



CITY OF MENIFEE

SUBJECT: Golden Meadows Major Modification and Zoning Code Amendment

MEETING DATE: February 8, 2023

TO: Planning Commission

PREPARED BY: Russell Brown, Senior Planner

REVIEWED BY: Orlando Hernandez, Planning Manager

APPROVED BY: Cheryl Kitzerow, Community Development Director

APPLICANT: Brian Hardy, Richland Planned Communities, Inc.

RECOMMENDED ACTION

1. Adopt a resolution recommending the City Council adopt an addendum to the certified Final Environmental Impact Report (FEIR) (State Clearinghouse No. 2003061122) for Tentative Tract Map No. 31194 – Golden Meadows; and
2. Adopt a resolution recommending City Council adopt an ordinance approving Zoning Code Amendment No. PLN21-0201 based upon the findings and conclusions incorporated in the staff report and approving Major Modification No. PLN21-0199 to Tentative Tract Map No. 31194 subject to the Conditions of Approval and based upon the findings and conclusions incorporated in the staff report.

PROJECT DESCRIPTION

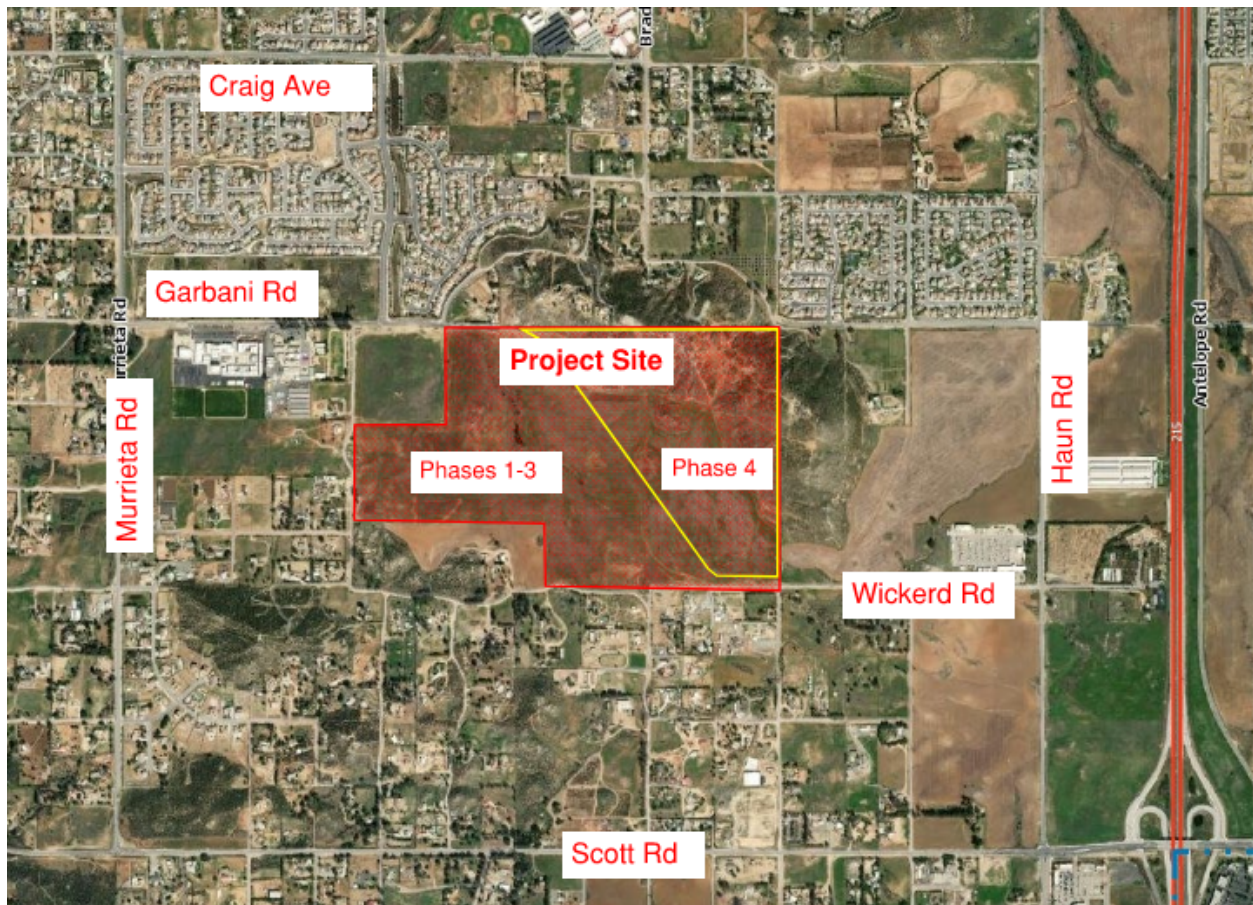
Major Modification (MJMOD) No. PLN21-0199 proposes a Major Modification to Phase 4 of approved Tentative Tract Map No. 31194 to increase the number of residential lots from 161 residential lots to 259 residential lots within the previously approved project development area within Phase 4 (approximately 46.5-acres). The residential lots within Phase 4 will range in size from 3,780 sq. ft. to 10,525 sq. ft. with an average lot size of 4,877 sq. ft. The project proposes eight open space lots including a 3-acre public park and a 0.75-acre recreation/club house area.

