



CITY OF MENIFEE

SUBJECT: Tentative Tract Map No. 38525 “Menifee Coastline”

MEETING DATE: April 23, 2025

TO: Planning Commission

PREPARED BY: Brandon Cleary, Associate Planner

APPROVED BY: Orlando Hernandez, Acting Community Development Director

APPLICANT: Joseph Rivani, Menifee 50, LLC.

RECOMMENDED ACTION

1. Adopt a resolution adopting an Initial Study & Mitigated Negative Declaration (IS/MND) based on the findings incorporated in the Initial Study and the conclusion that the Project will not have a significant effect on the environment and direct staff to file a Notice of Determination; and
2. Adopt a resolution approving Tentative Tract Map No. 38525 (PLN23-0063) generally located northwest corner of the Coastline Avenue and Menifee Road intersection.

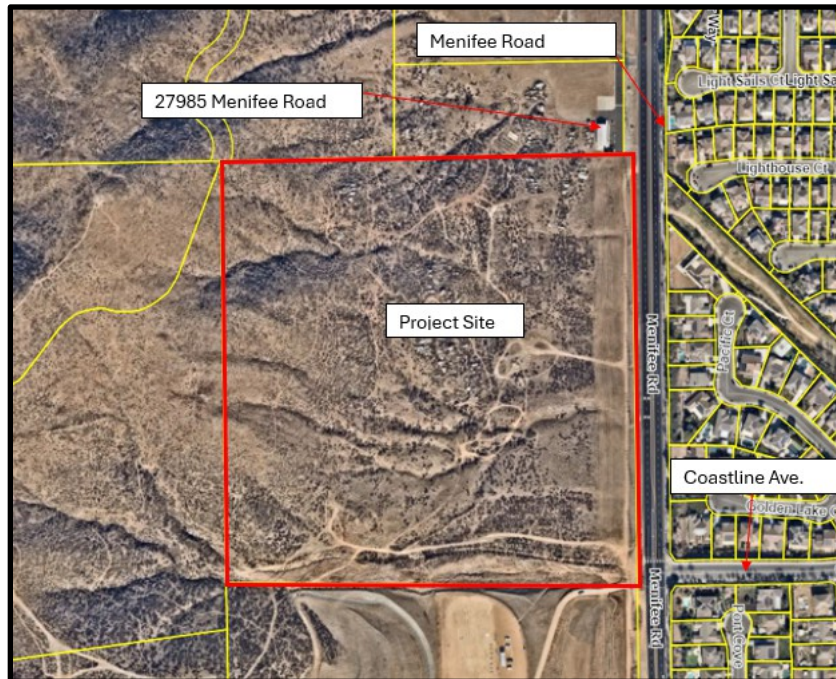
PROJECT DESCRIPTION

Tentative Tract Map (TTM) No. 38525 (PLN23-0063) proposes a subdivision of 45 single-family lots on a 39.1-acre property located at the northwest corner of Coastline Avenue and Menifee Road at a density of 3.2 dwelling units per acre (du/acre). The Project proposes preserving 24.2 (approx. 61%) of the Project site as natural open space and constructing the single-family residences on the eastern 39% of the Project site adjacent to Menifee Road. The Project also includes two water quality basins at the northeast and southeast corners of the Project site along Menifee Road.

LOCATION

The Project site is located at the northwest corner of Coastline Avenue and Menifee Road (APN: 333-210-005). Surrounding properties include an existing residential tract to the east, vacant land to the south and west, and an existing church to the north.

