



## **CITY OF MENIFEE**

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SUBJECT: Meniffee Innovation District Specific Plan Workshop

MEETING DATE: December 4, 2024

TO: Mayor, City Council and Planning Commission

PREPARED BY: Doug Darnell, Principal Planner

REVIEWED BY: Cheryl Kitzerow, Community Development Director

APPROVED BY: Armando G. Villa, City Manager

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### **RECOMMENDED ACTION**

1. Provide input and direction to staff on developing a vision statement for the Meniffee Innovation District Specific Plan.

### **DISCUSSION**

In early 2024, City staff and the City's consultant team, led by RICK Engineering, began work on the Meniffee Innovation District Specific Plan for an approximately 300-acre area located west of the I-215 Freeway between Scott and Keller Roads. The Specific Plan area is the same area that is currently within the Economic Development Corridor – Southern Gateway (EDC-SG) Zone. The Specific Plan will embody a specific vision for the Southern Gateway area, which will provide the necessary development standards and design guidelines to create a thriving innovation district at the City's southern gateway.

#### **Project Goals**

- Create a vision for the Meniffee Innovation District that reflects the input from stakeholders and the Meniffee community.
- Identify the area's opportunities to leverage and constraints to address through the creation of a Specific Plan.
- Evaluate and identify infrastructure needs to support future development of the area.
- Prepare development standards and design guidelines that promote an appropriate mix of uses that will implement the Specific Plan's vision.
- Ensure the Specific Plan is in compliance with the California Environmental Quality Act (CEQA).

**Public Outreach:** The following is an overview of public engagement to date, including input obtained from City Council/Planning Commission interviews.

- Community Workshop #1 was held on June 25, 2024. Approximately 50 people attended the workshop in-person. At the workshop, findings from the Opportunities and Constraints Report were presented and community input was received on various breakout topic stations, including land use and zoning, urban design, mobility, economics and utilities.
- Interviews with City Council members and Planning Commissioners were held on September 10 and 12, 2024.

Building upon the initial outreach and input described above, the purpose of this workshop is to:

- Provide a Project Overview
- Share outreach and decisionmaker interview information (Council/Commission interviews)
- Discussion and input to collaboratively create a Specific Plan Vision

In conclusion, staff requests that the City Council and Planning Commission conduct this public workshop to provide opportunity for discussion and input on the Plan and provide direction to staff on developing a vision statement for the Specific Plan.

### **STRATEGIC PLAN OBJECTIVE**

Thriving Economy

### **FISCAL IMPACT**

There is no fiscal impact associated with the recommended action.

### **ATTACHMENTS**

1. Workshop Presentation