Zoning Code Amendment (ZCA) No. PLN21-0201 proposes text revisions to Planned Development Districts - Section 9.155.030(E) (PD-5: Golden Meadows {TR 31194}) of the City of Menifee Municipal Code for purposes of establishing new minimum development standards to support the proposed design of Phase 4 of Tentative Tract Map No. 31194.

LOCATION

The project site is located north of Wickerd Road, south of Garbani Road, west of Haun Road and east of Murrieta Road (APN 360-300-002 through 360-300-006, 360-300-009 and 360-350-001).

Aerial

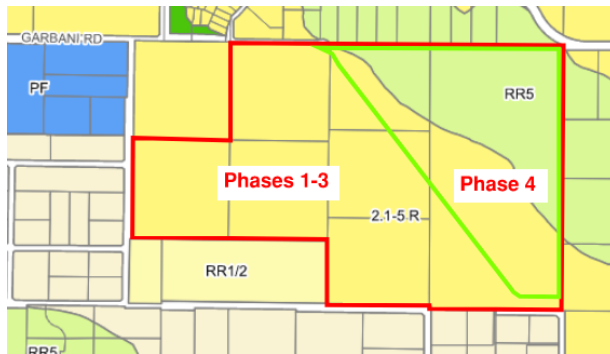


GENERAL PLAN/ZONING

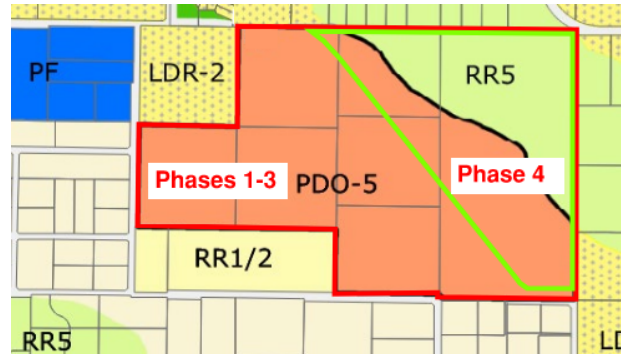
The General Plan land use designation for the subject parcels is 2.1-5 du/ac Residential (2.1-5R) and Rural Residential – 5 Acre Minimum (RR5). Surrounding properties to the north and to the east have a similar designation, while the properties to the south are designated Rural Residential ½ Acre Minimum and 1 Acre Minimum and the properties to the west are designated Rural Residential – 1 Acre Minimum and Public Facilities (PF).

The intent of the project's land use designation is for single-family detached residences with a density range of 2 to 5 dwelling units per acre. The proposed overall density of TR31194 is 2.8 dwelling units per acre and the proposed density within Phase 4 is 2.95 dwelling units per acre. The proposed project is consistent with the existing General Plan land use designation of 2.1-5R as said use is intended to support the surrounding residential land uses.

