

RESOLUTION NO. PC 24-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENIFEE, CALIFORNIA APPROVING TENTATIVE TRACT MAP NO. 38577 (PLN23-0232) TO CREATE A MAP FOR CONDOMINIUM PURPOSES, AND PLOT PLAN NO. PLN23-0231 FOR THE SITE AND ARCHITECTURE REVIEW OF A PROPOSED 73-UNIT DETACHED CONDOMINIUM COMMUNITY.

WHEREAS, on September 29, 2022, the applicant, Stefan Lacasse (“Applicant”), filed a formal application with the City of Menifee for the approval of Tentative Tract Map (“TTM”) No. 38577 (PLN22-0232) to create a map for condominium purposes (APNs 335-440-001; 035) for a total of 9.07 net-acres, and Plot Plan (“PP”) No. PLN22-0231 for the site and architecture review of a 73-unit detached condominium community along with associated improvements. The Project site is generally located south of Thorton Avenue, north of Esther Lane, west of Murrieta Road, and east of Upper Crest Drive in the City of Menifee, County of Riverside, State of California; and

WHEREAS, collectively, all the applications are referred to as the “Project” or “Coronado Condos”; and

WHEREAS, Conditions of Approval for TTM No. 38577 and PP No. PLN23-0232 have been prepared and attached hereto as Exhibit “A” of the resolution; and

WHEREAS, on February 28, 2024, the Planning Commission of the City of Menifee held a public hearing on the Project, considered all public testimony as well as all materials in the staff report and accompanying documents for the Project including the consideration of the Initial Study and Mitigated Negative Declaration (“IS/MND”), which hearing was publicly noticed by a publication in *The Press Enterprise*, a newspaper of general circulation, an agenda posting, notices placed on the project site, notice to property owners within 300 feet of the Project boundaries, notice to all relevant agencies and to persons requesting notification; and

WHEREAS, all other legal prerequisites to the adoption of this resolution have occurred.

NOW, THEREFORE, the Planning Commission of the City of Menifee resolves as follows:

Section 1: The City of Menifee’s Planning Commission hereby makes the following findings for TTM No. 38577 (PLN22-0232) in accordance with Title 7, Article 2, Chapter 7.20.090 “Findings for Approval for Tentative Maps” of the City of Menifee Subdivision Code:

Finding 1 - The proposed subdivision and the design and improvements of the subdivision is consistent with the Development Code, General Plan, any applicable specific plan, and the Menifee Municipal Code.

The Project site is designated as Low Medium Density Residential (LMDR) per the development code and 5.1 – 8 du/ac Residential (5.1-8 R), per the City of Menifee General Plan. The proposed TTM would combine 335-440-001; 035) and establish a new map for condominium which will total of 9.07 net-acres. The Project would provide a residential use within the established density

range and therefore, the Project is consistent with the General Plan.

The Project meets all the Development Code standards of Title 9, including but not limited to parking requirements, setbacks/land use buffering, landscape coverage, floor area ratio (FAR) and height requirements of the zone that it is located in. In addition, the Project was determined to be consistent with the Citywide Design Guidelines.

The TTM component of the Project will establish a Tract Map for Condominium purposes. The proposed subdivision has been reviewed by all applicable City departments and is consistent with the General Plan and Development Code.

Finding 2 - The tentative map does not propose to divide land which is subject to a contract entered into pursuant to the California Conservation Act of 1965, or the land is subject to a Land Conservation Act contract but the resulting parcels following division of the land will be of an adequate size to sustain their agricultural use.

The TTM does not propose to divide land which is subject to a contract entered into pursuant to the California Land Conservation Act of 1965.

Finding 3 - The site is physically suitable for the type of development and the proposed land use of the development.

The proposed Project is for a TTM for Condominium Purposes; the subject site is relatively flat and does not contain steep slopes or other features that would be incompatible with the proposed development. The site is bounded by single family homes to the north and west, and residential homes and vacant land to the south and vacant land to the east. The surrounding area is also relatively flat. Therefore, the site is considered physically suitable for the type of development and the proposed land use of the site. Necessary improvements to the public right-of-way will also be built as part of the project to accommodate the condominiums consistent with the Development Code and the General Plan.

The Project has been reviewed by a variety of Departments to ensure compliance with applicable regulations, including, but not limited to City of Menifee Building and Safety, Engineering and Public Works, and Office of the Fire Marshal. These Departments have also provided conditions of approval as appropriate to ensure compliance with applicable regulations.

