



CITY OF MENIFEE

SUBJECT: Coronado Condos

MEETING DATE: February 28, 2024

TO: Planning Commission

PREPARED BY: Fernando Herrera, Associate Planner

REVIEWED BY: Orlando Hernandez, Deputy Community Development Director

APPROVED BY: Cheryl Kitzerow, Community Development Director

APPLICANT: Stefan La Casse, Quinn Communities

RECOMMENDED ACTION

1. Adopt a resolution adopting the Initial Study and Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program; and
2. Adopt a resolution approving Tentative Tract Map No. 38577 (PLN22-0232) and Plot Plan No. PLN22-0231 generally located south of Thornton Avenue, east of Upper Crest Drive, north of Esther Lane, and west of Murrieta Road in the City of Menifee.

PROJECT DESCRIPTION

Tentative Tract Map (TTM) No. 38577 (PLN22-0232) proposes to create a tract map for condominium purposes out of two existing lots (APNs: 335-440-001; 035) into one residential lot, two lots for open space and water retention purposes and two lots for streets which total 9.66 gross acres (9.07 net acres).

Plot Plan (PP) No. PLN22-0231 is the site layout and architectural review of the proposed condominium community. The Project would consist of 73 detached one-story and two-story units ranging in size of habitable area from 1,292 square feet to 1,840 square feet on a 9.07 net acre site. 236 parking spaces would be provided for residents and guests, inclusive of 146 garage spaces (2-car garage at each unit), 78 driveway spaces, and 12 additional on-street spaces. Amenities within the development would include an approximately 71,601 square-foot common open space area inclusive of a dog park, tot lot with shade structure, bocce ball court, walking trail, open turf area, and both covered and uncovered bench seating. In addition, the Project would provide approximately 100,881 square feet of private open space via private front yards and rear yards. Plan Three will feature a 60 square-foot balcony and Plan Four will feature a 50 square-

foot balcony. Additional improvements include frontage and offsite improvements to the public right-of-way on Esther Lane and Thornton Avenue.

LOCATION

The Project site is generally located south of Thornton Avenue, east of Upper Crest Drive, north of Esther Lane, and west of Murrieta Road in the City of Menifee, County of Riverside, State of California.

Project Location



GENERAL PLAN/ZONE

General Plan

The General Plan (GP) land use designation for the Project site is 5.1-8 du/ac Residential (5.1-8) R. The purpose of the GP designation is to provide for single-family attached and detached residences with a density range of five to eight dwelling units per acre. The density of the Project would be 8.0 du/ac, which is within the allowable density range of 5.1-8 du/ac for land with the Low Medium Density Residential zoning designation.

Zoning

The underlying zoning classification is Low Medium Density Residential (LMDR). The existing zoning of the Project site also allows for the development of single-family attached and detached residences. The proposed Project is consistent with the development standards of the zoning designation including density.