General Plan Land Use



Zoning



Zoning

Golden Meadows is identified as a Planned Development by Title 9 of the City of Menifee Municipal code. The zoning of the site is currently Planned Development Overlay (PDO-5 or PD-5). The uses permitted in this PDO shall be the same as those allowed in the Low Density Residential (LDR-2) Zone for those lots within Phases 1-3 and Low Medium Density Residential (LMDR) Zone for Phase 4. Surrounding properties to the north and to the east have a similar designation of LDR-2, while the properties to the south are designated Rural Residential ½ Acre Minimum and 1 Acre Minimum and the properties to the west are designated Rural Residential – 1 Acre Minimum and Public Facilities (PF).

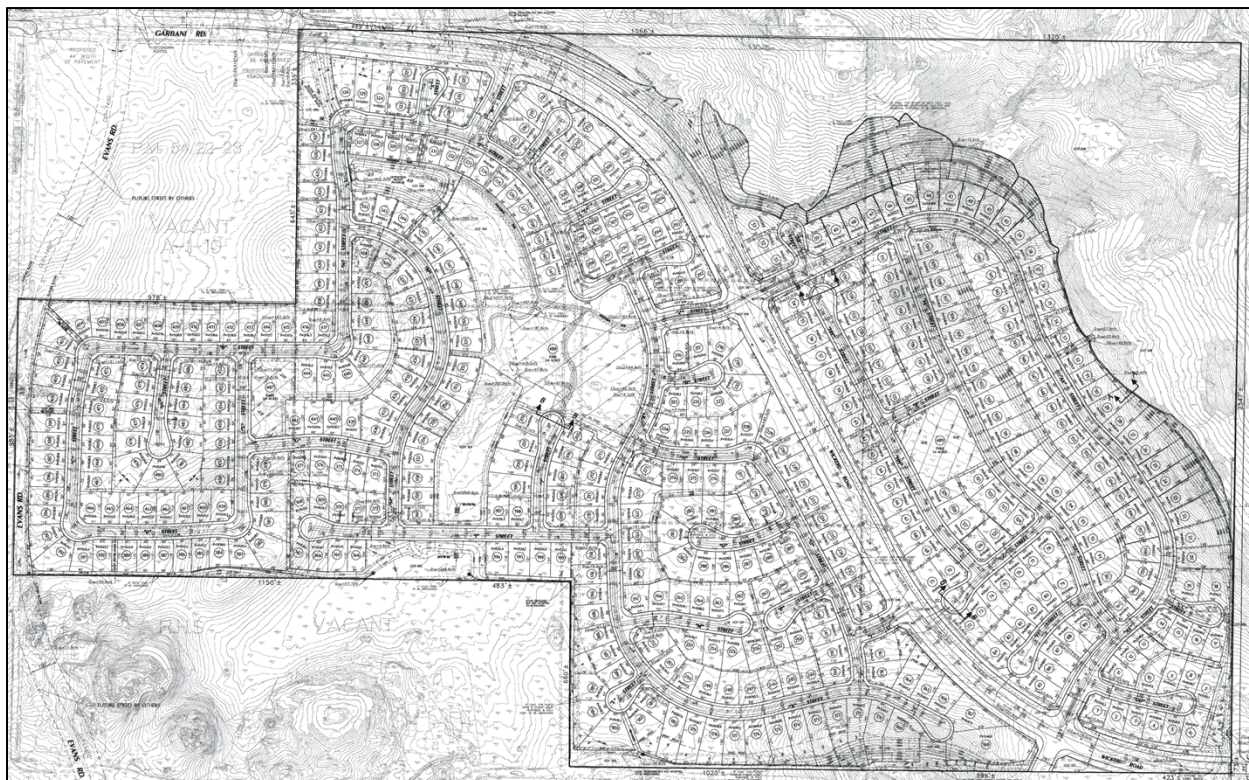
As discussed in greater detail below, the project was approved by the County of Riverside prior to the City's incorporation; at the time the project was approved, the zoning of the site was R-1 – One Family Dwellings, R-4 – Planned Residential and R-5 – Open Area Combined Development. The Planned Development Overlay was established by the city to identify planned development projects ("County Projects") approved by the City (shortly after incorporation) or the County of Riverside prior to the City's incorporation and in most cases, the projects contain special development standards specific to the planned development project.

