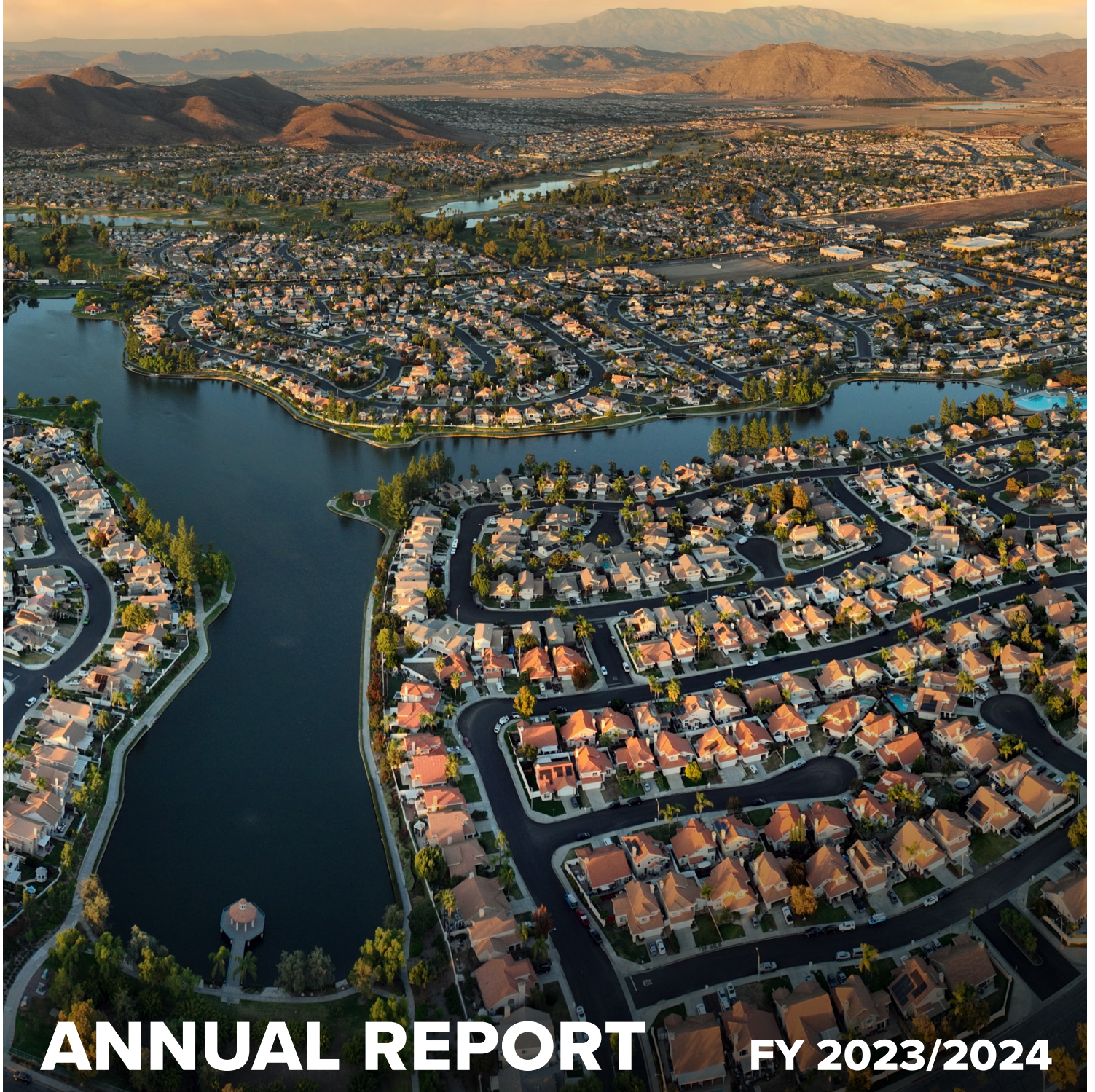




MENIFEE
COMMUNITY
DEVELOPMENT



ANNUAL REPORT **FY 2023/2024**

MESSAGE FROM THE DIRECTOR

Wow, Fiscal Year 2023/2024 was another busy and accomplished year for the City of Menifee's Community Development Department (CDD)! We are excited to provide a snapshot of the permit and program activity demonstrating our robust efforts over the past year to both manage growth and facilitate investment. The CDD is responsible for ensuring new construction is consistent with local and state regulations, and takes the lead in plan review and permitting, as well as the implementation of grant programs that assist our residents.

