



## **CITY OF MENIFEE**

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SUBJECT: Di Capri Residential

MEETING DATE: March 13, 2024

TO: Planning Commission

PREPARED BY: Russell Brown, Senior Planner

REVIEWED BY: Orlando Hernandez, Deputy Community Development Director

APPROVED BY: Cheryl Kitzerow, Community Development Director

APPLICANT: Michael Ramirez, Verde Vistas

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### **RECOMMENDED ACTION**

1. Adopt a resolution adopting a Mitigated Negative Declaration and direct staff to file a Notice of Determination (NOD); and
2. Adopt a resolution approving Tentative Parcel Map (TPM) No. 38674 (PLN23-0025) and Plot Plan (PP) No. PLN23-0026, collecting known as DEV2023-002 – Di Capri Residential, located on the southwest corner of Chambers Avenue and Murrieta Road.

### **PROJECT DESCRIPTION**

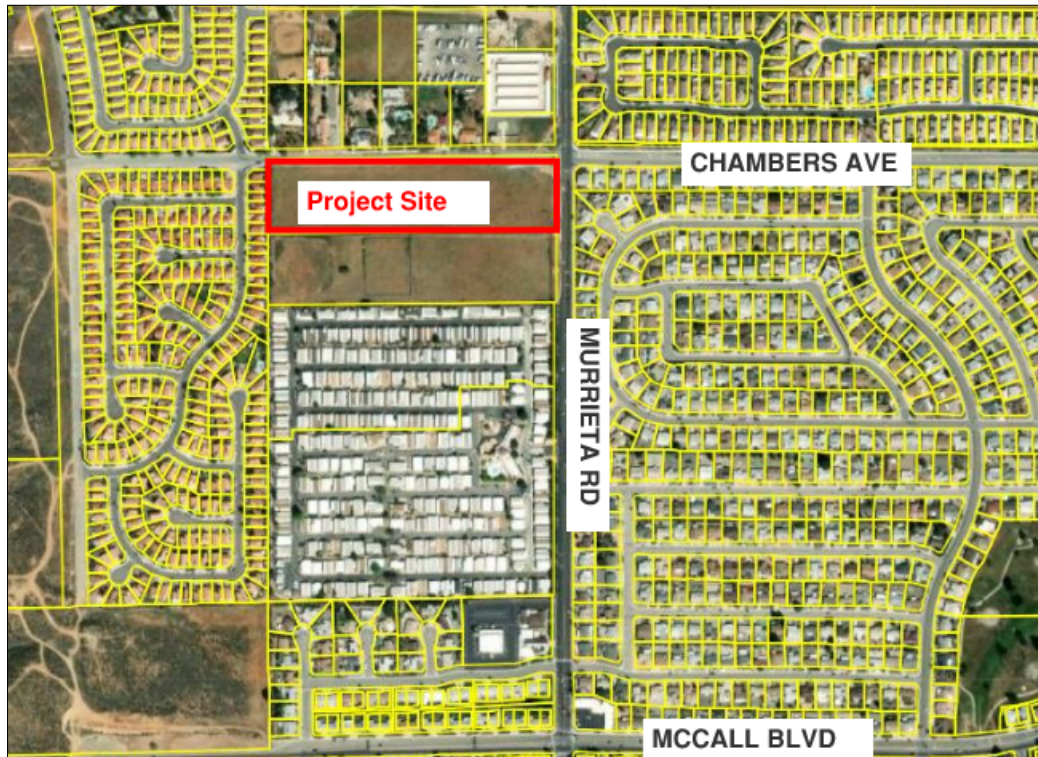
**TPM No. 38674 (PLN23-0025)** proposes to subdivide an existing 7.65-net acre vacant lot into three parcels for condominium purposes for the development of 61 single-family detached units along with 3 common areas and a retention basin.

