



CITY OF MENIFEE

SUBJECT: Tentative Tract Map No. 38219, PLN 21-0238 and Plot Plan No. PLN 21-0239 ("Riverwalk Village" Project)

MEETING DATE: June 22, 2022

TO: Planning Commission

PREPARED BY: Orlando Hernandez, Planning Manager

REVIEWED BY: Cheryl Kitzerow, Community Development Director

APPROVED BY: Cheryl Kitzerow, Community Development Director

APPLICANT: Albert Womble

RECOMMENDED ACTION

1. Adopt a Resolution adopting a Mitigated Negative Declaration, based on the findings incorporated in the Initial Study and the conclusion that the project will not have a significant effect on the environment; and
2. Adopt a Resolution approving Tentative Tract Map No. 38219 PLN 21-0238 and Plot Plan No. PLN 21-0239 subject to the attached conditions of approval and based upon the findings.

PROJECT DESCRIPTION

Tentative Tract Map No. 38219 PLN 21-0238 proposes a tract map for condominium purposes for the development of 198 detached townhomes. The proposed parcel is approximately 14.21 net acres, which includes 1.9 acres of open space and 0.3 acres of recreational open space.

Plot Plan No. PLN 21-0239 proposes development of 198 townhomes as well as associated improvements and amenities. The floorplan breakdown is as follows:

Unit 1 – 1,716 sq. ft. (66 total)	Unit 2 – 1,775 sq. ft. (59 total)
Unit 3 – 1,755 sq. ft. (50 total)	Unit 4 – 1,884 sq. ft. (23 total)
Recreation Center – 2,800 sq. ft.	

The proposed project includes a two-car garage on every unit, 50 assigned automobile parking spaces and 45 guest parking spaces.

Site Plan Exhibit



LOCATION

The project site is located on the west side of Bradley Road, south of the Salt Creek channel and north of Lazy Creek Road within the City of Menifee, County of Riverside, State of California (APNs: 338-150-031; 046).