PROJECT LOCATION

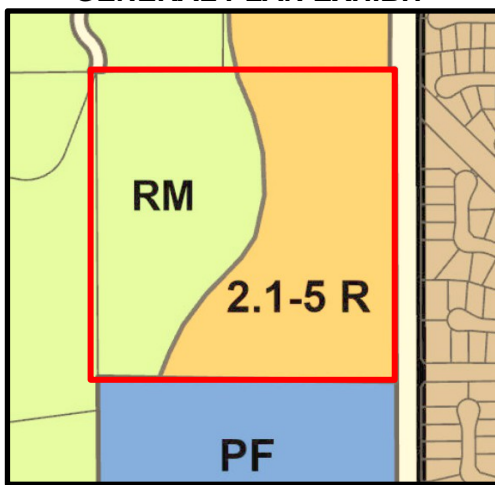


GENERAL PLAN/ZONE

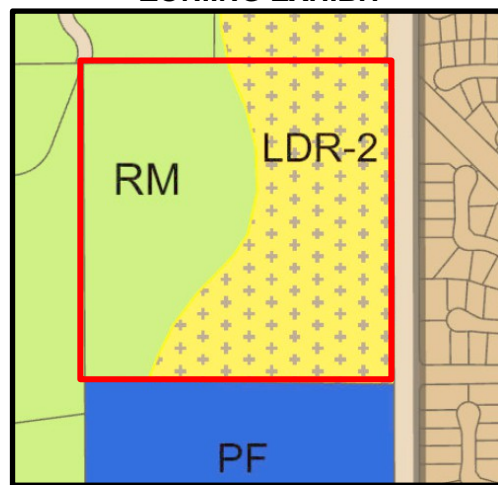
General Plan

The Project site has a General Plan land use designation of Residential – 2.1-5 du/ac and Rural Mountainous (RM). The Project is proposed with a density of approximately 3.2 du/ac, consistent with the General Plan designation and surrounding residential uses.

GENERAL PLAN EXHIBIT



ZONING EXHIBIT



Zoning

The Project site is zoned Low Density Residential 2 (LDR-2) and Rural Mountainous consistent with the General Plan designation. The residential zoning classifications of surrounding properties listed below are comprised of existing single-family residential homes at a similar density, and vacant residential zoned lots with similar zoning classifications.

TABLE 1: ZONING DESIGNATIONS

Direction	General Plan Designation	Zoning District	Existing Land Use
North	2.1-5 du/ac and Rural Mountainous	Low Density Residential 2 (LDR-2) and Rural Mountainous	Existing Church
South	Public Facilities	Public Facilities	Vacant
East	Menifee Valley Ranch Specific Plan	Menifee Valley Ranch Specific Plan	Existing single-family tracts
West	Rural Mountainous	Rural Mountainous	Vacant

DISCUSSION

Cluster Development

The Project utilizes the Cluster Development standards from Section 9.170 of the Menifee Municipal Code (MMC). The purpose of this section is to provide flexibility in allowing site planning and unity of design that is in harmony with natural features and constraints on sites with unique or severe topographic and hydrologic and biologic features. The numerous hills and topographical constraints on the western portion of the Project site makes development of the entire site infeasible without excessive grading of the natural hillside area. The Cluster Development standards allow for a cost-effective approach that minimizes grading and provides more efficient servicing of each lot with required utilities including sewer, water, roads and other essential services.

The main requirement of the Cluster Development standards is the preservation of at least 25% of the Project site as natural open space in exchange for reduced lot area and lot dimensions. The Project proposes preserving approximately 61% of the Project site (approx. 24.2 acres) as natural open space. The Project is conditioned to record open space covenants on the natural open space lot to prevent further development.

The single-family residences are proposed on the eastern 39% of the site and reducing the minimum lot size from 7,200 square feet (per the LDR-2 zone) to 5,006 square feet. The Project also proposes a 6,000 square-foot minimum lot size along Menifee Road to provide a buffer against the lots to the east which are approximately 9,000 to 10,000 square feet. Each lot in the proposed TTM will comply with all the other LDR-2 zoning requirements including setbacks and lot dimensions with the exception of the minimum lot size. Lot sizes will range from 5,006 to 9,064 square feet.

In addition, the Cluster Development standards do not allow more units to be constructed than the overall Project site could normally accommodate if these standards were not used. Overall, the Project site could accommodate between 45 to 106 units at the 2.1-5 du/ac density range. In total, only 45 single-family units are proposed.

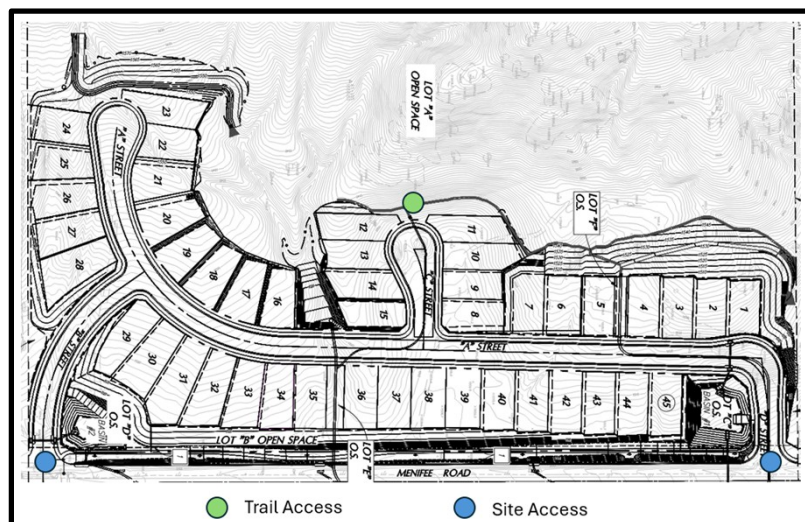
PRESERVED OPEN SPACE VS. DEVELOPMENT AREA