Finding 4 - The design of the subdivision and the proposed improvements, with conditions of approval, are either:

- 1. Not likely to cause significant environmental damage or substantially and avoidable injure fish or wildlife or their habitat; or**
- 2. Subject to an environmental impact report under which a finding has been made pursuant to Public Resources Code Section 21081(a)(3) that specific economic, social, or other considerations make infeasible mitigation measures or project alternatives identified in the environmental impact report.**

An IS/MND pursuant to the California Environmental Quality Act ("CEQA") was

prepared for the Project. In the IS/MND it was found that with implementation of mitigation measures, the proposed Project would not result in any significant impacts. A Mitigation Monitoring and Reporting Program (“MMRP”) was prepared and identifies all mitigation measures that will be required for the Project.

Consistency with Multiple Species Habitat Conservation Plan (“MSHCP”)

The City of Menifee has two active conservation plans within the City’s boundary, the Western Riverside County MSHCP, and the Stephen’s Kangaroo Rat Habitat Conservation Plan (“SKR-HCP”). The subject site is within the jurisdiction of the SKR-HCP and the Western Riverside County MSHCP. The Project is located inside the Stephen’s Kangaroo Rat (“SKR”) (*Dipodomys stephensi*) Fee Area. The proposed Project is located within the boundaries of the Western Riverside County MSHCP; however, the Project is not located within a Criteria Cell or Cell Group. The Project will be subject to the payment of fees consistent with Menifee Municipal Code Chapter 17.03 as adopted by the City of Menifee. Therefore, the Project will not conflict with the provisions of the adopted SKR-HCP, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan and the impact is considered less than significant.

The TTM will not result in conditions detrimental to the public health, safety, or general welfare as designed and conditioned. The map has been reviewed and conditioned by the City of Menifee Community Development Department, Engineering Department, and Office of the Fire Marshal to ensure that it will not create conditions materially detrimental to the surrounding uses.

Finding 5 - The design of the subdivision and the type of improvements are not likely to cause serious public health problems.

The Project will not result in conditions detrimental to the public health, safety, or general welfare as designed and conditioned. The Project site is surrounded by vacant land to the north and west, and residential homes to the south and east.

The Project has been reviewed and conditioned by the City of Menifee Community Development Department, Engineering Department, Police Department, and Office of the Fire Marshal to ensure that it will not create conditions materially detrimental to the surrounding uses. In addition, environmental impacts resulting from the Project have been analyzed in an IS/MND. The IS/MND determined that potential impacts would all be less than significant with the necessary mitigation incorporated. Therefore, the proposed subdivision is not anticipated to create conditions materially detrimental to the public health, safety, and general welfare or injurious to or incompatible with other properties or land uses in the Project vicinity.

Finding 6 - The design of the subdivision provides for future passive or natural heating or cooling opportunities in the subdivision to the extent feasible.

The Project will be designed with passive or natural heating opportunities such as solar amenities and the incorporation of lush tree coverage on site. The Project will be consistent with the development code and the requirements of California Code of Regulations of Title 24, including requirements for energy efficiency, thermal insulation, and solar panels.

Finding 7 - The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision, or the design of the alternate easements which are substantially equivalent to those previously acquired by the public will be provided.

The subdivision will consolidate two existing parcels within the Project area and create a map for condominium purposes. The two parcels contain no public access easements through the property for the public. The subdivision makes provisions for all existing and future easements for all utilities and public use purposes.

Finding 8 - The subdivision is consistent with the City's parkland dedication requirements (per the Quimby Act) as applicable, in accordance with Chapter 7.75 (Parkland Dedication and fees).

The proposed subdivision will fulfill Quimby obligations through the payment of fees as determined by the Community Services Department. Fees are required for consistency with the Quimby Act.

Section 2: The City of Menifee's Planning Commission hereby makes the following findings for PP No. PLN22-0231 in accordance with Title 9, Article 2, Chapter 9.80.70(B), "Findings for Approval for Plot Plans" of the City of Menifee Comprehensive Development Code:

Finding 1 - The proposed design and location of the Plot Plan is consistent with the adopted General Plan and any applicable specific plan.

The Project site has a General Plan land use designation of 5.1 - 8 du/ac Residential (5.1 – 8 R). The intent of this designation is to create "Single-family attached and detached residences with a density range of five to eight dwelling units per acre." The Project will create 73 housing units on approximately 9.66 gross acres (9.07 net acres). The Project is consistent with the land use designation and has a proposed density of eight dwelling units per acre. The Project will provide a residential use within the established density range. The proposed development will also help to meet the following goals and objectives of the General Plan:

Goals:

- *LU-1: Land uses and building types that result in a community where residents at all stages of life, employers, workers, and visitors have a diversity of options where they can live, work, shop, and recreate within Menifee. (Land Use Element Page 4)*

The proposed Project will create a condominium community in the northern

area of Meniffee. This will provide additional housing type options for residents seeking to locate here with this housing style in mind.

