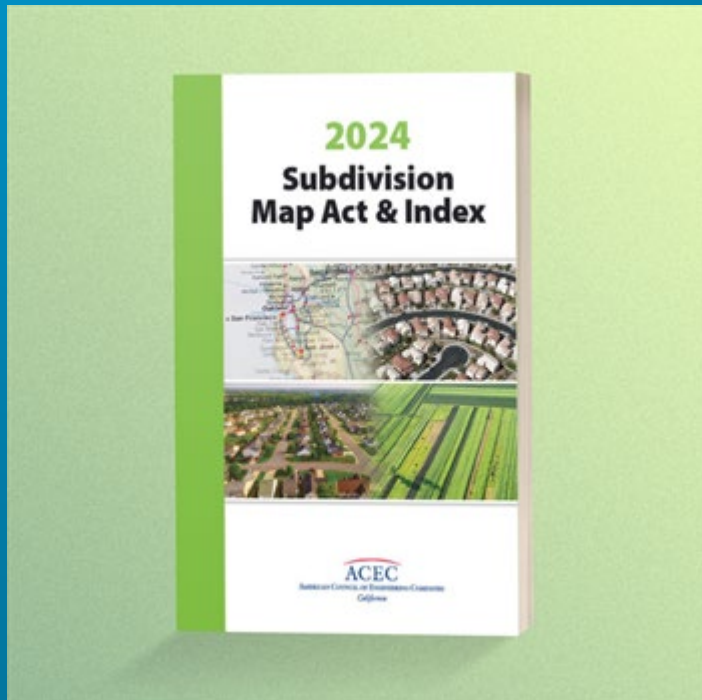
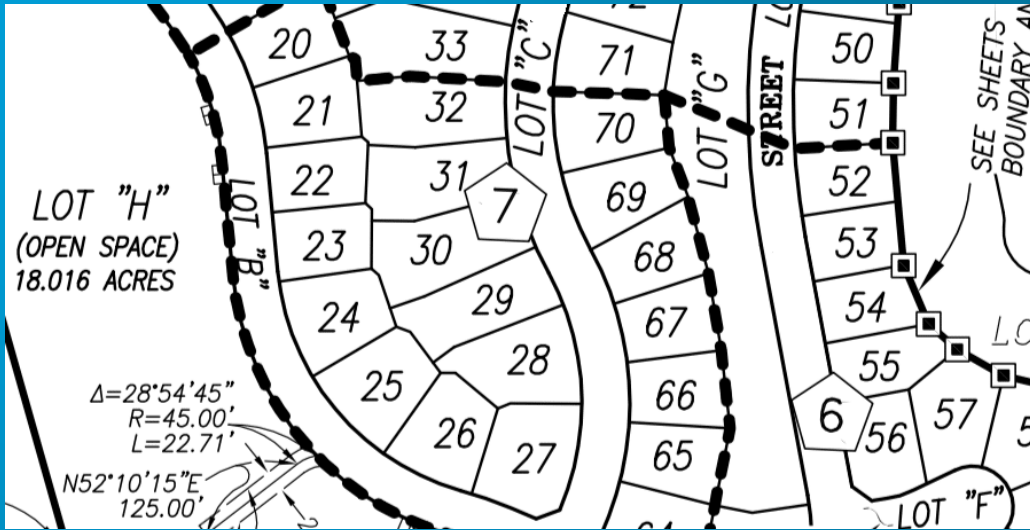
- ✓ Removal of Section §16.46.040.D. “Report of Commission Actions to City Council” to reflect that these actions are reported administratively



6th CODE UPDATES

FINAL MAP UPDATES

- ✓ Designates the City Engineer with the approval authority from the City Council for the processing of final maps
- ✓ Streamlines the processing of final maps consistent with industry standards and the State's Subdivision Map Act provisions



6th CODE UPDATES

GROSS FLOOR AREA (GFA) DEFINITION



- ✓ Need definition to help with project review and for consistency with the Objective Design Standards
- ✓ As an industry standard, measurement would be taken from the outside surfaces of exterior walls

6th CODE UPDATES

MINOR APPEAL UPDATES



- ✓ At Code Enforcement's request, §1.26.070 "Appeal of Administrative Citation" to reflect **30 days** from the current **20-day** period, which is consistent with what is currently implemented.

6th CODE UPDATES

MINOR NUISANCE ABATEMENT UPDATES



- ✓ Updates to §8.28.160 - Removal of Refuse - Provides parameters for not allowing unknown people to remove trash containers/bins at a location without the authorization of the owner.
- ✓ Updates to §8.28.170 - Enforcement. – This had to be relocated due to the modifications under §8.28.160.

6th CODE UPDATES

FRONT-YARD PARKING



- ✓ The main concern here is with vehicles on incompatible surfaces and/ or creating a hazardous condition from dismantled vehicles in front yard areas.
- ✓ Currently, there is an exception for surfacing at ER-2 zoned and larger properties

6th CODE UPDATES

FRONT-YARD PARKING – CONT.



- ✓ With Estate Residential 2 (ER-2) zoned properties, the minimum lot size can be as small as 21,780 sq. ft. (0.5 acres).
- ✓ With a smaller minimum lot size, there is the potential for creating the environment for higher visibility from a roadway.

RECOMMENDATION

Staff recommends the following:

1. Conduct a Public Hearing;
2. Find that said actions are exempt from the California Environmental Quality Act (CEQA) Chapter 3 of Title 14 of the California Code of Regulations beginning at Section 15000, specifically Section 15061(b)(3), because the Ordinance is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment;

CONT. - NEXT SLIDE

RECOMMENDATION

CONT.

3. Conduct the first reading to introduce Ordinance No. 610-24 entitled: An Ordinance of the City Council of the City of Murrieta, California, Amending Title 16 of the Murrieta Development Code to Revise Chapters 16.18, 16.22, 16.30, 16.34, 16.38, 16.44, 16.46, 16.90, 16.98, and 16.110, and Amending Titles 1, 8, and 10 of the Murrieta Municipal Code to Revise Chapters 1.26, 8.28, and 10.44; and
4. Direct City staff to prepare, execute, and file with the Riverside County Clerk and the State of California, Office of Planning and Research, a Notice of Exemption within five (5) working days of the adoption of this Ordinance.