GENERAL PLAN/ZONE

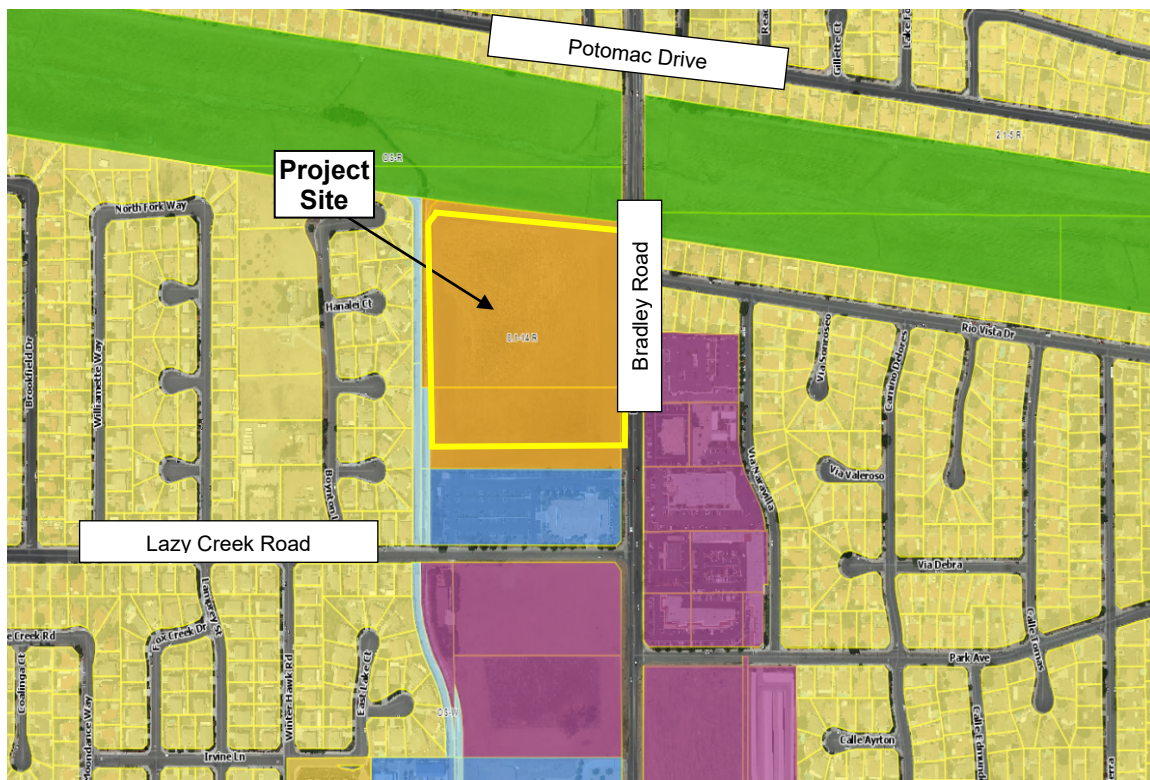
General Plan

The project site is designated as 8.1-14 du/ac Residential (8.1-14R) according to the City of Menifee General Plan. The general plan designation of the surrounding properties is as follows:

North Recreation (OS-R)
South Public/ Quasi Public Facilities (PF)
East 2.1-5 du/ac Residential (2.1-5 R) / Economic Development Corridor (EDC)
West 2.1-5 du/ac Residential (2.1-5 R)

The proposed project is consistent with its General Plan land use designation. The intent of the 8.1-14 du/ac Residential (8.1-14R) designation is to create "Single-Family attached and detached residences". The project includes 198 detached townhomes, as well as a recreation building with associated amenities. The project is consistent with the 8.1-14 du/ac Residential (8.1-14R) land use designation, because the project will provide a residential use within the established density range.

General Plan Map Designation Exhibit



Zoning

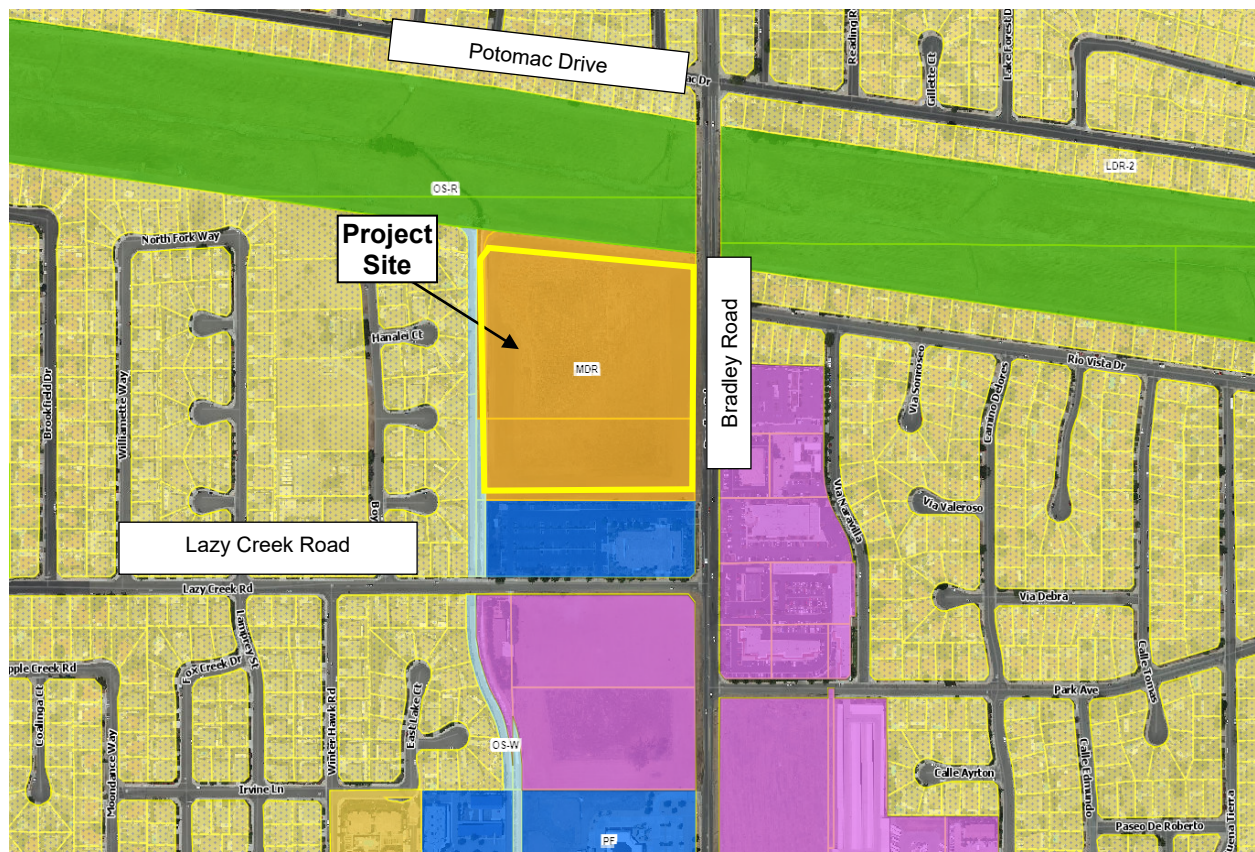
The Project site is zoned Medium Density Residential (MDR). The surrounding zoning classifications are as follows:

North Open Space-Recreation (OS-R)
South Public / Quasi-Public Facilities (PF)
East Low Density Residential-2 (LDR-2) / Economic Development Corridor (EDC) EDC-NR
West Low Density Residential-2 (LDR-2)

The residential zoning classifications listed above are traditional single-family residential homes developed at a lower density; however, the proposed units are designed with similar massing and compatible architecture to the surrounding area.

Per section 9.80.020 "Applicability" of the Development code residential developments of more than six (6) units require the processing of a Plot Plan. The Plot Plan is for the site and architectural review, to allow for the establishment of the 198 unit detached condominium project.

Zoning Map Exhibit



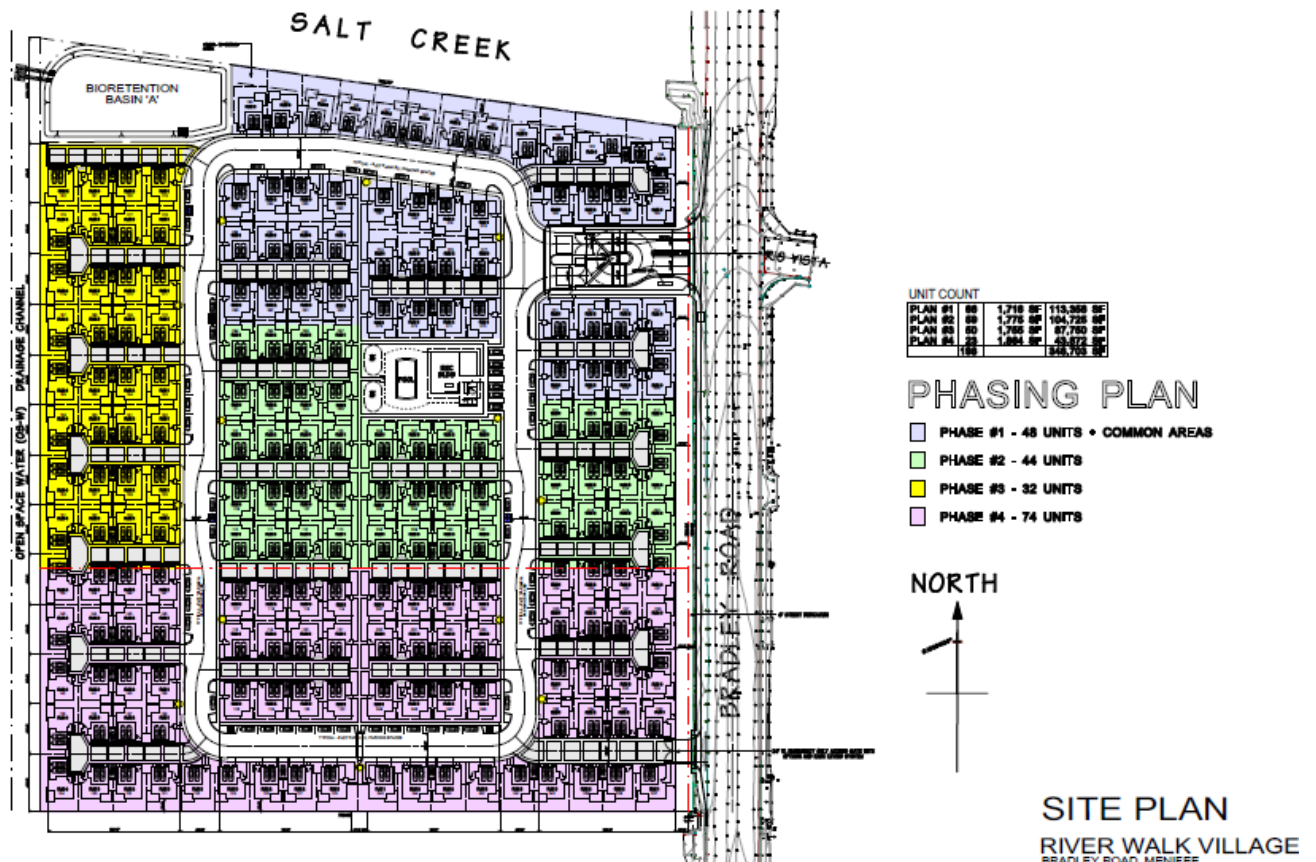
DISCUSSION

Site Layout

The primary access off of Bradley Road will be a gated entry way with a landscaped median. The site plan layout for the proposed project follows a loop road which will provide access to all of the units via 'motorcourt' alleys. Recreational amenities including the recreation building and pool are centrally located to provide convenient access to all of the residents. A proposed bioretention basin is proposed at the northwest corner of the project adjacent to Salk Creek. The project is bisected by a central walkway/paseo that connects the northern and southern portion of the project as well as the recreational amenities. The recreational area, architectural accent pieces, distinctive paving, ornamental light fixtures, and shade trees mark the project as an attractive, comfortable and vibrant place.

The project will be developed in four (4) phases per the submitted phasing plan. The first phase will be the northeastern portion of the project that consist of 48 units and also includes the common areas. The second phase is the center of the project which consists of 44 units. The third phase is the western portion of the project which consist of 32 units and the last phase is the southernmost section which consists of 74 units.

