



CITY OF MENIFEE

SUBJECT: "Vista Ridge Apartments," Plot Plan No. 2018-225
MEETING DATE: September 28, 2022
TO: Planning Commission
PREPARED BY: Desiree Bowdan, Associate Planner
REVIEWED BY: Orlando Hernandez, Planning Manager
APPROVED BY: Cheryl Kitzerow, Community Development Director
APPLICANT: Luis Navarro, Property Owner

RECOMMENDED ACTION

1. Adopt a resolution approving Plot Plan No. 2018-225, subject to the attached findings and conditions of approval.

PROJECT DESCRIPTION

Plot Plan 2018-225 proposes a 30-unit apartment complex, that includes two and three-bedroom units with a two-car garage with direct access to each unit. The units are designed as eight two-story buildings. The Project site is approximately 2.65 acres and will include landscaping throughout the development, and a picnic and playground area. In addition to the garage spaces, the Project also proposes a total of 16 guest parking stalls. Primary access to the site will be provided on Thornton Avenue with emergency access on Murrieta Road.

PROJECT LOCATION

The project is located at the northwest corner of Murrieta Road and Thornton Avenue (APN: 335-481-015) and is surrounded by existing single-family residential to the west, north, and east of the property and vacant commercial retail to the south.

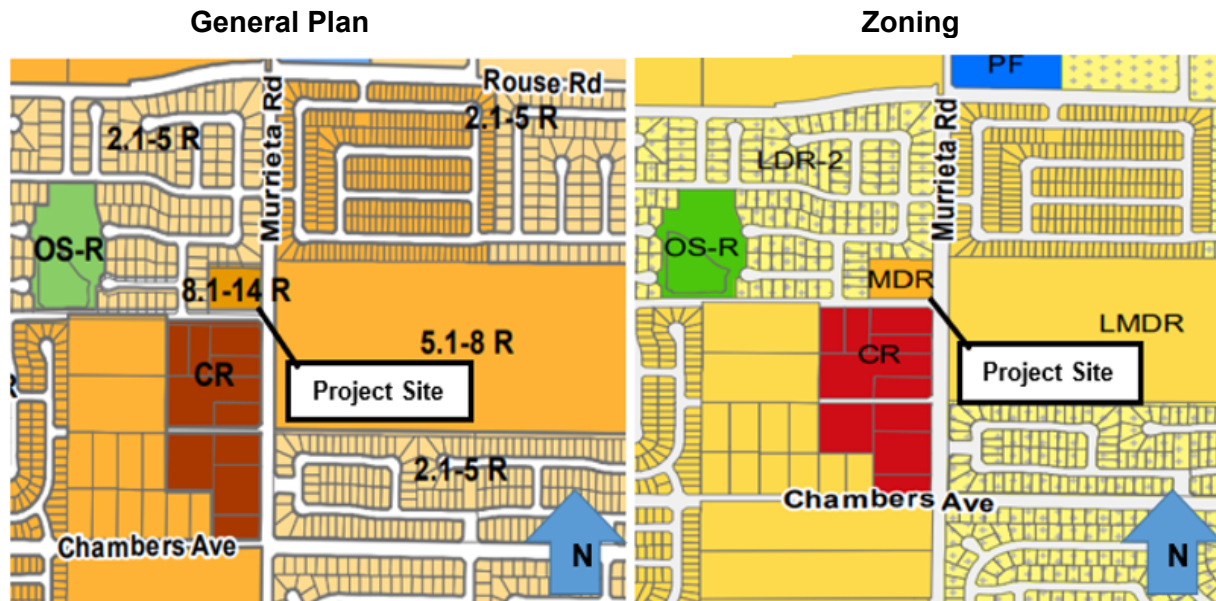


GENERAL PLAN AND ZONING

The General Plan is designated 8.1-14 residential and is intended for single-family and multi-family residential development. This designation encourages higher density residential communities, but not rural residential. The surrounding General Plan designations consist of 2.1-5 residential density to the west and north, 5.1-8 residential density to the east, and Commercial Retail to the south.