Site Layout/Circulation

The Project site will have two points of access from Menifee Road. One access will be at the Coastline Avenue and Menifee Road intersection, the other will be at the northeast corner of the Project site. This access will be restricted to right-in and right-out movements.

SITE PLAN EXHIBIT – TTM No. 38525



Road Improvements

The Project is conditioned to construct all internal tract roads and connect to Menifee Road. Full width Menifee Road improvements will be installed along the Project frontage.

Power lines currently exist along the frontage of the Project site. These will be preserved in place due to the power lines being high capacity and within the Southern California Edison Easement, however, all lines 33.6 kV or below will be undergrounded to serve the Project site.

The Project is conditioned to modify the existing traffic signal at Coastline Avenue and Menifee Road along with paying in-lieu of construction fees for the median on Menifee Road as required by the Circulation Element of the General Plan.

Development Standards

The Development Standards listed below are applicable to the Project.

TABLE 2: DEVELOPMENT STANDARDS

Development Standards	Required	Proposed
Lot Size	Minimum 7,200 sq. ft.	5,000 sq. ft. (Cluster Development standards)
Lot Width	40 feet	60 feet minimum
Lot Depth	90 feet	96 feet minimum
Frontage for a cul-de-sac or knuckle	40 feet	40 feet minimum
Density	2.1-5 du/ac	3.2 du/ac
Front Setback	15 feet	15 feet (garages shall be 20 feet unless side facing)
Interior Side Setback	5 feet	5 feet
Corner Side Setback	15 feet	15 feet
Rear Setback	10 feet	10 feet
Lot Coverage	50%	50%

Architecture

At this time, architectural elevations are not required or proposed. A Final Site of Development application that includes the plotting and architecture elevations, is a condition of approval for this Project.

Parking

Pursuant to the City of Menifee Development Code, each unit must have two parking spaces within an enclosed garage. On-street parking within the community will also be available to accommodate guests.

