



CITY OF MENIFEE

SUBJECT: Villagio Villas Apartment Project
MEETING DATE: August 21, 2024
TO: Mayor and City Council
PREPARED BY: Russell Brown, Senior Planner
REVIEWED BY: Cheryl Kitzerow, Community Development Director
APPROVED BY: Armando G. Villa, City Manager
APPLICANT: Ali Fartash, Villagio Villas

RECOMMENDED ACTION

1. Adopt a resolution adopting a Mitigated Negative Declaration (State Clearinghouse No. 2024050900) for the Villagio Villas Apartments Project located south of McCall Boulevard and east of Interstate 215 at the southern terminus of Encanto Drive, and direct staff to file a Notice of Determination; and
2. Adopt a resolution approving General Plan Amendment No. PLN21-0377; and
3. Adopt a resolution approving Plot Plan No. PLN21-0375; and
4. Introduce an ordinance approving Zone Change No. PLN21-0376.

DISCUSSION

On June 26, 2024, the Planning Commission held a public hearing and voted unanimously to recommend approval of the Villagio Villas apartment expansion project (Project), along with the Mitigated Negative Declaration (MND) to the City Council. The Project consisted of the following entitlement applications:

General Plan Amendment (GPA) No. PLN21-0377 is required as the proposed Project site was previously part of the freeway right-of-way (owned by Caltrans) and had no General Plan Land Use designation. The proposed General Plan Land Use density is 20.1-24 dwelling units per acre (du/ac) which is consistent with nearby land uses.

Zone Change (ZC) No. PLN21-0376 is required as the proposed Project site was previously part of the freeway right-of-way and had no Zoning designation. The proposed Zoning designation of High Density Residential (HDR) which is consistent with surrounding parcels.

Plot Plan (PP) No. PLN21-0375 proposes two new two-story apartment buildings totaling 22,588 square feet at an existing apartment complex (“Villagio Villas”). The Project site is approximately 0.82 acres and total site area is approximately 6.99 acres when including the existing apartment site. Each building includes 12 units (24 total) bringing the total number of units within the Villagio Villas apartment complex to 120 units (96 existing). 25 percent of the proposed units (six units) will be set aside as low income and will be counted towards the City’s Regional Housing Needs Allocation (RHNA) numbers. The Project includes a 600 square-foot maintenance building and approximately 21,000 square feet of new landscape area.

Location

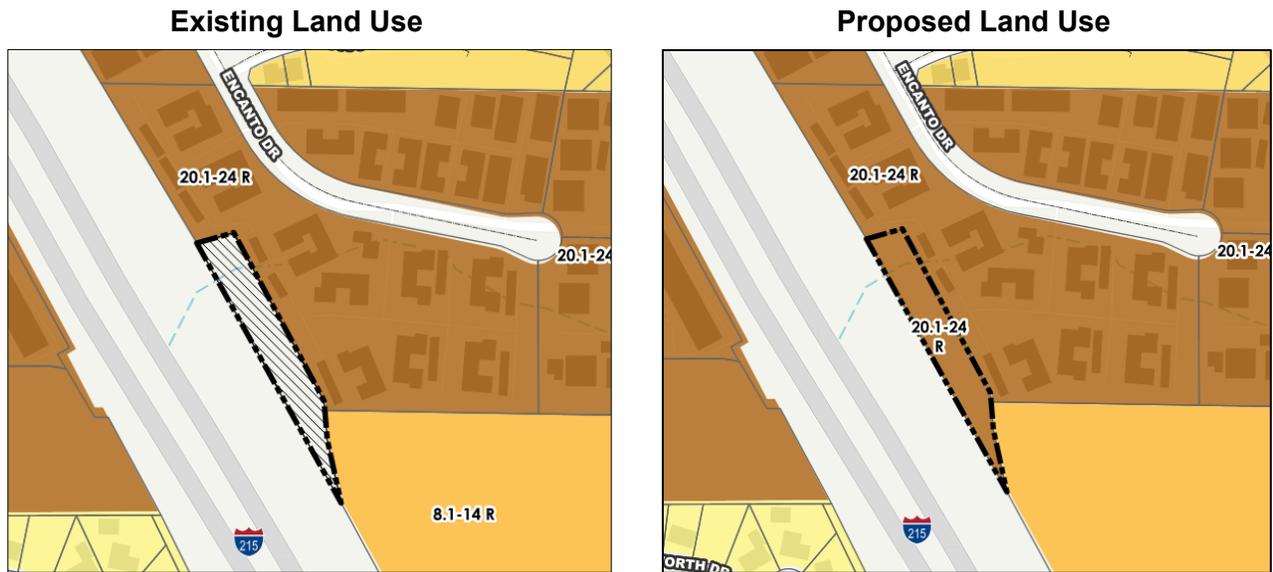
The site is located south of McCall Boulevard and east of Interstate 215 at the southern terminus of Encanto Drive (APN: 336-030-016).