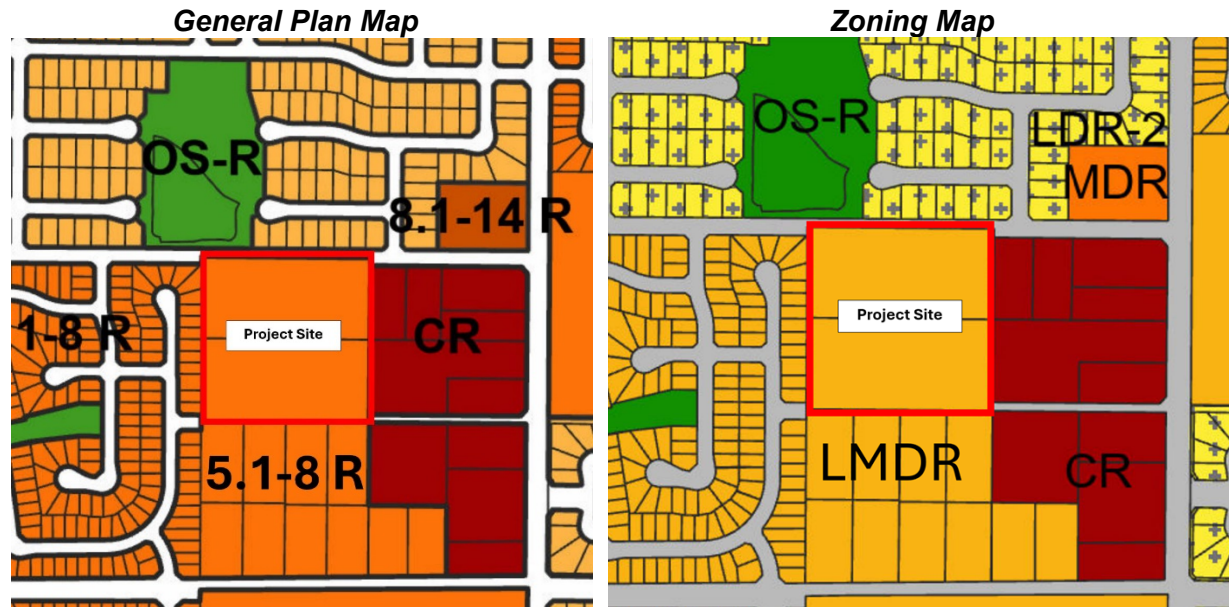


Table 1 – Surrounding Land Uses

Location	Existing Land Use	General Plan Land Use	Zoning Classification
North	Single Family Homes; Sun Ranch Community Park	2.1 – 5 Residential (2.1 -5 R)	Low Density Residential (LDR-2)
East	Vacant land	Commercial Retail (CR)	Commercial Retail (CR)
South	Single Family Homes; Vacant land	5.1 – 8 Residential (5.1 – 8 R)	Low Medium Density Residential (LMDR)
West	Single Family Homes	5.1 – 8 Residential (5.1 – 8 R)	Low Medium Density Residential (LMDR)

DISCUSSION

The Project Applicant (Stefan La Casse) is proposing the development of a 73 unit detached condominium community. The Project site consists of two existing parcels and is 9.07 net acres in size. Residential unit livable space would range from approximately 1,292 square feet to 1,840 square feet. The maximum building height of the residences would be approximately 25 feet 9 inches. All units would have a private 2-car garage and private open space in the form of front yards, rear yards, and balcony areas and patios. A 1.64-acre common open space area is centrally located on the site and would provide recreational amenities including a dog park, gazebo area, bocce ball court and a playground. The residential units will be five feet to 15 feet lower in elevation from the pad to the existing homes to the west. There will be an eight-foot retaining wall and a 15-foot setback between the residential units and the property line.

Proposed Site Plan



Circulation and Parking

Project site ingress and egress would be via two full access driveways: one on Esther Lane and one on Thornton Avenue. All residential units would be accessed via an internal loop road network.

As demonstrated in Table 2, the Project meets all the parking requirements. The Project proposes detached single-family condo units on a loop street. In order to ensure adequate parking in the community additional parking analysis using the multi-family standards have been included since there would be no on-street parking along the internal loop road. Each unit will include a 2-car garage and additional guest parking spaces are provided within the community. As such, the development would exceed the parking requirements by providing a total of 236 parking spaces.

Table 2 – Parking Summary	
Multi Family 3+ bedroom 2.5 spaces per unit	182.5
Guest Parking 1/10 spaces per unit	7.3
Required	190
Total Spaces Provided	236

Infrastructure Improvements

The Project would construct public infrastructure improvements. Esther Lane is currently a dirt road and Thornton Avenue is not at ultimate width. Both roads would be constructed to the ultimate width along the entire frontage of the Project with curb and sidewalk, plus an additional 12 feet past the centerline of the road. Additional roadway pavement would be provided on Esther Lane beyond the Project boundary to provide sufficient circulation routes to and from the Project. Utility improvements would be constructed which include new water lines, sewer, and storm drain lines. The new storm drain line shall connect from existing RCFC Facility “Sun City – Hillman Street Storm Drain” which currently outlets onto the Project site, through a line constructed within the Project and offsite Esther Lane to the existing RCFC Facility “Sun City -Thornton Avenue Storm Drain” open channel east of Murrieta Road. Additional infrastructure also includes the construction of a maximum 9.5’ retaining wall near the western boundary of the Project, to be maintained by the HOA/POA.

