

RESOLUTION NO. PC 22- _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENIFEE, CALIFORNIA APPROVING PLOT PLAN NO. 2018-225 FOR VISTA RIDGE APARTMENT COMPLEX LOCATED AT THE NORTHWEST CORNER OF MURRIETA ROAD AND THORNTON AVENUE (APNS: 335-481-015)

WHEREAS, on September 7, 2018, the applicant, Luis Navarro, filed a formal application with the City of Menifee for Plot Plan No. 2018-225, which proposes a thirty-(30)-unit apartment complex, that includes two and three-bedroom units with a 2-car garage with direct access to each unit. The Project site is approximately 2.65-acres and will include landscaping throughout the development, and a picnic and playground area. The Project also proposes a total of 76 parking stalls. Primary access to the site will be provided on Thornton Avenue with emergency access on Murrieta Road; and

WHEREAS, the City of Menifee wishes to protect and preserve the quality of the life throughout the City, through effective land use and planning; and

WHEREAS, Conditions of Approval have been prepared and attached hereto as Exhibit "A" of the resolution; and

WHEREAS, on September 28, 2022, 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, regarding Plot Plan No. 2018-225, which hearing was publicly noticed by a publication in *The Press Enterprise*, a newspaper of general circulation, an agenda posting, and notice to property owners within 400-feet of the Project boundaries, and to persons requesting public notice.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Menifee make the following Findings:

Section 1: *Consistency with the General Plan. The Plot Plan is consistent with the adopted General Plan and any applicable specific plan.*

Consistency with General Plan

The Project site's General Plan Land Use is designated 8.1-14 Residential dwelling units per acre. This General Plan is intended for single-family, attached, and detached residences, including townhomes and apartments. The Project proposes two (2)-bedroom and three (3)-bedroom apartment units at a density of 11.3 dwelling units per acre on 2.65 acres and is consistent with the designation of 8.1-14R land use designation. Furthermore, the project is consistent with the following General Plan policies:

Project Design

- *LU-1.1: Concentrate growth in strategic locations to help preserve rural areas, create place and identity, provide infrastructure efficiently, and foster the use of transit options.*

The Project site is designated for residential use and is surrounded by existing single-family residential communities. To the south is vacant land designated for future Commercial Retail (CR). Existing improved road access will be provided to the site by way of Murrieta Road and

Thornton Avenue. The addition of this community will further provide road improvements at the corner of Murrieta Road and Thornton Avenue.

LU-1.2: 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 Menifee and maintain a high quality of life.

The Project proposes a 30-unit apartment complex that will provide 2-bedroom and 3-bedroom, 2-story units with direct access, 2-car garage. This complex will be located within other residential communities such as single-family residences and 55+ senior communities and will be a welcome addition as an attached residential community within the area.

LU-1.4: Preserve, protect, and enhance established rural, estate, and residential neighborhoods by providing sensitive and well-designed transitions (building design, landscape, etc.) between these neighborhoods and adjoining areas.

The proposed project provides a well-designed transition between lower density residential development located north and west of the project site and planned commercial development that would be located south of the project site on the south side of Thornton Avenue. By providing this land use transition, the proposed project preserves, protects, and enhances established residential neighborhoods.

LU-3.4: Require that approval of new development be contingent upon the project's ability to secure appropriate infrastructure services.

The Project includes conditions of approval which require appropriate infrastructure improvements, including conditions for consistency with the requirements for water, fire protection, sewage disposal, and fences, and road improvements at the southwest corner of Murrieta Road and Thornton Avenue.

Building Design

- *CD-3.10 Employ design strategies and building materials that evoke a sense of quality and permanence.*

The Project includes quality architectural features, such as corrugated metal siding, wood paneling, and brick veneer in cool earth tones. The proposed development will provide glazing that will bring in natural light and create an inviting and visual appeal to the site.

- *CD-3.14 Provide variations in color, texture, materials, articulation, and architectural treatments. Avoid long expanses of blank, monotonous walls or fences.*

The architecture of the project incorporates varied colors, recesses, material changes, varied roof lines, wall plane changes, accent

materials, and other architectural treatments that break up wall areas to avoid any long expanses of blank, monotonous walls.