DISCUSSION

Background:

The Golden Meadows project was originally approved by the Riverside County Board of Supervisors on April 10, 2007 and consisted of Tentative Tract Map (TTM) No. 31194, Change of Zone (CZ) No. 06764, and General Plan Amendment (GPA) No. 729. TTM No. 31194 was approved for the development of 474 single-family residential lots (EIR analyzed 486 residential lots), three park sites (7.4 acres), three water quality basins, over 49 acres of natural open space and common landscape area, and associated infrastructure and utilities on a 204.7-gross-acre property.

Approved Tentative Tract Map No. 31194



Life of Map:

Upon approval of the tentative tract map, the applicant had three years to record the subdivision. Since the approval of the tentative tract map, multiple state legislative acts further automatically extended the map to April 10, 2017. The first city extension of time (EOT 2017-031) was approved on August 23, 2017 and the second extension (EOT 2018-030) was approved on November 28, 2018, which further extended the expiration date of the map to April 10, 2018 and then April 10, 2019, respectively. The third (2019-060) and fourth (PLN19-0056) one-year extensions on December 18th, 2019 extending the life of the map an additional two years or until April 10, 2021. In September of 2020, the California Governor signed into law *Assembly 1561* authorizing housing entitlement extensions in response to the COVID-19 pandemic. The bill granted an automatic 18-month extension to the project, establishing a new map expiration date of October 10, 2022. The City recently approved fifth and sixth one year extensions, extending the life of the map until *October 10, 2024*. The project does not qualify for additional City extensions under the current city code.

Approved Phasing:

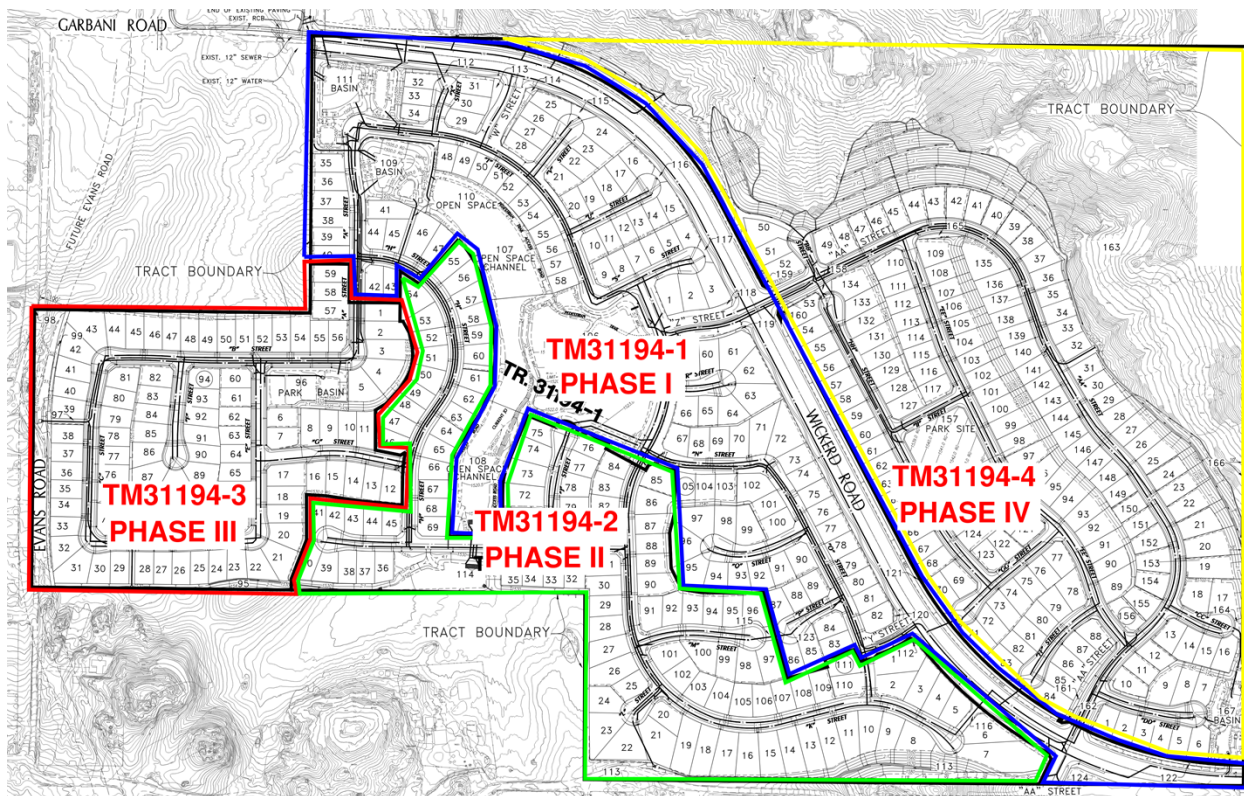
On April 29, 2021, the City administratively approved a phasing plan for the approved project (UPH 2017-399) which divided the project in four phases, as described below:

Phase 1, which includes the northwestern, central, and southeastern portions of the subdivision, contains 109 residential lots and all major “backbone” infrastructure including a large park and open space flood channel,

- Phase 2, which includes the southern and central portions of the subdivision, contains 109 residential lots,
- Phase 3, which includes the western portion of the subdivision, contains 94 residential lots and a small park,
- *Phase 4*, which includes the eastern portion of the subdivision. The approved project approved 161 residential lots in Phase 4, the Proposed Project contains 259 residential lots, a 3.23-acre public park and a clubhouse/recreation area.

Minor updates/revisions to the approved phasing Conditions of Approval for purposes of updating the lot numbering scheme (due to shifting of lot lines, etc.) have been provided as an attachment for consideration. The proposed project does not ultimately change the parameters of the approved phasing plan.

Approved Phasing Plan – UPH 2017-399

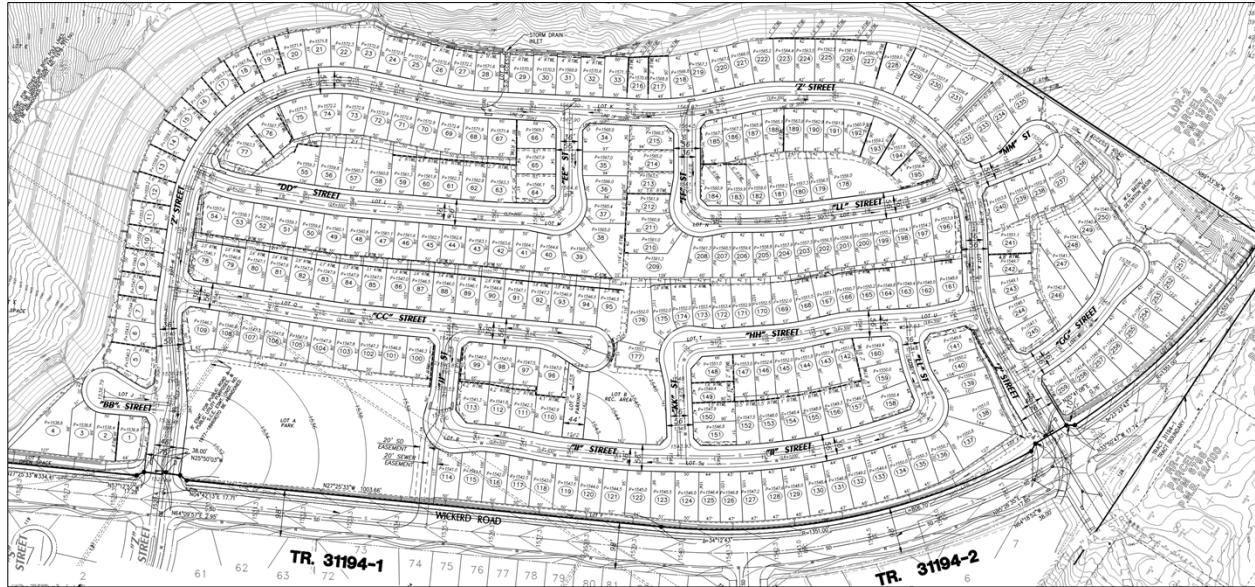


PROPOSED PROJECT:

The project proposes a Major Modification to Phase 4 of approved Tentative Tract Map No. 31194, to increase the number of residential lots from 161 to 259. The increase in residential lots is accomplished by reducing the minimum proposed lot sizes and reconfiguring the approved lot lines within the approved development footprint of Phase 4. The proposed project footprint will

remain entirely within the previously approved development area and the proposed project will not encroach into the approved natural open space area.