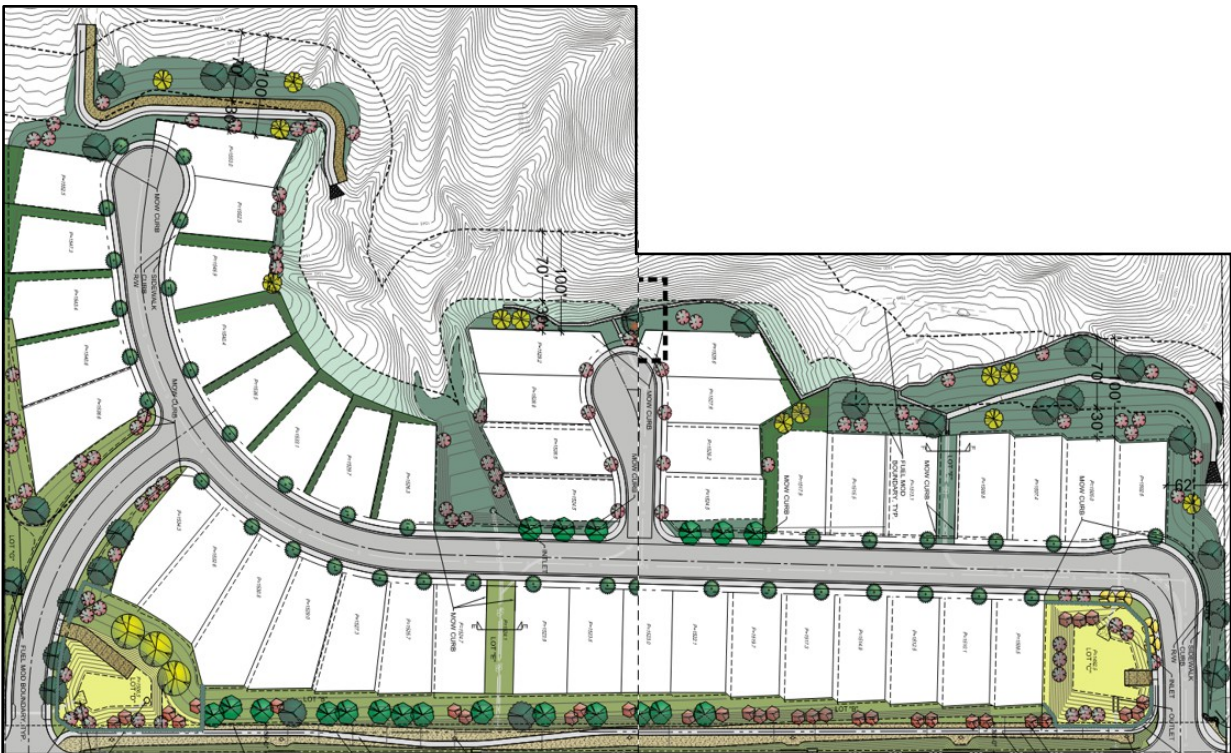
Landscaping and Open Space

A total of 227,831 square feet (approx. 5.2 acres) of landscaping is proposed throughout the Project site, which includes private homeowner-maintained front yard and rear slope landscaping, homeowner association-maintained basins and fuel modification landscaping due to the High Fire Area. The High Fire Area requires an irrigated defensible space (approximately 100-foot wide buffer) on the western boundary of the developed portion of the Project site. The fuel modification plan includes areas required to be cleared of natural vegetation in combination with the irrigated landscaping, block walls and prohibited plant materials to reduce fire risk to the proposed Project. The existing trail system on the west side of the Project site will be preserved with a trailhead sign posted near Lot 11 and 12 at the trail access point. Trail access is provided within the tract boundary for residents.

The Project does not include parks given its size/number of lots. The MMC requires tracts above 50 lots to provide amenities. As a result, the Project will satisfy the Quimby requirements for residential development through the payment Quimby fees to the City of Menifee. The Quimby fee amount is determined prior to the issuance of the first building permit, with the fee due prior to occupancy of each unit.

The Project proposes on-site landscaping consistent with the MMC within the front yard of each lot and within the water quality basin located on the northeast and southeast corners of the Project site. Enhanced landscaping (additional trees and shrubs) will be provided at the basins due to their locations along Menifee Road.

LANDSCAPE PLAN



Walls, Fencing, and Monument Signage

The conceptual landscape plan for the Project includes a six-foot decorative perimeter wall along the boundaries of the entire Project site, along with two monument signs located at the Project entries. The perimeter walls will be designed as split-face block with decorative caps and pilasters at prominent locations and tract entries. A tubular steel fence is proposed at the basin. Vinyl side yard fencing with a height of six feet is proposed internally between each lot not visible from the public right-of-way.

ENVIRONMENTAL DETERMINATION

The City of Menifee Community Development Department has determined the above Project will not have a significant effect on the environment with incorporation of standard conditions of approval and mitigation measures (as listed in the IS/MND) and has recommended adoption of the IS/MND. The 30-day public review period for the IS/MND occurred from March 16, 2025, to April 16, 2025. A Mitigation Monitoring and Reporting Plan (MMRP) was prepared and identifies all mitigation measures required for the Project.

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 TTM No. 38525 are included in the attached resolution.

PUBLIC NOTICE

Public notices were distributed on March 16, 2025, for the April 16, 2025, Planning Commission hearing. Notices were published in a newspaper of general circulation (*The Press Enterprise*) and notices were sent to owners within 300 feet of the Project site boundaries and to all relevant agencies and interested parties. On-site postings were provided.

Staff has received one comment letter from the public regarding the proposed Project, which included concerns about the increase in traffic, adequacy of traffic study, and proximity to the Menifee Flyers Club on the property to the south. The comment letter is attached,

ATTACHMENTS

1. Project Exhibits
2. Resolution – IS/MND
3. Exhibit A – MND
4. Exhibit B - MMRP
5. Resolution – Project
6. Exhibit A - Conditions of Approval
7. Public Hearing Notice
8. Public Comment Letter - Email