The Project site is zoned Medium Density Residential (MDR) and is intended for single-family attached, detached residences, townhomes and apartments. Surrounding zoning classifications include developed areas of Low Density Residential to the west and north, Low Medium Density Residential to the east, and Commercial Retail to the south.

The Project proposes 30, 2 and 3-bedroom unit apartments on 2.65 acres and is consistent with the General Plan designation of 8.1-14 R and Medium Density Residential (MDR) zone. The proposed development of multifamily homes is compatible with the densities established in General Plan.



Site Layout

The development of Vista Ridge Apartment Complex proposes 30, two-story, 2 and 3-bedroom apartment units ranging in size from 1,159 sf to 1,195 sf. Each unit will include a lower-level covered patio and 2-car garage with direct access to the unit. Open-air common areas will include a play area and picnic areas located within the community near the guest parking area. Benches will be provided at the walkway between the buildings. Loop vehicular circulation will be provided for easy access throughout the community, and enhanced pavement is proposed at the complex entrance. Sidewalk connectivity will be provided from the existing adjacent single-family residences north of the project site and will include a landscape treatment and community trail along Murrieta Road along the project frontage. The units adjacent to Murrieta Road have been designed so that the private covered patios will front the street.



Parking

The total number of parking spaces provided is 76. Each apartment unit will have a 2-car garage with direct access to the apartment. Four bicycle spaces, 16 guest parking spaces, electrical charge (EV) and ADA accessible space parking will be provided within the complex.

Use	Quantity	Parking Ratio	Parking Required	Parking Provided
2-Bed Units	14	1.50	21/Stalls	32/Stalls
3-Bed Units	16	2.50	40/Stalls	44/Stalls
Total Square Feet:	30		Total Required: 61	Total Provided: 76

