



Report to Planning Commission

TO: The Planning Commission

FROM: Angelica Frausto-Lupo, Community Development Director

AGENDA DATE: March 27, 2025

TITLE: SECURITY PLAN ORDINANCE (PEN25-0022)

TITLE SUMMARY: Proposed Ordinance Requiring Security Plans For All Commercial Centers Exceeding Two Acres And All Newly Constructed Multi-Family Projects Exceeding 50 Units.

Recommendation(s)

That the Planning Commission approve the resolution [next in order]:

1. Finding that the proposed ordinance is exempt from the California Environmental Quality Act; and
2. Recommending that the City Council adopt the proposed ordinance requiring security plans for all commercial centers exceeding two acres and all newly constructed multi-family projects exceeding 50 units.

SUMMARY

The proposed ordinance amends Section 9.08.270 (Security plan and on-site security requirements) of Chapter 9.08 (General Development Standards) of Title 9 (Planning and Zoning) of the Moreno Valley Municipal Code to require security plans for all commercial centers exceeding two acres and all newly constructed multi-family projects exceeding 50 units.

DISCUSSION

On March 4, 2025, at a duly noticed regular meeting of the City Council, staff was directed to prepare an ordinance that will require security plans for all commercial centers

exceeding two acres in size and all newly constructed multi-family projects exceeding 50 units.

In light of the above, staff prepared the attached proposed ordinance that will repeal Section 9.08.270 (Security plan and on-site security requirements) in its entirety and replace it with the following:

§ 9.08.270. Security plan and on-site security requirements.

- A. **For all commercial centers larger than two acres and newly constructed multifamily projects of 51 dwelling units or more, a detailed security plan shall be submitted to the city for review and approval.**
 - 1. **Existing commercial centers shall submit a detailed security plan to the city for review and approval within 270 days of the effective date of this section (Ordinance).**
 - 2. **All newly constructed commercial centers larger than two acres and multifamily projects exceeding 50 dwelling units shall submit a detailed security plan to the city for review and approval prior to issuance of a building permit.**
- B. At a minimum, the security plan shall include the following to ensure security of the site.
 - 1. Security surveillance cameras and a video recording system must be installed to monitor all doors into and out of the buildings on the site, the parking lot, loading areas, and all exterior sides of the property adjacent to the public rights-of-way. The cameras and recording system must be of adequate quality, color rendition, and resolution to allow the identification of any individual present on the site.
 - 2. Professionally and centrally monitored fire, sprinkler, robbery, and burglar alarm systems must be installed as required and maintained in good working condition. The alarm system must include a private security company that is required to respond to every alarm.
- C. Through the security plan, the city may require details regarding staffing and deployment of security for a commercial center larger than two acres, and if deemed necessary for the purposes of security, the city may require that the property owner maintain the services of a private security company to monitor the buildings and parking areas based on the specific facts and circumstances associated with the site.

In summary, the proposed ordinance, if adopted, will require all existing commercial centers larger than 2 acres in size to submit a security plan to the City for review and approval within 270 days of effective date of the proposed ordinance. The proposed ordinance will also require all newly constructed commercial centers larger than 2 acres in size and newly constructed multi-family housing projects exceeding 50 units to submit a detailed security plan to the city for review and approval prior to issuance of a building permit.

ENVIRONMENTAL

The proposed amendment is exempt from the California Environmental Quality Act in accordance with Section 15061(b)(3) of the CEQA Guidelines in that the proposed ordinance involves general policy and procedure making, and it can be seen with certainty that there is no possibility that the amendments will have a significant effect on the environment.

NOTIFICATION

The proposed ordinance will be applied on a City-wide basis. As such, the public hearing notice for the proposed ordinance was published in the Press-Enterprise newspaper on March 14, 2025. In addition, this staff report has been posted on the City's website for public review and inspection at 72 hours prior to today's meeting.

PREPARATION OF STAFF REPORT

Prepared By:
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Report Approval Details

Document Title:	STAFFREPORT_Security Plan Ordinance_PEN25-0022.docx
Attachments:	- Security Resolution No 2025-03.pdf - Commercial Center Security Plan Ordinance XXXX.pdf
Final Approval Date:	Mar 20, 2025

This report and all of its attachments were approved and signed as outlined below:

Danielle Harper-Scott

Angelica Frausto-Lupo

Stacy Dunning