Over the past year, we celebrated many milestones. The most significant was in October 2023, as the City celebrated its 15th birthday with all 110,034 of our residents (U.S. Department of Finance 2023).

Our Planning Division oversaw the approval of the Menifee Valley Specific Plan, a multi-year master planned development that will provide over 1,700 homes, a community park, fire station, and industrial and commercial uses in the northeast area of the City.

The Building Division facilitated the completion of several commercial projects and welcomed new businesses such as Ike's Love and Sandwiches, Daiso, Popeye's, Chick-Fil-A and Lady M Bistro.

The Housing and Community Development Block Grant (CDBG) staff approved and funded three loans in the 1st Time Homebuyer Program, allowing three families to experience owning their first home.

In conjunction with the City's annual theme "City of Innovation: Building for the Future", the City kicked off the creation of the Menifee Innovation District Specific Plan located south of Scott Road adjacent to Interstate-215. The Innovation District will aim to diversify the City's local economy while addressing job creation for the region.

And those are just a few highlights. Enjoy more details in the report and remember the CDD works diligently to ensure balanced and well-designed new developments. We continue to strive to meet the needs of residents, businesses, visitors, and developers alike to ensure that together we are creating a **HEALTHY, VIBRANT, and CONNECTED COMMUNITY** for everyone.



Cheryl Kitzerow, AICP
Community Development Director

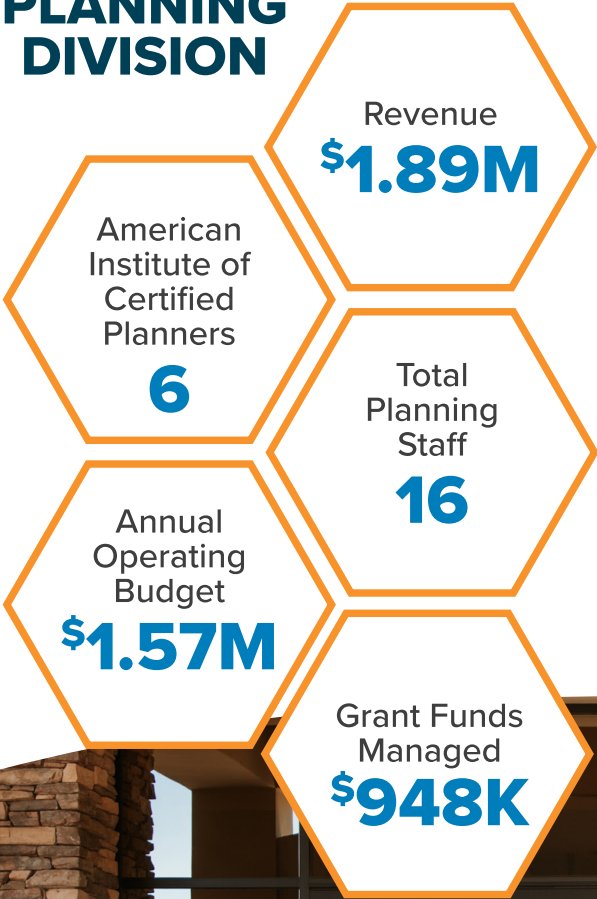


DEPARTMENT ORGANIZATIONAL CHART



DEPARTMENT OVERVIEW

PLANNING DIVISION



BUILDING DIVISION



■ PLANNING COMMISSION

The Planning Commission is an appointed body of residents by the City Council that review development applications proposed within the City.

The 5-member Commission is authorized to review land use projects and act upon zoning ordinances, tentative tract maps, conditional use permits and variances, as well as hold hearings on the General Plan, specific plans, and the zoning map.