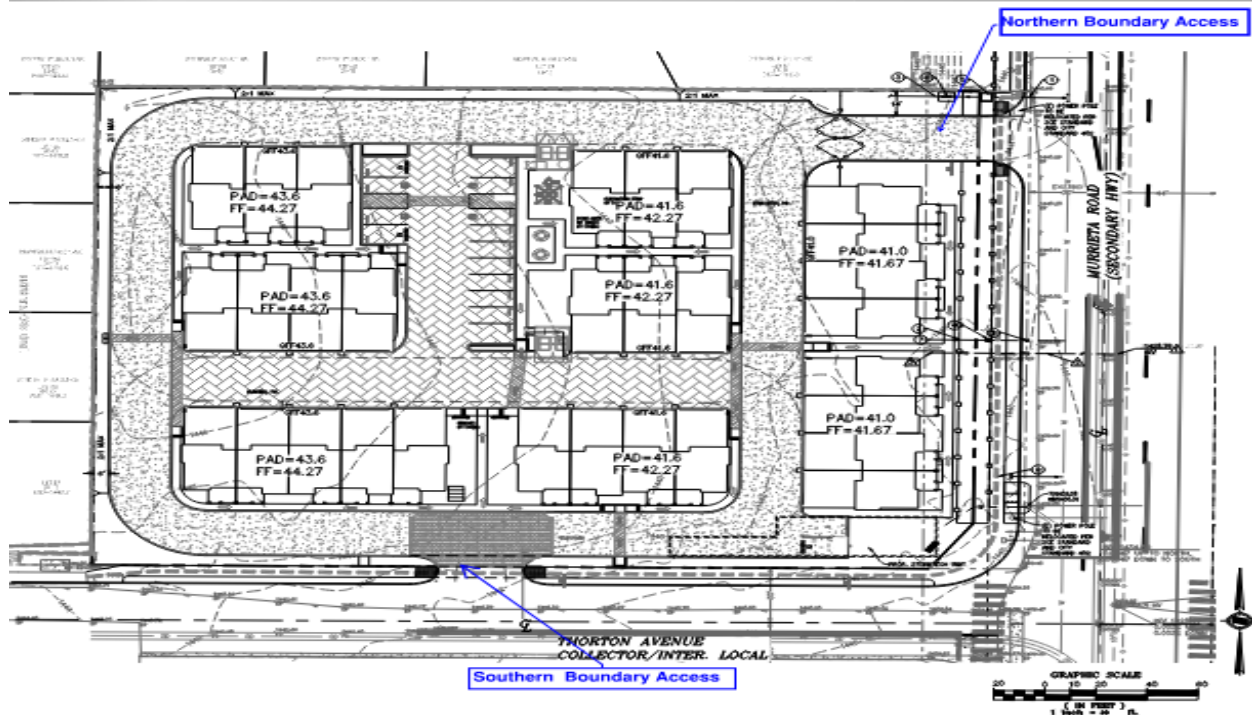
Circulation

Primary access to the site will be provided along the north side of Thornton Avenue, and emergency access will be provided from Murrieta Road. An internal loop driveway will be provided throughout the complex with 24' wide drive aisles.

Murrieta Road will be improved as a modified secondary roadway designation with an ultimate half-width right-of-way of 50-feet, 32-feet paved curb to centerline with a 6-foot meandering sidewalk.

Thornton Road will be improved as a modified collector designation with an ultimate half-width right-of-way of 30-feet, 20-feet paved curb to centerline, and with a 6-foot meandering sidewalk.

Circulation Exhibit

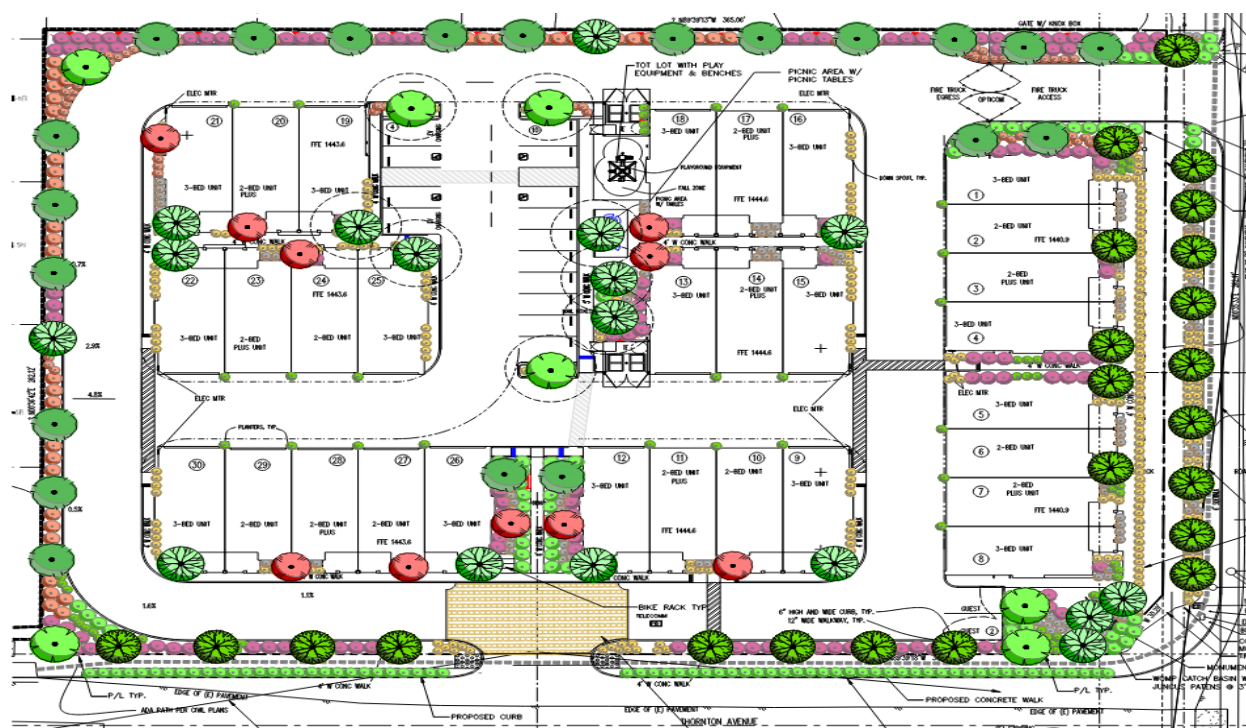


Landscaping

The proposed site will include perimeter and interior landscaping comprised of shade trees, shrubs, and accent landscaping located throughout the project site. The Municipal Code requires a landscape area equal to 10% of the total project site (i.e., 95,800 square feet). This site will be landscaped at a percentage of 19.6% which calculates to be 18,827 square feet of landscaped area.