Enhanced Landscape Corridors

- *CD-4.2 Design new and, when necessary, retrofit existing streets to improve walkability, bicycling, and transit integration; strengthen connectivity; and enhance community identity through improvements to the public right-of-way such as sidewalks, street trees, parkways, curbs, street lighting, and street furniture.*

The Project will provide sufficient right-of-way and accent paving, streetlighting, accent paving, and decorative landscaping at the entries and expanded sidewalks on Murrieta Road and standard sidewalks on Thornton Avenue.

Lighting

- *CD-6.4 Require that lighting and fixtures be integrated with the design and layout of a project and that they provide a desirable level of security and illumination.*

The applicant is proposing decorative down-shielded, building-mounted lighting, as well as decorative down-shielded, free-standing lighting.

- *CD-6.5 Limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.*

The Project has been conditioned for all lighting fixtures to comply with Menifee Municipal Code Chapter 6.01, "Dark Sky Ordinance", which will have the effect of limiting leakage and spillage of light. All lighting is to be down-shielded as described above.

Section 2: Consistency with the Zoning Code.

The zoning of the project site is Medium Density Residential (MDR).

The Project site is zoned Medium Density Residential (MDR) and is intended for single-family attached, detached residences, and townhomes. The proposed project is consistent with the permitted uses, allowed density, and development standards of the MDR.

Surrounding zoning classifications include Low Density Residential-2 (LDR-2) of existing single-family residential home to the west and north, Low Medium Density Residential (LMDR) to the east of single family residential and 55+ senior community, and vacant Commercial Retail land to the south of the subject property.

Section 3: Surrounding Uses. Approval of the application will not 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.

North and west of the property are existing single family residential homes (2.1-5R dwelling units per acre). East of the property are existing single family and a 55+ senior community (5.1-8R dwelling units per acre), and south of the property across Thornton Avenue is vacant Commercial Retail (CR).

The Project site will include a 6-8-foot-tall perimeter split face masonry block wall which will boarder the proposed development. The project includes a landscaped buffer which will encompass the development on the north, east, west, and south boundary, which provides buffering between the site and the residential subdivision to the north and west. Also, the development includes a landscaped area trail and sidewalk along Murrieta Road.

The project is compatible with the surrounding land uses, General Plan land use designations, and zoning classifications. 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.

Consistency with Multiple Specie Habitat Conservation Plan (MSHCP)

The City of Menifee has two (2) active conservation plans within the City's boundary, the Western Riverside County MSHCP, and the Stephens' 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 site is located inside the Stephen's Kangaroo Rat (*Dipodomys stephensi*) (SKR) Fee Area. The Project is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan; however, the Project is not located with a Criteria Cell or Cell Group. The Project will be subject to the payment of fees for a commercial project consistent with Riverside County Ordinance No. 810.2 as adopted by the City of Menifee. Therefore, the Project will not conflict with the provisions of the adopted HCP, Natural Conservation Community Plan, or other approved local, regional, or State conservation plan and the impact is considered less than significant.

Section 4: *Compliance with CEQA. Processing and approval of the permit application are in compliance with the requirements of the California Environmental Quality Act.*

The Project has been determined to be Categorically Exempt (Class 32 – Section 15332, "In-Fill Development Projects") under the California Environmental Quality Act (CEQA) and CEQA Guidelines. Class 32 consists of projects characterized as in-fill development and can adequately be served by all utility purveyors. The Project is zoned Medium Density Residential (MDR) which allows single-family, and multifamily residences, including townhomes with a density range of 8 to 14 dwelling units per acre, and is consistent with the standards and policies set forth in the general plan and zoning code. The Project site is 2.65 gross acres and is generally surrounded by residential to the west,

north and east and vacant commercial retail to the south. The Project site does not support the possibility of endangered or threatened species, because the site is disturbed, and there is an existing foundation from previous development, additionally, the site is not viable for endangered species. The project has been reviewed and it was determined it will not have an adverse effect related to traffic, noise, air quality, or water quality. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

BE IT FURTHER RESOLVED, the Planning Commission of the City of Menifee hereby recommends the following:

1. That the Findings set out above are true and correct.
2. Plot Plan No. 2018-225 is hereby approved subject to the Conditions of Approval set forth in Exhibit "A" of this Resolution.

PASSED, APPROVED AND ADOPTED this the 28TH day of September 2022.

David White, Chairman

Attest:

Rachel Valencia, Acting Deputy City Clerk

Approved as to form:

Thai Phan, Assistant City Attorney