**PP No. PLN23-0026** includes three architectural elevations (Craftsman, Farmhouse and Spanish) and four unique two-story floor plans that range in habitable area from 1,766 square feet to 2,022 square feet. Amenities within the Project include a 15,000 square foot centrally located park along Chambers Ave with a 400 square-foot shade structure, a 6,000 square-foot park/dog park centrally located along the southern property line, and a 3,300 square-foot pocket park along the eastern property line. All areas include benches, bike racks, bollard lighting, barbeque grills, and trash receptacles.

## **LOCATION**

The Project site is located on the southwest corner of Chambers Avenue and Murrieta Road (APN 335-080-008).

### ***Project Location***



## **GENERAL PLAN/ZONING**

### **General Plan**

The Project site is designated as 5.1-8 du/ac Residential (5.1-8R) according to the City of Menifee General Plan. The General Plan Land Use designation of the surrounding properties is as follows:

North: 5.1-8R and Commercial Retail (CR)  
South: 5.1-8R  
West: 5.1-8R  
East: 2.1-5R

The intent of the 5.1-8R designation is to create “Single-Family attached and detached residences” with a density range between 5.1 and 8 du/ac. The Project includes 61 detached residential units on approximately 7.65 net acres (8.03 gross acres) for a density of approximately 7.97 residential units per acre. The Project is consistent with the 5.1-8R Land Use designation.

**General Plan**



**Zoning Map**



### **Zoning**

The Project site is zoned Low-Medium Density Residential (LMDR). The intent of the LMDR designation (consistent with the Land Use designation) is to create “Single-Family attached and detached residences” with a density range between 5.1 and 8 du/ac. The surrounding zoning classifications are as follows:

North: LMDR and CR  
South: LMDR  
West: LMDR  
East: Low Density Residential-2 (LDR-2)

The residential zoning classifications for surrounding properties are traditional single-family residential homes developed within the same density range. The Project meets the intent of the LMDR Zoning classification and is consistent with surrounding zones.

Per section 9.80.020, Plot Plan “Applicability” of the Development code, residential developments of more than six units require the processing of a PP application. The PP is for the site layout and architectural review, to allow for the establishment of the 61-unit residential project.

### **DISCUSSION**

As discussed above, the Project includes a TPM and PP to subdivide an existing 7.65 acre (net) vacant lot for condominium purposes for the development of 61 detached single-family dwelling units along with three common areas and a retention basin. Access to the site is through two driveways off Chambers Avenue along the Project’s northern boundary. The driveways are separated by approximately 450 feet, meeting engineering guidelines. As a condition of approval, the Project is required to construct public improvements along the Project frontage, including but not limited to, ultimate roadway improvements and curb/gutter and sidewalks consistent with engineering standards.

The Project includes a unique motor court design, allowing direct garage access to the individual units. The motor courts include decorative concrete paving, and the use of parkway landscaping helps create an exclusive cluster community.

### Site Plan (Partial)



### Parking

Pursuant to the City of Menifee Development Code, parking for each unit must have two parking spaces within a garage. The minimum number of required parking spaces for the proposed Project is 122. Parking is provided for each individual unit within a two-car garage as well as surface parking provided throughout the site. The proposed Project includes 35 guest parking spaces. A total of 157 parking spaces have been provided for the Project.

### Landscaping

The Project includes approximately 147,141 square feet of landscaped area or approximately 44% of the Project site (exceeding the min. 30% Development Code requirement). Each unit has a private patio or backyard area of approximately 1,100 square feet that is an exclusive use area. The Project includes three common open space area - a 15,000 square-foot centrally located park along Chambers Avenue, a 6,000 square-foot park/dog park centrally located along the southern property line, and a 3,300 square-foot pocket park along the eastern property line (adjacent to Murrieta Road). A large 5,800 square-foot landscaped bioretention basin is located at the northeast corner of the Project site as well. All on-site landscaping will be privately maintained by either the private property owner or a Homeowner's Association (HOA). Landscaping located within the public right-of-way will be maintained by the City's Community Facilities District (CFD).