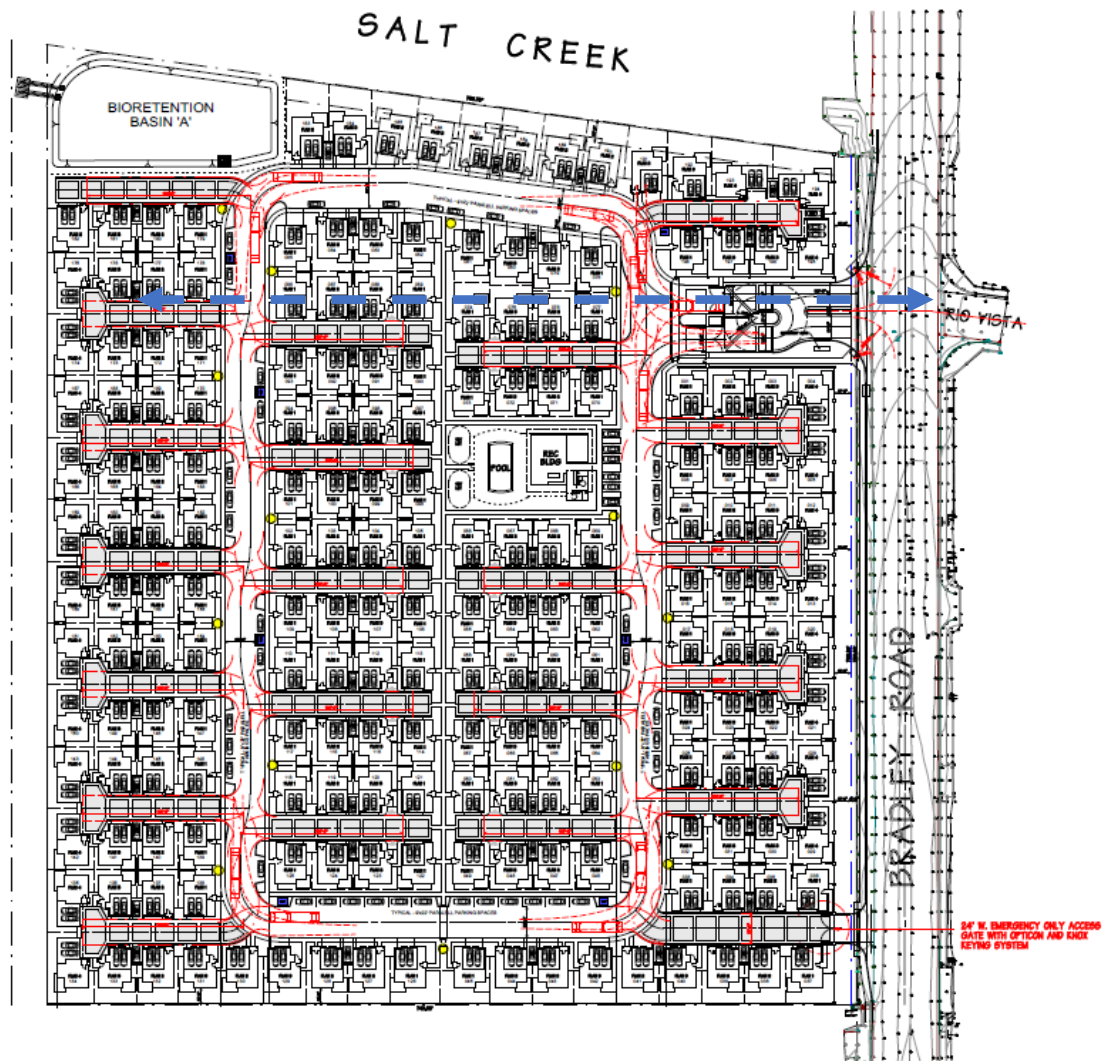
Phasing Exhibit



Circulation

Access to the project site is provided via two (2) driveways off of Bradley Road. The southernmost entry is an emergency access only gate. Sidewalks and roadway improvements along with landscaping in the public right of way would be provided on the street frontage. Overall circulation and emergency access has been approved by Engineering, Police and Fire Departments.

Circulation Exhibit



Parking

Pursuant on the City of Menifee Development Code, parking for each unit must have 2 parking spaces within a garage. The minimum number of required parking spaces for the proposed project is 396. Parking is provided for each individual unit with a two (2) car garage as well as parking provided throughout the site. The proposed project includes 50 assigned parking spaces and 45 guest parking spaces. A total of 491 parking spaces have been provided for the project. Therefore, the project would far exceed its parking obligation.

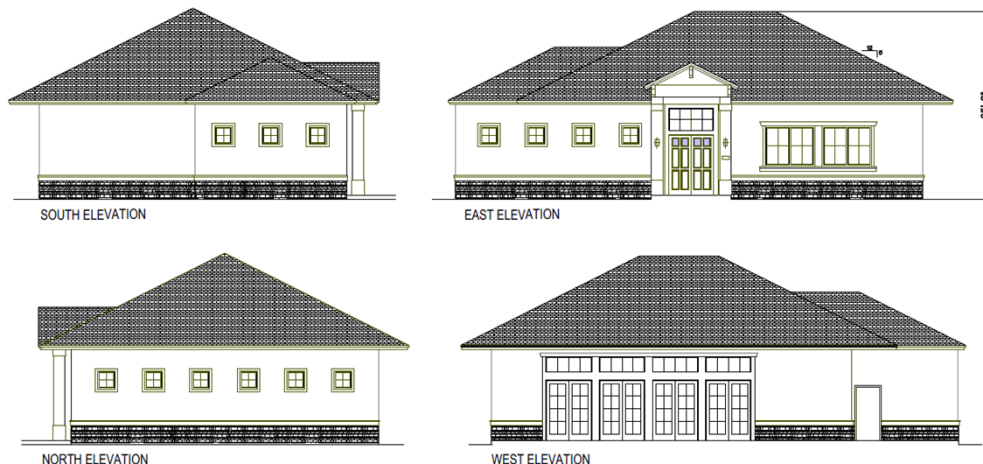
Landscaping and Open Space

A total of 173,935 square feet of landscape is proposed throughout the project site. The landscaping is included in both private and public spaces which include the internal paseos, internal connections between motor courts and areas around the community building. Each unit has a private patio of not less than 100 square feet as required by the Development Code. In addition, the landscape plans feature site amenities that coordinate and compliment the proposed project, including tables and chairs, benches, bike racks, bollard lighting, barbeque grills, and trash receptacles. A large bioretention basin is located at the northwest corner of the project site that will be landscaped as well.

