

RESOLUTION NO. 24-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENIFEE,
CALIFORNIA APPROVING PLOT PLAN NO. PLN21-0375 FOR
VILLAGIO VILLAS LOCATED SOUTH OF MCCALL BOULEVARD AT
THE SOUTHERN TERMINUS OF ENCANTO DRIVE**

WHEREAS, on November 29, 2021, the applicant, Villagio Villas, filed a formal application with the City of Menifee for the approval of a General Plan Amendment (GPA) No. PLN21-0377, Zone Change (ZC) No. PLN21-0376 and a Plot Plan (PP) No. PLN21-0375 to construct two new two-story apartment buildings as part of an existing apartment complex, known as Villagio Villas; and

WHEREAS, the application for the PP No. PLN21-0375 is being processed concurrently with GPA No. PLN21-0377 and ZC No. PLN21-0376, collectively, all the applications are referred to as the “Project” or “Villagio Villas”; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) were completed for the Project and concluded that no significant impacts would be caused by the Project, therefore, the MND and MMRP have been recommended for adoption; and

WHEREAS, the proposed Project site was previously part of the freeway right-of-way and had no General Plan Land Use or Zoning designations. The proposed General Plan Land Use density is 20.1-24 dwelling units per acre (du/ac) with a Zoning designation of High Density Residential (HDR); and

WHEREAS, Conditions of Approval for PP No. PLN21-0375 have been prepared and attached hereto as Exhibit “B” of the Resolution; and

WHEREAS, on June 26, 2024, the Planning Commission conducted a duly noticed public hearing and voted 5-0 recommending approval to the City Council of GPA No. PLN21-0377, ZC No. PLN21-0376 and PP No. PLN21-0375; and

WHEREAS, on August 21, 2024, the City Council held a duly noticed public hearing on the Project, considered all public testimony as well as all materials in the staff report and accompanying documents, which hearing was publicly noticed by a publication in *The Press Enterprise*, a newspaper of general circulation, an agenda posting, notices placed on the Project site, and notice to property owners within 400 feet of the Project boundaries as well as to persons requesting public notice.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Menifee makes the following Findings:

Section 1: The City of Menifee’s City Council hereby makes the following findings for PP No. PLN21-0375 in accordance with Title 9, Article 2, Chapter 9.80.070 “Findings for Approval for Plot Plans” of the City of Menifee Comprehensive Development Code:

Finding 1 - The proposed design and location of the Plot Plan is consistent with the adopted General Plan and any applicable specific plan.

With the approval of the GPA and ZC as discussed above, the Project will be consistent with the General Plan and Development Code. The GPA/ZC are required to develop the site as the proposed Project location was previously owned by Caltrans and had no Zoning or General Plan Land Use designations. The proposed General Plan Land Use density is 20.1-24 du/ac with a Zoning designation of HDR both of which are consistent with nearby land uses. The existing apartment complex to the north and east of the Project site has a Land Use designation of 20.1-24 Residential du/ac. The Project proposes the same designation category of 20.1-24 du/ac. The existing apartment complex has a density of 15.56 du/ac; with the inclusion of the proposed Project site, the overall density of the apartment complex will increase to 17.17 du/ac and will be brought closer to conformance to the density range.

In addition, the Project is consistent with the following City of Menifee General Plan Policies:

- *Policy HE-1.2 Specific Plans. Support residential growth and infill in specific areas and along corridors where comprehensive neighborhood planning is completed, and adequate infrastructure is planned.*

The Project site is surrounded by existing multifamily developments. The Project includes infill development of a vacant site where existing infrastructure is in place.

- *Policy HE-3.6 Fair Housing. Support and implement housing law in all aspects of the building, financing, sale, rental, or occupancy of housing based on protected status in accordance with state and federal law.*

The Project includes six affordable income qualified units. Approval of the Project will help the City in meeting required state mandates on affordable housing.

- *Policy LU-1.1 Concentrate growth in strategic locations to help preserve rural areas, create place and identity, provide infrastructure efficiently, and foster the use of transit options.*

The proposed Project is located within an area that is intended for residential uses, with existing multifamily developments to the north, south, east, and west. The Project is consistent with this policy as it leads to the concentration of growth in strategic locations and preserves rural areas within the City and provides infill development.

- *Policy LU-1.5: Support development and land use patterns, where appropriate, that reduce reliance on the automobile and capitalize on multimodal transportation opportunities.*

The Project proposes new residential units in a developed area that allows for ease of access to commercial uses to the north. Pedestrians are encouraged to use the existing sidewalks and bike lanes along Encanto Drive and McCall Boulevard.