Objectives:

- *LU-1.1: Provide a spectrum of housing types and price ranges that match the jobs in the City and make it possible for people to live and work in Meniffee and maintain a high quality of life. (Land Use Element Page 4)*

The proposed Project will create a condominium development with amenities. This product type/community is similar to the detached single-family communities throughout the City. However, it does have multi-family community benefits such as shared community spaces, and guest parking. It will provide another option for people to live in Meniffee.

- *CD-3.12: Utilize differing but complementary forms of architectural styles and designs that incorporate representative characteristics of a given area. (Community Design Element Page 4)*

The buildings are designed to meet the City of Meniffee Design Guidelines such as building form, roof form, massing and articulation, materials and colors, windows, doors, and entries. The proposed Project will have three architectural styles throughout the development – Spanish, Farmhouse, and Contemporary.

- *CD-3.13: Utilize architectural design features (e.g., windows, columns, offset roof planes, etc.) to vertically and horizontally articulate elevations in the front and rear of residential buildings. (Community Design Element Page 5)*

The buildings for the Project utilize a variety of design features that are appropriate for each architectural style. This includes but is not limited to varying roof treatments and styles, variations on veneer, mullions and window treatments, and distinctive architectural finishes such as clay pipes and shutters. The proposed architectural styles contain balanced four-sided architecture, yet the proposed layout of the elevation types was under careful consideration.

- *CD-3.14 Provide variations in color, texture, materials, articulation, and architectural treatments. Avoid long expanses of blank, monotonous walls or fences. (Community Design Element Page 5)*

As previously stated, the proposed buildings will utilize a variety of architectural treatments and features that complement their respective styles and provide breakage and movement throughout the building.

Finding 2 - The proposed project meets all applicable standards for development and provisions of this title.

The PP proposes a detached residential project consisting of 73 housing units on a 9.66 gross acre (9.07 net acre) Project site.

The Project has been reviewed by the City of Menifee Community Development Department, Engineering Department, Police Department, and Office of the Fire Marshal as well as applicable external agencies and departments to ensure that the Project meets all applicable development standards. The Project complies with the Development Code standards of Title 9, including but not limited to, parking requirements, setbacks/land use buffering, landscape coverage, floor area ratio, and height requirements of the LMDR zone. Moreover, the Project was reviewed against and found consistent with the Citywide Design Guidelines. All necessary on and off-site improvements will be required as Conditions of Approval.

Therefore, the proposed design and location of the Project meets all applicable standards of development and operation of the City's Zoning Code, including any applicable specific use regulations.

Finding 3 - The establishment, maintenance, or operation of the proposed project will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the City.

The Project is compatible with the surrounding land uses, General Plan land use designations, and zoning classifications and is adequately sized, shaped, designed and located.

The Project has been reviewed by a variety of Departments to ensure compliance with applicable regulations, including, but not limited to City of Menifee Community Development, Engineering and Public Works, and Office of the Fire Marshal. These Departments have also provided conditions of approval as appropriate to ensure compliance with applicable regulations.

The Project incorporates quality architecture and landscaping which will enhance the area. Environmental impacts resulting from the Project have been analyzed in an IS/MND. The IS/MND determined that potential impacts, would all be less than significant. Therefore, the Project is not anticipated to create conditions materially detrimental to the public health, safety and general welfare or injurious to or incompatible with other properties or land uses in the project vicinity.

NOW THEREFORE, the Planning Commission of the City of Menifee hereby approves the following:

1. That the Planning Commission determine that the "Findings" set out above are true and correct.
2. That the Planning Commission determines that the environmental review has been completed for the Project in accordance with State and local laws, and CEQA guidelines.

3. That the Planning Commission, pursuant to a separate resolution, finds that the facts presented within the public record provide the basis to certify the IS/MND, and MMRP, which have been completed for the project.
4. That the Planning Commission finds that the facts presented within the public record and within the Planning Commission resolution provide the basis to approve TTM No. 38577 (PLN22-0232) and PP No. PLN22-0231, and that the Planning Commission approve said entitlements.
5. The documents and materials that constitute the record of proceedings on which this resolution has been based are located at the Community Development Department – Planning Division, 29844 Haun Road, Menifee, CA 92586. This information is provided in compliance with Public Resources Code section 21081.6.

PASSED, APPROVED AND ADOPTED this 28th day of February, 2024.

Jeff LaDue, Chairman

Attest:

Rachel Valencia, Administrative Assistant

Approved as to form:

Thai Phan, Assistant City Attorney