Architecture

The architecture for the proposed community will be comprised of three different architectural styles. These styles include Prairie, Bungalow, and Hacienda. Visual interest will be maintained throughout the project by enhanced architectural detailing and façade articulation along building elevations. Different roof styles and treatments have been provided for each of the home types. The prairie style is clad with vertical wood elements on the second story and brick veneer. The bungalow style utilizes wood accents and stone veneer. The Hacienda style will incorporate Spanish roof tiles, shutters, and clay pipe decorative treatments. In addition to this all of the homes will have decorative garage doors, decorative lighting, and finishes unique to their architectural styles.

Recreation Building



Residential Building Plan 1



PRAIRIE PLAN 1 (1) FRONT

ROOF:	PONDEROSA 5699 CHARCOAL RANGE
ROOF EAVE TRIM:	WHITE
BOARD & BATT:	DE 6380 'CLOUDED VISION'
WINDOW TRIM:	WHITE
STUCCO COLOR:	#35 CLOUD GREY
WINDOW FRAME:	WHITE VINYL
FRONT DOOR COLOR:	DE 6381 'SILVER BULLET'
STONE WAINSCOT:	TUNDRA BRICK 'ASHLAND'



PRAIRIE PLAN 1 (1) SIDE

ROOF:	PONDEROSA 5699 CHARCOAL RANGE
ROOF EAVE TRIM:	WHITE
BOARD & BATT:	DE 6380 'CLOUDED VISION'
WINDOW TRIM:	WHITE
STUCCO COLOR:	#35 CLOUD GREY
WINDOW FRAME:	WHITE VINYL
GARAGE DOOR COLOR:	DE 6381 'SILVER BULLET'
STONE WAINSCOT:	TUNDRA BRICK 'ASHLAND'



HACIENDA PLAN 1 (2) FRONT

ROOF:	CAPISTRANO 3723 ADOBE BLEND
ROOF EAVE TRIM:	DET 631 'COCOA POWDER'
WINDOW TRIM:	DE 683 'WILD HORSES'
STUCCO COLOR:	#438 MOJAVE SUNSET
WINDOW FRAME:	WHITE VINYL
FRONT DOOR COLOR:	DET 631 'COCOA POWDER'



HACIENDA PLAN 1 (2) SIDE

ROOF:	CAPISTRANO 3723 ADOBE BLEND
ROOF EAVE TRIM:	DET 631 'COCOA POWDER'
WINDOW TRIM:	DE 683 'WILD HORSES'
STUCCO COLOR:	#438 MOJAVE SUNSET
WINDOW FRAME:	WHITE VINYL
GARAGE DOOR COLOR:	DET 631 'COCOA POWDER'

Residential Building Plan 2



BUNGALOW PLAN 2.0 (1) FRONT

ROOF:	BEL AIR 4697 SLATE RANGE
ROOF EAVE TRIM:	DET 610 'WOLVERINE'
WINDOW TRIM:	DET 617 'WINTER MORN'
STUCCO COLOR:	#414 CLOUD COVER
WINDOW FRAME:	WHITE VINYL
FRONT DOOR COLOR:	DET 617 'WINTER MORN'
STONE WAINSCOT:	FIELDSTONE 'PADOVA'



BUNGALOW PLAN 2.1 (1) FRONT

ROOF:	BEL AIR 4602 CONCORD BLEND
ROOF EAVE TRIM:	DE 6039 'MONSOON'
WINDOW TRIM:	DE 6038 'YOUNG FAWN'
STUCCO COLOR:	#407 CORNICO BEIGE
WINDOW FRAME:	WHITE VINYL
GARAGE DOOR COLOR:	DE 6039 'MONSOON'
STONE WAINSCOT:	FIELDSTONE 'PADOVA'



PRAIRIE PLAN 2.0 FRONT

ROOF:	PONDEROSA 5699 CHARCOAL RANGE
ROOF EAVE TRIM:	WHITE
BOARD & BATT:	DE 6380 'CLOUDED VISION'
WINDOW TRIM:	WHITE
STUCCO COLOR:	#35 CLOUD GREY
WINDOW FRAME:	WHITE VINYL
FRONT DOOR COLOR:	DE 6381 'SILVER BULLET'
STONE WAINSCOT:	TUNDRA BRICK 'ASHLAND'



