



Development Services Department

FACT SHEET

December, 2019

4TH CODE UPDATE

The Murrieta Municipal Code (MMC) provides the City's regulations for the development and use of property within the City of Murrieta and provides information on zoning, subdivisions, and other related land use activities. In 1994, the City Council adopted the current MMC.

It is important to routinely amend and update the code in order to address state law changes, new land use issues, and unforeseen challenges not anticipated as part of the original code adoption. Relatedly, the City recognizes the importance of code revisions that remove unnecessary barriers in an effort to simplify and streamline permitting processes. Through regular updates the MMC will be more responsive to address the City's changing land use issues.

This Fact Sheet provides an overview of staff's proposed changes to the MMC as it pertains to the Development Code Chapter 16 and the Municipal Code Chapters 5 and 8. The Department intends to process similar cleanups every 6 to 12 months.

PROPOSED CODE AMENDMENTS, CHAPTER 16:

- Large Family Day Care
 - Senate Bill 234 requires the approval of large family day care facilities without a discretionary permit at single and multi-family locations. The proposed code updates implements this new requirement.
- Electric Vehicle Use/Parking Updates & Clean-Air, Vanpool Parking Updates
 - Updates to the Development Code for the implementation of Electric Vehicles, Clean-Air, and Vanpool parking consistent with State legislation and adopted building code requirements.
- Carports and Garages
 - There are currently two Sections of the MMC where a carport's visual requirements are referenced with inconsistent information. This at times has caused confusion on the interpretation with what would apply and what would not apply and as proposed this will be consolidated into one.
- Accessory Dwelling Units (ADU's) and Junior Accessory Dwelling Units (JADUs)
 - Updates various sections of the Development Code for the implementation of ADUs (and now the requirement for JADUs); reflective of Assembly Bill(s) 68, 587, 881 and Senate Bill 13.
- New Process





- #1 Minor Conditional Use Permits (MCUP's)
 - Changing the approval process for MCUP's from an Administrative Hearing process to a Director's decision. This will reduce processing times by up to four weeks while still including adequate public noticing.
- #2 Tentative Residential Parcel Maps – New Process
 - Similarly to MCUP's, the code currently requires that a Tentative Residential Parcel Map (Subdivision of four or less parcels) to be subject to an Administrative Hearing review process.
 - The Amendment would add a new section to the MMC "Director Determination" and mirror the same notification and decision process as MCUP's. It would also update internal and external noticing protocols through the Director and provide the opportunity for a public hearing, if requested.
- Development Plan Permits – Updates & New Process
 - Administrative Hearing process is proposed to be eliminated and permits will be redirected to a Director's decision process with ability to refer an item to Planning Commission if requested for a public hearing.
- Multi-Family Housing
 - The modifications will provide the addition of "detached units" to the *multi-family housing* definition. Adding this to the definition will help provide consistency with the objectives of State Regional Housing Needs Assessment (RHNA) goals. Additionally, it will help provide clarification under this definition for this type of residential product when it is proposed.

PROPOSED CODE AMENDMENTS, CHAPTERS 5 AND 8

- Updates to Business Licensing
 - Updates to exemption from the business license fee to include large family day care operations pursuant to Senate Bill 234. Currently the Code references small family day care operations for the exemption.
- Updates to Conditions, Covenants and Restrictions (CC&R's)
 - The MMC requires a recorded Conditions, Covenants and Restrictions (CC&R's) for new subdivisions naming the city as the enforcement liaison. It was determined that this is not a legally enforceable tool for City's Code Enforcement division; the City utilizes other methods to address these types of enforcement actions.

TENTATIVE HEARING SCHEDULE

- Planning Commission (Only for Development Code Updates) (recommendation): January (tentative)
- City Council (decision): February (tentative)