- *Policy LU-3.4 Require that approval of new development be contingent upon the project's ability to secure appropriate infrastructure services.*

The Project includes Conditions of Approval which require appropriate infrastructure. In addition, the Project has been reviewed and conditioned for consistency with the requirements for domestic water, fire protection, sewage disposal, fencing, and electrical communication facilities.

- *Policy CD-3.19 Design walls and fences that are well integrated in style with adjacent structures and terrain and utilize landscaping and vegetation materials to soften their appearance.*

The Project includes landscaping, as well as street trees, which will soften the appearance of the perimeter and site interior walls. A 20-foot building/landscape setback along the western side of the Project is being proposed as well. The walls that will be visible to the public will be constructed of decorative masonry block and pilasters which will be well integrated with the adjacent sites to the north and east which also contain decorative masonry block walls.

- *Policy CD-3.12: Utilize differing but complementary forms of architectural styles and designs that incorporate representative characteristics of a given area.*

The Project was reviewed for compliance with the development code and City-wide Design Guidelines. The proposed Project is consistent with these guidelines and compatible with the architecture of the existing apartment complex as well as other nearby apartment complexes.

- *Policy CD-3.14 Provide variations in color, texture, materials, articulation, and architectural treatments. Avoid long expanses of blank, monotonous walls or fences.*

The proposed elevations contain elements of Tuscan and Italianate architecture that utilizes tower elements on the corners, clay tile roofing, decorative cornices, arched doorways/windows, stone veneer, window planters, decorative shutters, smooth stucco exterior finish and other detailed treatments consistent with the architectural theme. The roof lines are broken up to reduce the overall mass of the building and the four-sided tower elements provide additional depth and relief.

Finding 2 - The proposed project meets all applicable standards for development and provisions of this title.

Per section 9.80.020 "Applicability" of the Development Code, new construction of a residential project that includes six or more units requires the approval of a plot plan application. The plot plan is for the site and architectural review, to allow for the construction of the two buildings. The Project was reviewed and found to be consistent with the HDR chapter of the Development Code as well as the citywide design guidelines. The Project meets the

minimum development requirements including but not limited to, setbacks, parking, building coverage, and minimum landscaping and open space.

Finding 3 - The establishment, maintenance, or operation of the proposed project will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the City.

To ensure that the Project would not affect the general health, safety and/or welfare of the community, a MND was prepared to analyze potential impacts to the surrounding persons residing or working in the community. The MND examined all phases of the Project including planning, construction and operation and determined that potential impacts would all be less than significant with the necessary mitigation incorporated.

In addition, the Project incorporates quality architecture and landscaping which will enhance the surrounding area. The Project has been reviewed by a variety of Departments to ensure compliance with applicable regulations, including, but not limited to City of Menifee Community Development, Engineering and Public Works, Office of the Fire Marshal, Riverside County Environmental Health, Eastern Municipal Water District, and Riverside County Flood Control District. These Departments have provided conditions of approval as appropriate to ensure compliance with applicable regulations.

Section 4: CEQA Compliance. The City Council hereby resolves that the MND has been completed for the Project in accordance with CEQA, State and local CEQA guidelines and pursuant to a separate Resolution, finds that the facts presented within the public record provide the basis to adopt the MND, which has been completed for the Project.

NOW THEREFORE, the City Council of the City of Menifee hereby resolves the following:

1. That the City Council determine that the "Findings" set out above are true and correct.
2. That the City Council determine that the MND has been completed for the Project in accordance with the CEQA, State and local CEQA guidelines.
3. That the City Council, pursuant to a separate Resolution, finds that the facts presented within the public record provide the basis to certify the MND for Villagio Villas which has been completed for the Project.
4. That the City Council finds that the facts presented within the public record and within the Resolution provide the basis to approve GPA No. PLN21-0377, ZC No. PLN21-0376 and PP No. PLN21-0375 and that the Council approve said entitlements.
5. The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Community Development Department – Planning Division, 29844 Haun Road, Menifee, CA 92586. This information is provided in compliance with Public Resources Code section 21081.6.

Villagio Villas PP
August 21, 2024

PASSED, APPROVED AND ADOPTED this the 21st day of August 2024.

Bill Zimmerman, Mayor

Attest:

Stephanie Roseen, Acting City Clerk

Approved as to form:

Jeffrey T. Melching, City Attorney