Project Location



General Plan

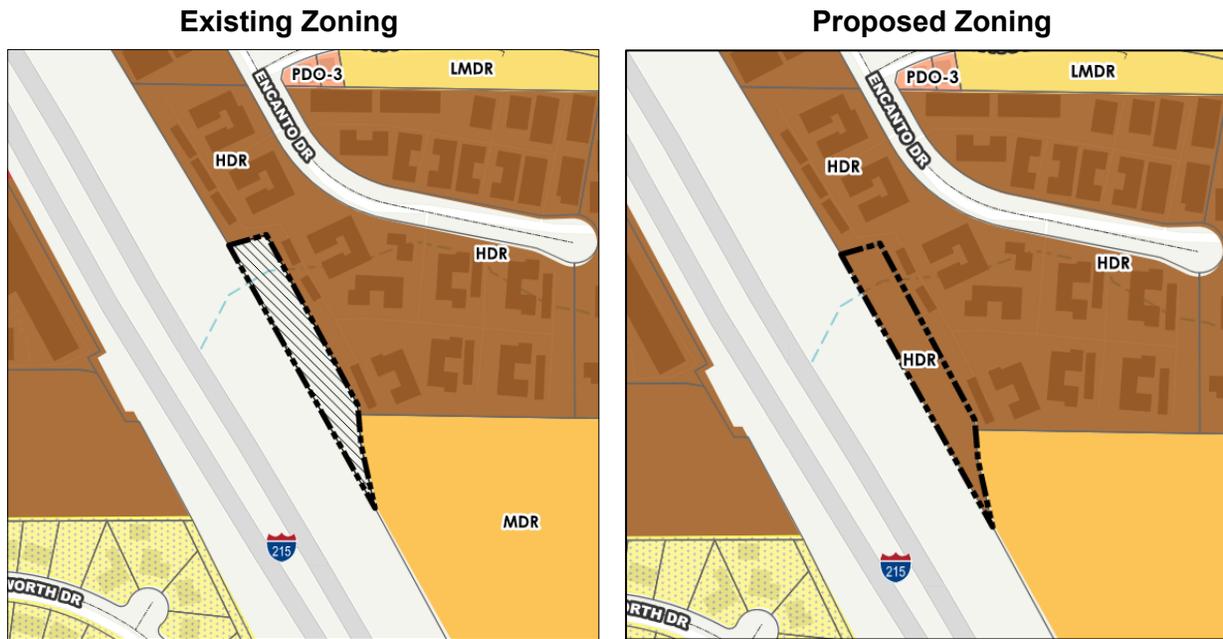
The Project site was previously owned by Caltrans until 2017 when it was purchased by the Project applicant with the intention of developing the site. The parcel does not currently have a Land Use designation and therefore, before the site can be developed, a GPA must be approved. The Project proposes a Land Use designation of 20.1-24 du/ac. The existing apartment complex to the north and east has the same Land Use designation of 20.1-24 du/ac, as do the parcels along the west side of I-215. The property to the south of the Project site has a designation of 8.1-14 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 required by the General Plan.