PRAIRIE PLAN 2.1 (2) FRONT

ROOF:	PONDEROSA 5671 VILLAGE BLEND
ROOF EAVE TRIM:	WHITE
BOARD & BATT:	WHITE
WINDOW TRIM:	WHITE
STUCCO COLOR:	#411 OAK FLATS
WINDOW FRAME:	WHITE VINYL
GARAGE DOOR COLOR:	WHITE
STONE WAINSCOT:	TUNDRA BRICK 'LATIGO'

Residential Building Plan 3



BUNGALOW PLAN 3 ROOF B (2) FRONT

ROOF:	BEL AIR 4602 CONCORD BLEND
ROOF EAVE TRIM:	DE 6039 'MONSOON'
WINDOW TRIM:	DE 6038 'YOUNG FAWN'
STUCCO COLOR:	#407 CONICO BEIGE
WINDOW FRAME:	WHITE VINYL
GARAGE DOOR COLOR:	DE 6039 'MONSOON'
STONE WAINSCOT:	FIELDSTONE 'PADOVA'



BUNGALOW PLAN 3 ROOF C (1) FRONT

ROOF:	BEL AIR 4602 CONCORD BLEND
ROOF EAVE TRIM:	DET 6039 'MONSOON'
WINDOW TRIM:	DET 6038 'YOUNG FAWN'
STUCCO COLOR:	#407 CONICO BEIGE
WINDOW FRAME:	WHITE VINYL
GARAGE DOOR COLOR:	DET 6039 'MONSOON'
STONE WAINSCOT:	FIELDSTONE 'PADOVA'



PRAIRIE PLAN 3 ROOF AG (1) FRONT

ROOF:	PONDEROSA 5699 CHARCOAL RANGE
ROOF EAVE TRIM:	WHITE
WINDOW TRIM:	WHITE
BOARD & BATT:	DE 6380 'CLOUDED VISION'
STUCCO COLOR:	#35 CLOUD GREY
WINDOW FRAME:	WHITE VINYL
GARAGE DOOR COLOR:	DE 6381 'SILVER BULLET'
STONE WAINSCOT:	TUNDRA BRICK 'ASHLAND'



PRAIRIE PLAN 3 ROOF B (2) FRONT

ROOF:	PONDEROSA 5671 VILLAGE BLEND
ROOF EAVE TRIM:	WHITE
WINDOW TRIM:	WHITE
BOARD & BATT:	WHITE
STUCCO COLOR:	#411 OAK FLATS
WINDOW FRAME:	WHITE VINYL
GARAGE DOOR COLOR:	WHITE
STONE WAINSCOT:	TUNDRA BRICK 'LATIGO'

ENVIRONMENTAL DETERMINATION

The City of Menifee Community Development Department has determined the above project will not have a significant effect on the environment with incorporation of mitigation measures and has recommended adoption of an Initial Study/Mitigated Negative Declaration (IS/MND). The thirty-(30)-day public review period for the IS/MND occurred from May 9, 2022 to June 8, 2022.

The IS/MND, as well as all its technical appendices, can be accessed for review on the City website: <https://www.cityofmenifee.us/325/Environmental-Notices-Documents>.

FINDINGS

Findings for the Initial Study/Mitigated Negative Declaration, Plot Plan, and Tract Map are included in the attached resolutions.

PUBLIC NOTICE

Public notices were distributed on May 31, 2022 for the June 22, 2022 Planning Commission hearing. Notices were published in a newspaper of general circulation (*The Press Enterprise*) and notices were sent to owners within 300 feet of the Project site boundaries and to all relevant agencies and interested parties. On-site postings were provided. Staff received email from Reyna Tomasek and Cheryl Powers in opposition of the project because of the additional traffic the project is going to generate.

ATTACHMENTS

1. Project Summary Table
2. Exhibits
3. Resolution – Initial Study/Mitigation Negative Declaration
4. Initial Study/Mitigated Negative Declaration
5. Mitigation Monitoring and Reporting Plan
6. Resolution – Tentative Map and Plot Plan
7. Exhibit "A" - Conditions of Approval
8. Public Comments