Open Space / Amenities

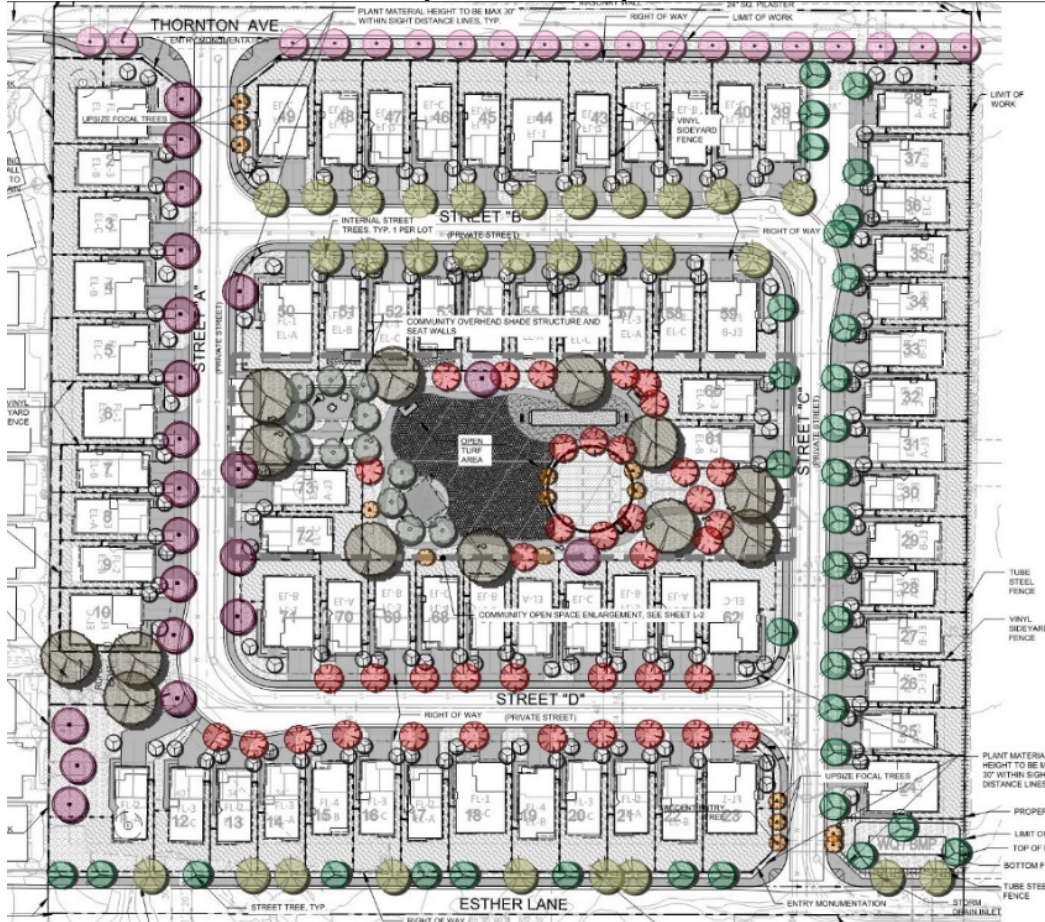
The total area of open space will be 169,403 square feet. There will be a large open space at the center of the community. Natural surveillance will be provided to this space by the surrounding houses. The area will also double as underground retention chambers for water quality purposes as well as a recreation area with community amenities. Amenities will include a playground, a gazebo area with seating for picnics, a dog park, a bocce court, and open space areas for general recreation. The area will be landscaped, and seating will be provided throughout the space.

Landscaping

Landscape standards for the Project are outlined in the Menifee Development Code. Landscaped areas for the Project site would total approximately 145,012 square feet, of which 25,546 square feet would be common areas and 46,136 square feet would be front yard landscaping. Landscaping would be comprised of drought-tolerant shrubs and ground cover and evergreen and deciduous trees. Table 3 provides a summary of the proposed landscaping. The conceptual landscape plan includes trees at the perimeter and street frontages.

Table 3 - Landscaping	
Designated landscaping area (includes front and rear yards)	145,012 square feet
Landscaping provided (includes front yards)	71,682 square feet
Landscaped Common Areas	25,546 square feet
Total trees provided	179
Evergreen trees	139