Zoning

As mentioned above, the Project site was previously owned by Caltrans and therefore was a part of the freeway right-of-way and did not have a zoning classification. The Project proposes to establish the zoning classification of HDR which is consistent with nearby properties. The existing apartment complex to the north and east has the same zoning designation of HDR as do parcels along the west side of I-215. The property to the south of the Project site has the designation of Medium Density Residential (MDR). The intent of the HDR Zone is for multifamily dwellings, including apartments and condominiums with a density range of 20 – 24 du/ac. Before the site can be developed, a Zone Change must be approved.

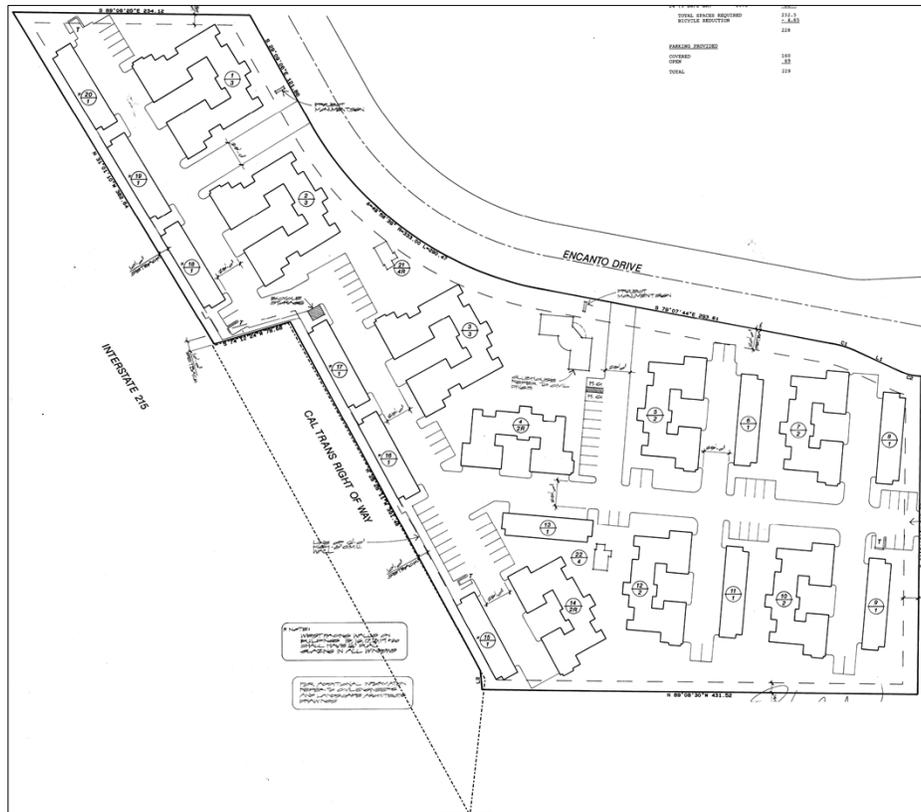
The proposed multifamily use is allowed within the HDR Zone with the approval of a plot plan. The Project meets all applicable development standards such as, building setbacks, lot coverage, landscaping requirements, and design criteria established in the Zoning Code.



Background

The existing apartment complex was approved by the County of Riverside in the late 1980's and was constructed in the early 1990's. The existing apartment complex consists of nine apartment buildings (total 96 units) and a leasing office and recreation center. The Project applicant and current property owner purchased the existing apartment complex in 2013. In 2017, the applicant purchased the vacant 0.82-acre site from Caltrans with the intention of expanding the existing apartment complex by two buildings or 24 units (as currently proposed).

Existing Site Plan



Proposed Project

As discussed above, the Project includes a PP application to construct two new two-story apartment buildings, each approximately 11,294 square feet (totaling 22,588 square feet) at the southern terminus of Encanto Drive. Each building proposes 12 units (24 total) bringing the total number of units within the Villagio Villas apartment complex from 96 to 120 total dwelling units. To consider allowing the proposed land use designation, staff requested 25 percent of the proposed units (or six units) to be set aside as low income to help the City towards our RHNA housing production.