In addition, the landscape plans feature site amenities that coordinate and complement the proposed Project, including shade structures, benches, bike racks, bollard lighting, barbeque grills, and trash receptacles.



***Landscape Plan (Western Portion)***



***Landscape Plan (Eastern Portion)***



**Architecture**

The architecture for the proposed community will be comprised of three different architectural styles (Craftsman, Farmhouse and Spanish) and four unique two-story floor plans that range in habitable area from 1,766 square feet to 2,022 square feet. Visual interest will be maintained throughout the Project by enhanced architectural detailing and facade articulation along building elevations. Different roof styles and treatments have been provided for each of the home types.

***Plan One***



***Plan Two***



***Plan Three***



***Plan Four***

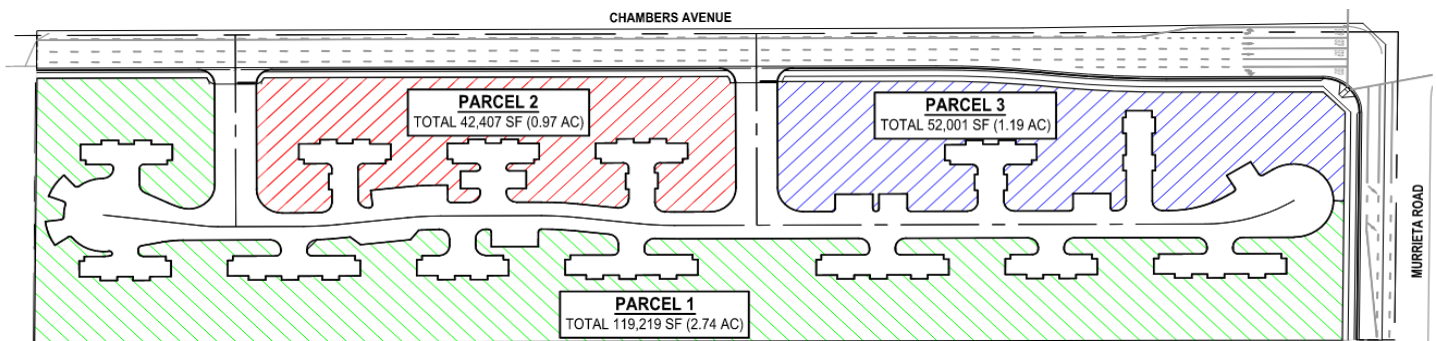


### TPM

A TPM is required when a project consists of subdividing four or less parcels. The proposed Project consists of a three-lot subdivision for condominium purposes. The Project proposes the following parcel sizes:

Parcel 1:	2.74 acres
Parcel 2:	0.97 acres
Parcel 3:	1.19 acres
Private Road/Lane:	2.75 acres
Net Area (Total):	7.65 acres

### TPM



### 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 Initial Study Mitigated Negative Declaration {IS/MND}) and has recommended adoption of the IS/MND. The 20-day public review period for the IS/MND occurred from February 11, 2024, to March 1, 2024. A Mitigation Monitoring and Reporting Plan (MMRP) was prepared and identifies all mitigation measures that will be 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 the IS/MND, TPM and PP are included in the attached resolutions.

### PUBLIC NOTICE

A public hearing notice for the proposed Project was published in *The Press Enterprise* on February 11, 2024, for the March 13, 2024 Planning Commission hearing. All relevant public agencies, including all interested parties, were notified of the public hearing as were all property owners within a 300-foot radius of the project site. On-site posting was also provided.

**ATTACHMENTS**

1. Project Exhibits
2. Resolution - MND
3. Exhibit A – MND and Technical Appendices
4. Exhibit B – MMRP
5. Resolution – TPM and PP
6. Exhibit A – Conditions of Approval
7. Public Hearing Notice