Conceptual Landscape Plan



Architecture

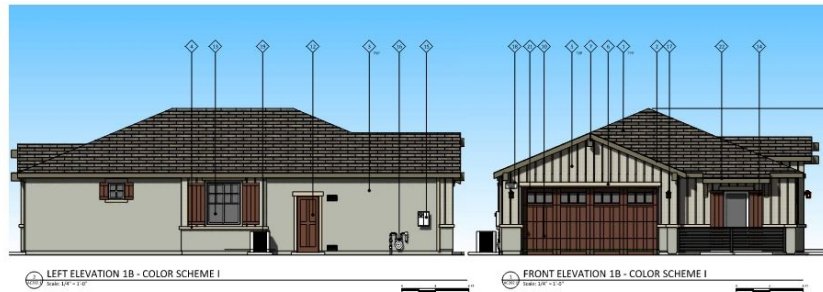
The proposed community will feature three architectural styles – Spanish, Farmhouse, and Contemporary. The applicant has worked with staff to ensure that the proposed architecture is in compliance with the requirements of the Development Code and Design Guidelines. There are four floor plans for each architectural style which will result in 12 different home types. Unit types range from one story to two story. The size of the habitable area of the units ranges from 1,292 square feet to 1,840 square feet. Balconies are a design feature of the community to provide natural surveillance and to create a sense of community.

The architectural elements found in the Spanish style consist of over hangs, decorative elements indicative of the Spanish style, shutters, Capistrano roof tiles, and earth tone colors. The Farmhouse style utilizes wood farm siding, shutters, and metal accents. Lastly the Contemporary style features a simpler cleaner look with horizontal wood siding, metal elements, and trim around the windows.

Table 4 – Floor Plans

Plan 1	1,292 square feet of living area	15 units
Plan 2	1,692 square feet of living area	19 units
Plan 3	1,785 square feet of living area	23 units
Plan 4	1,840 square feet of living area	16 units

Select Elevations



Elevation 1B Farmhouse



Elevation 2B Farmhouse



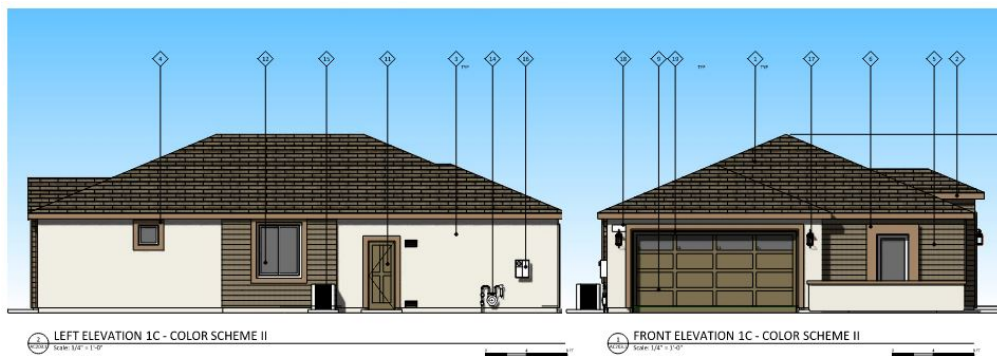
Elevation 3A Spanish



Elevation 4A Spanish



Elevation 3C Contemporary



Elevation 1C Contemporary

ENVIRONMENTAL DETERMINATION

The City of Menifee has determined the above Project would not have a significant effect on the environment with incorporation of standard conditions of approval and mitigation measures (as listed in the Initial Study and Mitigated Negative Declaration {IS/MND}) and has recommended adoption of the IS/MND. The public review period for the IS/MND occurred from January 24, 2024 to February 23, 2024. A Mitigation Monitoring and Reporting Program (MMRP) was prepared and identifies all mitigation measures required for the Project for the Planning Commission's consideration. The IS/MND, including technical appendices can be accessed for review on the City website at <https://www.cityofmenifee.us/325/Environmental-Notices-Documents>.

FINDINGS

Findings for TTM No. 38577 (PLN22-0232) and PP No. PLN22-0231 are included in the attached resolution.

PUBLIC NOTICE

The proposed Project was initially noticed on January 11, 2024 and then re-noticed on January 17, 2024 for the February 28, 2024 Planning Commission public hearing. A public notice was published in *The Press Enterprise* and notices were mailed to property owners within a 300-foot radius of the Project site. The proper public notice was posted on-site, and in addition, all relevant public agencies and those requesting notification were notified of the public hearing. Comments were received from tribal governments and Riverside County Flood Control in regard to the next steps in the process. Several comments were received from surrounding residents in regard to concerns over the perception the Project is more dense than surrounding development, incompatibility, and the perception that the Project will be affordable housing, which the Project will not be.

ATTACHMENTS

1. Project Plans & Exhibits
2. Resolution – IS/MND
3. Exhibit A – IS/MND
4. Exhibit B - MMRP
5. Resolution - Project Entitlements
6. Exhibit A – Conditions of Approval
7. Public Hearing Notice