

ORDINANCE NO. 1028

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, AMENDING VARIOUS SECTIONS TITLE 9 (PLANNING AND ZONING), INCLUDING CHAPTER 9.01 (ADMINISTRATION), CHAPTER 9.02 (PERMITS AND APPROVALS), CHAPTER 9.03 (RESIDENTIAL DISTRICTS), CHAPTER 9.08 (GENERAL DEVELOPMENT STANDARDS), CHAPTER 9.09 (SPECIFIC USE DEVELOPMENT STANDARDS), AND CHAPTER 9.15 (DEFINITIONS), OF THE MORENO VALLEY MUNICIPAL CODE.

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 the public convenience or the 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 (Planning and Zoning); and

WHEREAS, staff has recommended to the Planning Commission that it recommend that the City Council adopt several amendments to Title 9 (Planning and Zoning), which include revising certain provisions of Chapter 9.01 (Administration), Chapter 9.02 (Permits and Approvals), Chapter 9.03 (Residential Districts), Chapter 9.08 (General Development Standards), Chapter 9.09 (Specific Use Development Standards), and Chapter 9.15 (Definitions) (collectively referred to herein as "PEN25-0021"); and

WHEREAS, PEN25-0021 will clarify various development standards to provide some flexibility regarding existing requirements, make it less costly for the public with respect to processing certain entitlements and streamline certain entitlement procedures for efficiency purposes, all of which will promote economic development within the City; and

WHEREAS, staff has determined that PEN25-0021 is consistent with the 2006 General Plan and its goals, objectives, policies, and programs, and with any applicable specific plan; and

WHEREAS, staff has further determined that PEN25-0021 will not adversely affect the public health, safety or general welfare; and

WHEREAS, staff has also determined that PEN25-0021 is consistent with the purposes and intent of Title 9 (Planning & Zoning); and

WHEREAS, staff has determined that PEN25-0021 amendments are 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.

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 be preempted by state legislation.

Section 3. AMENDMENT TO SECTION 9.01.030 (APPLICABILITY)

That Section 9.01.030 (Applicability) is hereby amended as set forth in Exhibit A, attached hereto and fully incorporated herein by this reference.

Section 4. AMENDMENT TO SECTION 9.02.040 (GENERAL PLAN AMENDMENTS)

That Section 9.02.040 (General Plan Amendments) is hereby amended as set forth in Exhibit A, attached hereto and fully incorporated herein by this reference.

Section 5. AMENDMENT TO SECTION 9.02.050 (AMENDMENTS TO ZONING DISTRICTS OR OTHER PROVISIONS OF TITLE 9)

That Section 9.02.050 (Amendments to Zoning Districts or other provisions of Title 9) is hereby amended as set forth in Exhibit A, attached hereto and fully incorporated herein by this reference.

Section 6. AMENDMENT TO SECTION 9.02.200 (PUBLIC HEARING AND NOTIFICATION PROCEDURES)

That Section 9.02.200 (Public Hearing and Notification Procedures) is hereby amended as set forth in Exhibit A, attached hereto and fully incorporated herein by this reference.

Section 7. AMENDMENT TO SECTION 9.02.230 (LAPSE OF APPROVALS AND EXTENSIONS OF TIME)

That Section 9.02.230 (Lapse of Approvals and Extensions of Time)_is hereby

amended as set forth in Exhibit A, attached hereto and fully incorporated herein by this reference.

Section 8. AMENDMENT TO SECTION 9.03.050 (DENSITY BONUS PROGRAM FOR AFFORDABLE HOUSING)

That Section 9.03.050 (Density Bonus Program for Affordable Housing) is hereby amended as set forth in Exhibit A, attached hereto and fully incorporated herein by this reference.

Section 9. AMENDMENT TO SECTION 9.03.070 (STREAMLINED MINISTERIAL APPROVAL PROCESS - SENATE BILL 35)

That Section 9.03.070 (Streamlined Ministerial Approval Process - Senate Bill 35) is hereby amended as set forth in Exhibit A, attached hereto and fully incorporated herein by this reference.

Section 10. AMENDMENT TO SECTION 9.03.090 (STREAMLINED MINISTERIAL PROCESS FOR PARCEL MAPS - SENATE BILL 684)

That Section 9.03.090 (Streamlined Ministerial Process for Parcel Maps - Senate Bill 684) is hereby amended as set forth in Exhibit A, attached hereto and fully incorporated herein by this reference.

Section 11. AMENDMENT TO SECTION 9.08.160 (SEISMIC HAZARDS)

That Section 9.08.160 (Seismic Hazards) is hereby amended as set forth in Exhibit A, attached hereto and fully incorporated herein by this reference.

Section 12. AMENDMENT TO SECTION 9.09.130 (ACCESSORY DWELLING UNITS (ADUS))

That Section 9.09.130 (Accessory Dwelling Units (ADUS)) is hereby amended as set forth in Exhibit A, attached hereto and fully incorporated herein by this reference.

Section 13. AMENDMENT TO SECTION 9.09.300 (SB 9 TWO-UNIT RESIDENTIAL DEVELOPMENTS)

That Section 9.09.300 (SB 9 Two-Unit Residential Developments) is hereby amended as set forth in Exhibit A, attached hereto and fully incorporated herein by this reference.

Section 14. AMENDMENT TO SECTION 9.09.310 (SUPPORTIVE AND TRANSITIONAL HOUSING)

That Section 9.09.310 (Supportive and Transitional Housing) is hereby amended as set forth in Exhibit A, attached hereto and fully incorporated herein by this reference.

Section 15. AMENDMENT TO SECTION 9.09.320 (LOW BARRIER

NAVIGATION CENTERS)

That Section 9.09.320 (Low Barrier Navigation Centers) is hereby amended as set forth in Exhibit A, attached hereto and fully incorporated herein by this reference.

Section 16. AMENDMENT TO SECTION 9.09.350 (AFFORDABLE HOUSING UNITS ON RELIGIOUS FACILITY SITES)

That Section 9.09.350 (Affordable Housing Units on Religious Facility Sites) is hereby amended as set forth in Exhibit A, attached hereto and fully incorporated herein by this reference.

Section 17. AMENDMENT TO SECTION 9.09.360 (EXTREMELY AFFORDABLE ADAPTIVE REUSE PROJECTS)

That Section 9.09.360 (Extremely Affordable Adaptive Reuse Projects) is hereby amended as set forth in Exhibit A, attached hereto and fully incorporated herein by this reference.

Section 18. AMENDMENT TO SECTION 9.09.370 (COMMUNITY CLINIC)

That Section 9.09.370 (Community Clinic) is hereby amended as set forth in Exhibit A, attached hereto and fully incorporated herein by this reference.

Section 19. CEQA COMPLIANCE

That PEN25-0021 Amendments are 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.

Section 20. FINDINGS

The ordinance is consistent with the City's 2006 General Plan.

Section 21. 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 22. 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 23. EFFECTIVE DATE

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

Section 24. 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.

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INTRODUCED at a regular meeting of the City Council on ____ __, ____, and
PASSED, APPROVED, and ADOPTED by the City Council on _____ __, ____, by the
following vote:

Ulises Cabrera, Mayor
City of Moreno Valley

ATTEST:

M. Patricia Rodriguez, City Clerk, CMC

APPROVED AS TO FORM:

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. 1028 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 _____, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and
Mayor)

CITY CLERK

(SEAL)