**APPROVED:
43 PROJECTS**

7.4M+

Square Feet of
Commercial/
Industrial

8

Residential
Projects

1

Hotel with
160
Rooms



Commissioners: Joe Long, Randy Madrid, Chris Thomas | Chair: Jeff LaDue | Vice-Chair: Ben Diederich



FY 23/24 PLANNING ACTIVITY REPORT

PLANNING ACCOMPLISHMENTS



148 PROJECTS APPROVED INCLUDING

- 17 Detached Accessory Structures
- 47 Accessory Dwelling Units (8 Permit Ready Accessory Dwelling Units)
- 7 Tentative Tract Maps
- 1 Hotel (160 rooms)



APPROVED HOUSING

- Single-Family Units: 4,777
- Multi-Family Units: 1,026



31 PRE-APPLICATIONS PROCESSED

- Commercial: 46,869 SF
- Office: 63,242 SF
- Industrial: 147,025 SF
- 1 Hotel (155 rooms)



PROJECTS IN ENTITLEMENT PLAN REVIEW

- Commercial: 452,704 SF
- Office: 231,708 SF
- Industrial: 9,435,271 SF
- Hotels: 2 (233 total rooms)
- 13 subdivisions

Customers Assisted
(Virtual & In-Person)

3,017

↓ **5%** ↓

Phone Calls Received

4,215

↑ **24%** ↑

New Submittals

217

↓ **8%** ↓

Projects in Review

240

↑ **3%** ↑

Inspections Conducted

698

↓ **5%** ↓

22 CEQA
(Environmental Review)
Contracts Executed

\$1.68 M

↓ **51%** ↓

FY 23/24 CDBG ACTIVITY REPORT

SENIOR SERVICES



YOUTH SERVICES



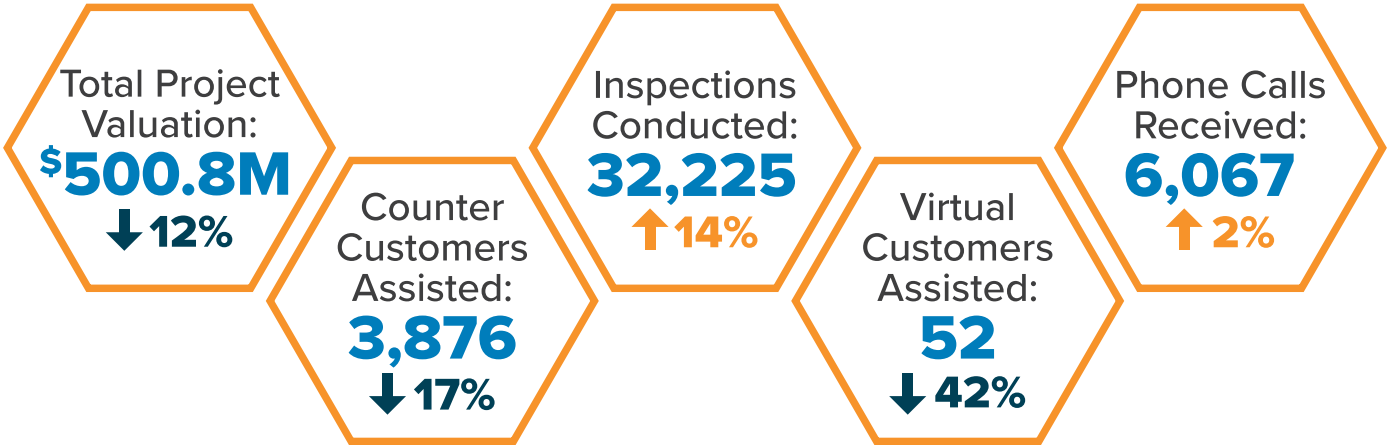
HOUSING GRANTS



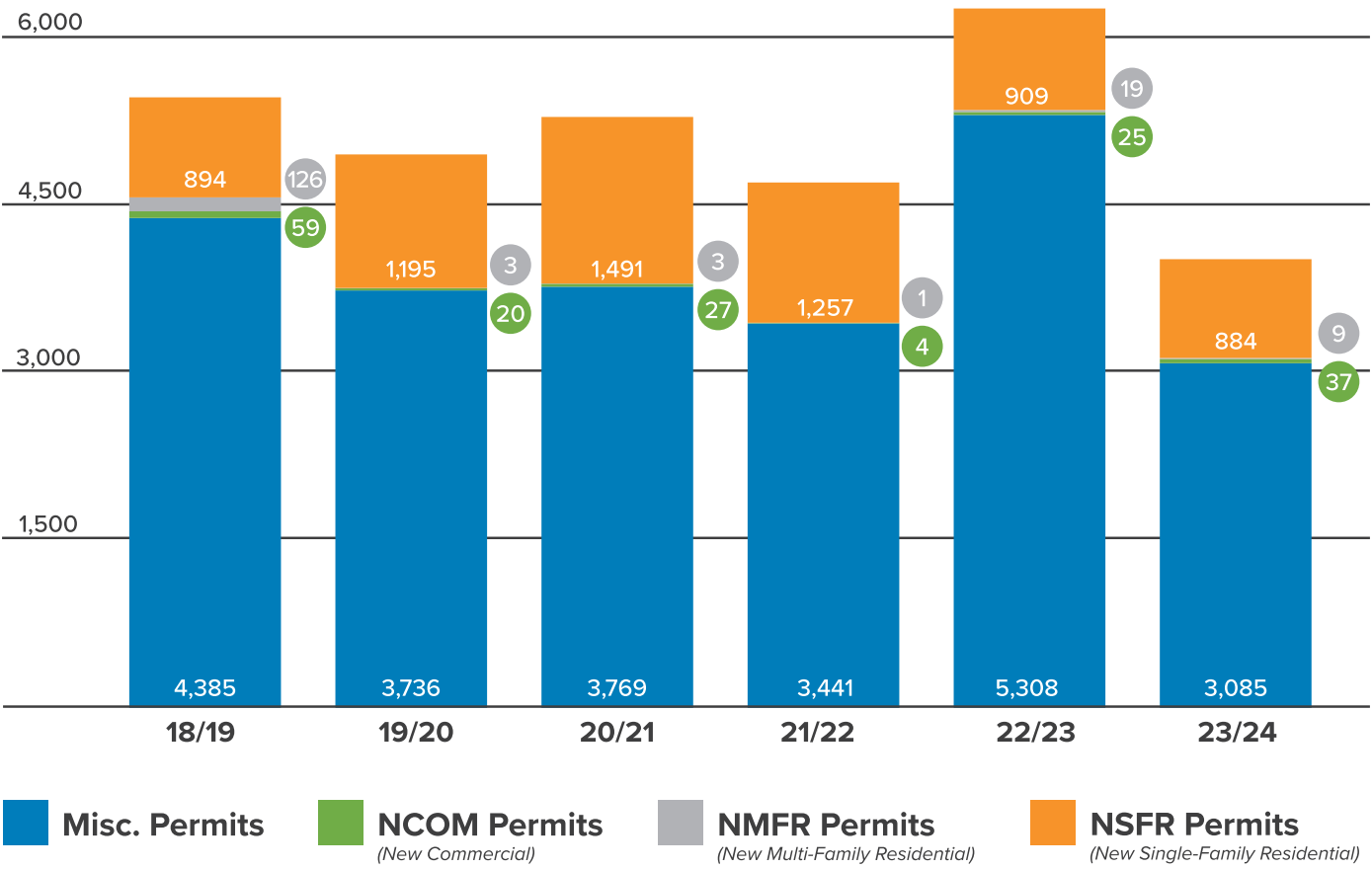
OTHER SERVICES



FY 23/24 BUILDING & SAFETY ACTIVITY REPORT



PERMITS ISSUED FROM FY 18/19 TO FY 23/24