In addition to the residential units, the applicant is proposing a 600 square-foot maintenance building south of the newly proposed buildings.

Access to the existing apartment complex is via two driveways along Encanto Drive. Access to the new residential buildings as well as the maintenance building will be through the existing apartment complex and new drive aisle. The Project includes a Condition of Approval to consolidate all parcels of land associated with the existing/proposed project through a parcel merger application through the Engineering Department.

Site Plan



Parking

The applicant will be removing some existing landscaping and parking spaces/carpools along the western boundary to accommodate the proposed Project, which includes a new drive aisle and landscape buffer between the proposed buildings and I-215. The Project proposes demolishing 27 existing parking spaces, while constructing 11 new parking spaces. Based on the total number of residential units (120 units), a minimum of 215 parking spaces are required for the complex. The Project proposes 235 total parking stalls, which includes a mix of garage parking, carport parking and uncovered surface parking evenly distributed throughout the existing/proposed Project site. Each unit will have at least one covered parking space as required by the City of Menifee Municipal Code (MMC). The Project includes a minimum of 12 guest parking spaces, seven ADA compliant parking spaces and five employee parking spaces. Bicycle racks are distributed throughout the apartment complex (minimum of 13) as required by the MMC.

Landscaping

The Project includes approximately 21,063 square feet of irrigated landscaped area which exceeds the minimum amount required for the Project. The buildings are setback a minimum of 20 feet from the western property line and will contain a landscape buffer consisting of planters and shade trees used to reduce glare, screen the building mass, and limit noise caused by vehicular traffic of the nearby freeway. The Project includes several 24-inch box trees (such as Brisbane Box and Crape Myrtle species, etc.) that are commonly used throughout the City as they tend to thrive in this climate.

The Project will demolish and relocate an existing trash enclosure near the north side of the Project. A combination of vines and flowering shrubs will soften the visual appearance of the proposed masonry trash enclosure.

Landscape Plan



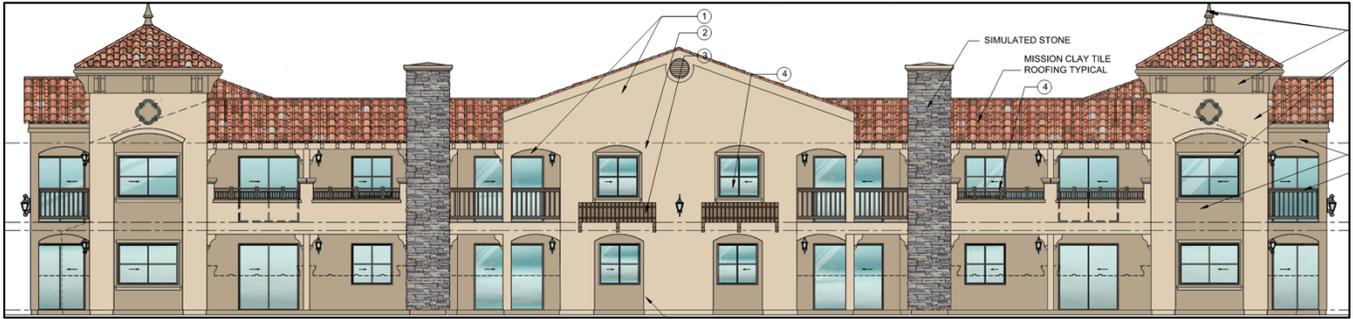
Floor Plan

Each proposed two-story building will be comprised of four one-bedroom units and eight two-bedroom units for a total of 12 units per building (24 total). The square footages of the units range from approximately 600 square feet (1-bedroom) to 1,100 square feet (2-bedroom). Each unit will have exclusive patio space, meeting the minimum required area of 100 square feet per unit.

Architecture

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. The proposed elevations contain elements of Tuscan and Italianate architecture that utilize 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. The maximum building height is approximately 31'4" to the tallest point of the tower element.

