

**ORDINANCE NO. XXXX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, AMENDING 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 REQUIRING DETAILED SECURITY PLANS FOR CERTAIN COMMERCIAL CENTERS AND MULTIFAMILY PROJECTS**

**WHEREAS**, the City of Moreno Valley ("City") is a general law city and a municipal corporation of the State of California, and

**WHEREAS**, pursuant to the authority granted the City by Article XI, Section 7 of the California Constitution, the City has the police power to adopt regulations designed to promote public convenience or general prosperity, as well as regulations designed to promote the public health, morals and/or safety; and

**WHEREAS**, Section 9.02.050 (Amendments to zoning districts or other provisions of Title 9) of Chapter 9.02 (Permits and Approvals) of Title 9 (Planning and Zoning) of the Municipal Code provides that either the staff or the Planning Commission may initiate amendments to the provisions of Title 9; and

**WHEREAS**, upon Staff's recommendation, the Planning Commission recommended that the City Council adopt an amendment to Section 9.08.270 (Security Plan and On-Site Security Requirements) of Chapter 9.08 (General Development Standards) of Title 9 (Planning and Zoning) (referred to herein as "PEN25-0022") to require that all existing commercial centers exceeding two acres in size and newly developed commercial centers exceeding two acres in size and newly developed multi-family projects consisting of more than 50 dwelling units to submit a detailed security plan to the City for its review and approval (PEN25-0022); and

**WHEREAS**, staff has determined that PEN25-0022 is consistent with the 2006 General Plan and its goals, objectives, policies, and programs, and with all applicable specific plans; and

**WHEREAS**, staff has further determined that PEN25-0022 will not adversely affect the public health, safety, or general welfare, and will enhance public safety and the general welfare through the adoption and implementation of security plans intended to protect the safety of the general public and thus improve the general welfare of the community at large; and

**WHEREAS**, staff has also determined that PEN25-0022 is consistent with the purposes and intent of Title 9; and

**WHEREAS**, staff has determined that PEN25-0022 is exempt from the California Environmental Quality Act ("CEQA") in accordance with Section 15061(b)(3) of the CEQA Guidelines in that the amendment involve general policy and procedure making, and it

can be seen with certainty that there is no possibility that the amendment will have a significant effect on the environment; and

**WHEREAS**, on March 27, 2025, a duly noticed public hearing was conducted by the Planning Commission at which time all interested persons were provided an opportunity to testify and to present evidence; and

**WHEREAS**, after the public hearing was closed, the Planning Commission voted 7 to 0 adopt Planning Commission Resolution No. 2025-03 recommending that the City Council adopt an Ordinance amending 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 requiring security plans for all existing commercial centers larger than two acres and all newly constructed commercial centers larger than two acres and multifamily projects exceeding 50 dwelling units.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY DOES ORDAIN AS FOLLOWS:**

**Section 1.                    RECITALS**

That the above recitals are true and correct and are incorporated herein as though set forth at length herein.

**Section 2.                    AUTHORITY**

That this Ordinance is adopted pursuant to the authority granted by Article XI, Section 7 of the Constitution of the State of California and California Government Code Section 37100, and it is not intended to be duplicative of state law or preempted by state legislation.

**Section 3.                    APPLICATION OF ORDINANCE**

That in light of the public safety concerns pertaining to large commercial centers related to theft, loitering, assaults, and other crimes, this Ordinance is intended to be applied to all existing commercial centers larger than two acres.

**Section 4.                    AMENDMENT TO SECTION 9.08.270 (SECURITY PLAN AND ON-SITE SECURITY REQUIREMENTS)**

Section 9.08.270 (Security Plan and On-Site Security Requirements) of Chapter 9.08 (General Development Standards) of Title 9 (Planning and Zoning) is hereby repealed in its entirety and replaced 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 all newly constructed 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.
- C. 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.
- D. 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.

## **Section 5.          CEQA COMPLIANCE**

That PEN25-0022 is exempt from the California Environmental Quality Act ("CEQA") 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 proposed ordinance will have a significant effect on the environment.

## **Section 6.          FINDINGS**

That based on the foregoing Recitals and the Evidence contained in the Administrative Record, the City Council hereby finds as follows:

- (a) That PEN25-0022 is consistent with the existing goals, objectives, policies, and programs of the 2006 General Plan;

- (b) That PEN25-0022 will not adversely affect the public health, safety, or general welfare, and it will enhance public safety and the general welfare through the adoption and implementation of security plans intended to protect the safety of the general public and thus improve the general welfare of the community at large;
- (c) That PEN25-0022 is consistent with the purposes and intent of Title 9;
- (d) That PEN25-0022 is exempt from the California Environmental Quality Act in accordance with Section 15061(b)(3) of the CEQA Guidelines in that the amendments involve 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; and
- (e) That in light of the public safety concerns pertaining to large commercial centers related to theft, loitering, assaults, and other crimes, the proposed ordinance is intended to be applied to all existing commercial centers larger than two acres.

#### **Section 7. SEVERABILITY**

That the City Council declares that, should any provision, section, paragraph, sentence, or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Ordinance as hereby adopted shall remain in full force and effect.

#### **Section 8. REPEAL OF CONFLICTING PROVISIONS**

That all the provisions of the Municipal Code as heretofore adopted by the City of Moreno Valley that are in conflict with the provisions of this Ordinance are hereby repealed.

#### **Section 9. EFFECTIVE DATE**

That this Ordinance shall take effect thirty (30) days after its second reading.

#### **Section 10. CERTIFICATION**

That the City Clerk shall certify to the passage and adoption of this Ordinance, enter the same in the book for original ordinances of the City, and make a minute of passage and adoption thereof in the records of the proceedings of the City Council, in the minutes of the meeting at which this Ordinance is passed and adopted.

INTRODUCED at a regular meeting of the City Council on XXXXX XX, XXXX, and PASSED, APPROVED, and ADOPTED by the City Council on XXXXX XX, XXXX, by the following vote:

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Ulises Cabrera  
Mayor City of Moreno Valley

**ATTEST:**

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M. Patricia Rodriguez, City Clerk

**APPROVED AS TO FORM:**

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Steven B. Quintanilla, City Attorney

ORDINANCE JURAT

STATE OF CALIFORNIA ) COUNTY OF RIVERSIDE )

ss. CITY OF MORENO VALLEY)

I, \_\_\_\_\_, City Clerk of the City of Moreno Valley, California,  
do hereby certify that Ordinance No. **XXXX** was duly and regularly adopted by the  
City Council of the City of Moreno Valley at a regular meeting thereof held on the  
\_\_\_\_\_ day of \_\_, \_\_\_\_\_, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem, and Mayor)

CITY CLERK\_\_\_\_\_

(SEAL)