HOME BUILDER OF THE YEAR

WINNER: KB HOME COASTAL

- Fully embraced and executed the values of the City's "Built by Innovation" theme.
- Constructed and opened a 10-acre community park featuring a shaded inclusive playground, multi-purpose field, basketball court, picnic area, exercise equipment and restroom facility.
- Partnered with the U.S. Department of Energy and Southern California Edison to create the very first all-electric, solar and battery-powered microgrid community, which will use 40% less energy than the average U.S. household.
- A portion of the community's 219 homes are designed to feed into a self-supporting energy system that powers each neighborhood with a community battery and has the capability to operate during a power outage.

Single-Family Project
Valuation:
\$353.4M

Occupancies
Issued:
849

Active
Tracts Under
Construction:
15

NEW HOUSING COMMUNITIES

Adler Ranch
Banner Park
Cimarron Ridge
Durango
McLaughlin Village
Noble
Oak Shade
Persano
Quartz Ranch
Rockport Ranch
Sagewood
Sky View
Sumac Ridge

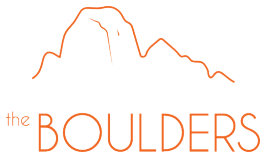


COMMERCIAL PROJECTS

*New Commercial
Valuation:
\$27.6 M *Includes
Industrial

Total Square Footage
of Projects in Review:
799,450 SF

27 NEW BUSINESSES IN CONSTRUCTION



19 NEW BUSINESSES OPENED





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CityofMeniffee.us/98/Community-Development