Western Elevation (facing freeway)



Eastern Elevation



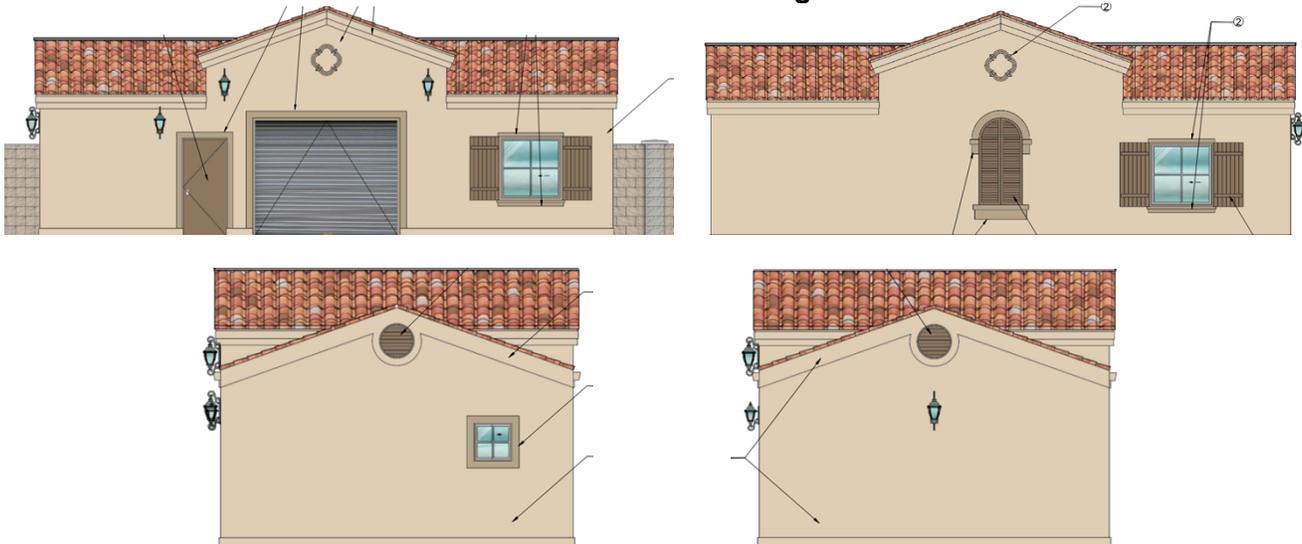
Northern Elevation



Southern Elevation



Maintenance Building



Environmental Determination

The City of Menifee Community Development Department has determined the Project will not have a significant effect on the environment and has recommended adoption of the Initial Study Mitigated Negative Declaration (IS/MND). According to the General Plan, the City shall require applicants/developers for all residential projects within 500-feet of I-215 to submit a Health Risk Assessment (HRA) to determine the possible impact of toxic air contaminants against the Project. The HRA determined that with the inclusion of a mitigation measure for high-efficiency MERV 13 filters, the impact would be considered less than significant.

The IS/MND, as well as all its technical appendices, can be accessed for review on the City website: <https://www.cityofmenifee.us/325/Environmental-Notices-Documents>.

Findings

Findings for the ISMND, GPA, ZC and PP are included in the attached Resolutions and Ordinance.

Public Notice

A public hearing notice for the proposed Project was published in *The Press Enterprise* on August 11, 2024 for the August 21, 2024 City Council hearing. All relevant public agencies, including all interested parties, were notified of the public hearing as were all property owners within a 400-foot radius of the project site. On-site posting was also provided.

STRATEGIC PLAN OBJECTIVE

Thriving Economy

FISCAL IMPACT

There is no fiscal impact for this item.

ATTACHMENTS

1. Project Exhibits
2. Resolution - MND
3. Exhibit A - MND
4. Resolution – GPA
5. Exhibit A – GPA
6. Resolution - PP
7. Exhibit A – Conditions of Approval
8. Ordinance - ZC
9. Exhibit A – ZC
10. Public Hearing Notice