The perimeter boundary of the property and frontage of the property will be landscaped with trees and shrubs and include street landscape between the frontage of the property and the sidewalk along the west side of Murrieta Road.

Landscape Exhibit



Architecture

The project was reviewed for consistency with the Menifee Design Guidelines. The development proposes the use of materials such as stone veneer, stucco, and decorative features such as planter boxes under the windows, shutters and carriage light fixtures placed by the front door of each unit. Trimmed windows will create visual appeal to the site and will bring in natural light. The design and style of the apartment complex is Traditional and Mediterranean homes.

The proposed two- and three-bedroom apartment units will range in size from 1,159 square feet to 1,195 square feet of total livable space. All units will include a 432 square foot two-car, direct access garage, and a 94 to 96 square foot covered patio area.

Traditional Style Elevation

East Elevation



North/South Elevation



West Elevation



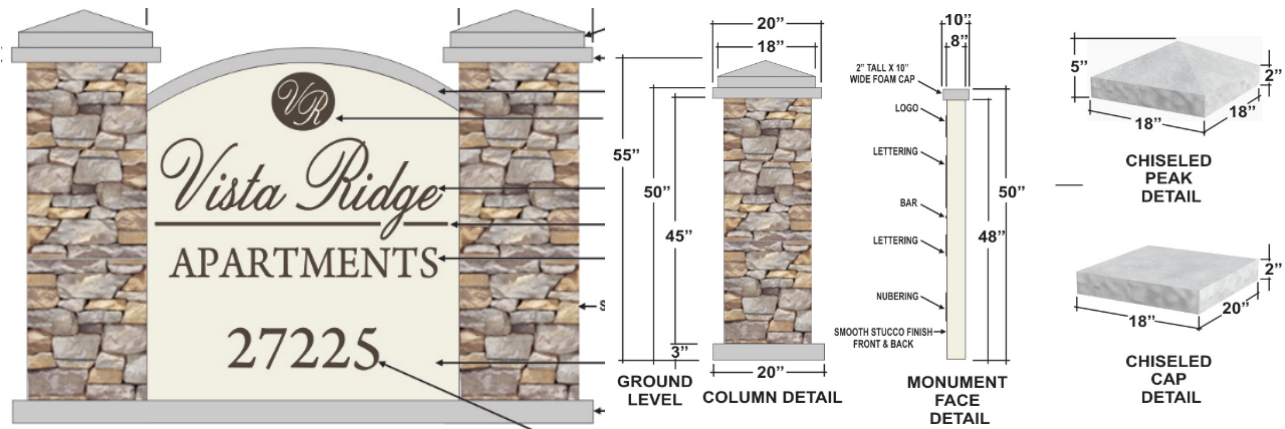
Mediterranean Style Elevation





Monument Sign

The monument sign will be located at the southeast corner of Murrieta Road and Thornton Avenue. The monument proposes a sign face area of 13-square feet on a 24 square foot (4'x6') monument. The monument sign will be non-illuminated with channel letters incorporating some of the same materials such as veneer stone, and colors proposed for the buildings, including decorative cap on the monument pilasters.



Environmental Determination

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).

FINDINGS

Findings for the Plot Plan are included in the attached resolution.

PUBLIC NOTICE

The proposed project was noticed on September 8, 2022, for the September 28, 2022, Planning Commission hearing. A public notice was published within The Press Enterprise. Notices were also mailed to property owners within a 400-foot radius of the project site. All relevant public agencies were also notified of the public hearing. On-site posting was also provided on Murrieta Road and Thornton Road.

ATTACHMENTS

1. Project Summary Table
2. Resolution – Plot Plan No. 2018-225
3. Conditions of Approval – PP No. 2018-225
4. PP2018-225 Site Plan Exhibit
5. PP2018-225 Conceptual Grading Plan
6. PP2018-225 Conceptual Landscape Plan
7. PP2018-225 Architectural Plans
8. PP2018-225 Monument Sign Plan
9. Public Hearing Notice