

ORDINANCE NO. 26-__

**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 (PLANNING
CASE NO. MCA-2026-00013) SECTIONS 16.08 AND 16.16 AND TO AMEND
THE MULTI-FAMILY RESIDENTIAL AND MIXED-USE RESIDENTIAL
OBJECTIVE DESIGN STANDARDS**

Summary: This ordinance amends the current Multi-Family Residential and Mixed -Use Residential Objective Design Standards to include standards for Single-Family development, duplexes, Accessory Dwelling Units (ADU's) and includes amendments to the Multi-Family and Mixed Use standards. This ordinance also amends Development Code Chapters 16.08 and 16.16 to incorporate the Objective Design Standards (ODS) by reference. The document will change the name to "Residential Objective Design Standards".

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, on May 2, 2023 the City adopted Urgency Ordinance U-590-23 to begin implementation of Multi-Family Residential and Mixed-Use Residential Objective Design Standards; 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 Chapters 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 impacts 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, 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 Planning Commission of the City of Murrieta held a duly noticed public hearing on the amended Objective Design Standards and Development Code Amendment, providing a recommendation to the City Council for adoption; and

WHEREAS, on June 2, 2026, the City Council of the City of Murrieta held a duly noticed public hearing on 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

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

SECTION 1. (FINDINGS) Based upon the substantial evidence presented at the public hearing on June 2, 2026, 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 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:

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.

SECTION 2. MUNICIPAL CODE AMENDMENT

The first paragraph of Section 16.08.030 of Title 16 of the Development Code of the Murrieta Municipal Code is hereby amended to read as follows:

16.08.030 Single-family Residential Design Standards and Design Features.

The following standards and design features and the City's 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 new single-family residential subdivisions. Standards are mandatory requirements for all new single-family residential subdivisions. 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. 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 Residential Objective Design Standards, the most recently adopted revision shall control.

AND

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 Residential 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. 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 Residential Objective Design Standards, the most recently adopted revision shall control.

SECTION 3. The first paragraph of Section 16.16.030 of Title 16 of the Development Code of the Murrieta Municipal Code is hereby amended to the Murrieta Municipal Code to read as follows:

16.16.030 Planned Residential Development Design Standards and Parameters.

The following standards and parameters and the City's Residential 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 planned residential developments (PRD). In addition to the general provisions of the underlying zone and [Chapter 16.16](#) (Combining and Overlay Districts), a PRD shall comply with the following standards. Parameters are provided to allow flexibility by providing options for implementing specific standards. In order to meet a certain standard, one or a combination of parameters shall be incorporated in the project's design. In some instances, there will be no parameter(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 Residential Objective Design Standards, the most recently adopted revision shall control.

AND

Section D. of Section 16.16.040 of Title 16 of the Development Code of the Murrieta Municipal Code is hereby amended to the Murrieta Municipal Code to read as follows:

16.16.040 Transit Development Oriented Overlay.

D. General Development Standards. New land uses and structures, and alterations to existing land uses and structures within the TOD Overlay District, shall be designated, constructed, and/or established in compliance with the requirements of the base zones and the City's Residential Objective Design Standards, as adopted by ordinance or resolution of the City Council and incorporated as part of this section by reference, with the following exceptions. 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 Residential

Objective Design Standards, the most recently adopted revision shall control:

SECTION 4. The City hereby adopts the final amended Residential Objective Design Standards, attached hereto as Exhibit A, to replace the previously adopted Objective Design Standards from the September 5, 2023, City Council Meeting.

SECTION 5. City Council authorizes staff to develop and amend, as necessary, user guides, checklists, and other policy documents to clarify these standards.

SECTION 6. 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.

SECTION 7. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each and every section, subsection, sentence, clause and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 8. This Ordinance shall become effective on the thirty-first (31st) day after its passage and adoption, and within fifteen (15) days after its final passage and the City Clerk shall cause it to be posted and published in a newspaper of general circulation, printed, published and circulated in the City in the manner required by law and shall cause a copy of this Ordinance and its certification, to be entered in the Book of Ordinances of the City.

PASSED AND ADOPTED this ___ day of _____, 2026.

Jon Levell, Mayor

ATTEST:

Cristal McDonald, City Clerk

APPROVED AS TO FORM:

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. 26-_____ was duly passed and adopted by the City Council of the City of Murrieta at the regular meeting thereof, held on the ___th day of _____, 2026, 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

I, Cristal McDonald, City Clerk of the City of Murrieta, California further certify that Ordinance No. 26-_____ 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):

Introduced Ordinance:

Adopted Ordinance:

In witness whereof, I have hereunto subscribed my name this ___ day of _____, 2026.

Cristal McDonald, City Clerk