Proposed Site Plan TR31194-4



As shown in the table below, with implementation of the proposed project, Phase 4 of the residential development would add 98 additional residential lots for a total of 259 compared to the 161 residential lots of the previously approved project. This would increase the overall number of proposed dwelling units over the entire TTM 31194 site (including Phases 1 to 3) from 486 to 571 dwelling units. Although the project consists of an increase in 98 residential lots to Phase 4, the overall density of the project remains consistent with the General Plan land use designation.

Residential Lots (Approved/Proposed)			
	Approved Project	Proposed Project	Net Change
Phase 4 Only	161	259	98
Approved TTM31194	474	571	97*

*The approved project consisted of 474 residential lots. Since the project's original approval there has been some minor changes to the internal lot configuration resulting in an overall loss of one residential lot.

Wickerd Road Right-of-Way (ROW):

The project was approved by the County with Wickerd Road being designated as a "Major" Roadway (118' of ROW). The City's General Plan Circulation Element calls out Wickerd Road as a "Collector" Roadway (74'-78' of ROW). Staff has requested the applicant design and construct a modified "Industrial Collector" with a curb-to-curb width of 56 feet to accommodate two 10-foot shoulders, two 12-foot travel lanes, a 12-foot painted median/left turn lane, and two 12-21-foot-wide sidewalk/parkway areas similar to our "Major" roadway section, which results in a Right of

Way width of 98 feet. The proposed project will result in Wickerd Road being brought into compliance with the General Plan Circulation Element. The approved Conditions of Approval for the Phasing Map will remain in effect and require the construction of Wickerd Road and associated infrastructure to be completed along with Phase I of the tract map.

Park and Recreation Center

The approved project contained three HOA-maintained parks; including, 1) a 3.67-net acre park (approx. 5-acres including water quality basin) within TR31194-1, which includes a full-size soccer field, single-use restroom facility and children's play structures, 2) 1.5-acre park, which included a small children's play structure, passive turf areas and picnic shelter within TR31194-4; and 3) 0.73-net acre park, which will include a fenced dog park and picnic tables within TR31194-3. The approved parks within Phase 1 and Phase 3 remain unchanged with the proposed project.

With the redesign of Phase 4 and the increase in number of residential lots, an increase in parkland is required and is being proposed. The Applicant is proposing a 3-acre park fronting on Wickerd Road, which will include turf area, full-sized basketball court, and pre-fabricated restroom building, as well as a .75-acre site reserved for a clubhouse/recreation building with pool for the community. The overall square footage of park/open space increases from 1.5-acres to 3.84-acres (combination of the proposed park and rec center) for an increase of 2.44-acres of parkland and common area. The location and size of the natural open space area remains unchanged (approx. 41-acres) with the proposed project.

The approved project also includes the construction of a community trail along the north side of Wickerd Road which will ultimately bridge the gap between Haun Road to the east and the new "Hidden Hills" Community and Menifee Valley Middle School to the west. As mentioned above, the trail will be required with construction of Phase I of the tract map.

Zoning Code Amendment (Text Amendment)

The project proposes text revisions to Section 9.155.030(E) of the municipal code (Planned Development Districts - PD-5: Golden Meadows {TR 31194}) for purposes of establishing new minimum development standards to support the proposed design within Phase 4.

Development Standards		
	Approved	Proposed
Minimum parcel size	6,000 sq. ft.	6,000 sq. ft. (Phases 1-3) 3,780 sq. ft. (Phase 4)*
Minimum lot width (avg.)	65 feet (R-1) 50 feet (R-4)	65 feet (Phases 1-3) 42 feet (Phase 4)
Front yard setback	20 feet	15 feet (living space) 10 feet (porch) 20 feet (garage), 10 feet (side-loaded garage)
Rear yard setback	10 feet (R-1) 15 feet (R-4)	15 feet (Phases 1-3) 10 feet (Phase 4)*
Side yard setback(street)	10 feet	10 feet
Side yard setback (interior)	5 feet	5 feet
Maximum Height	40 feet	40 feet

Building coverage (max.)	50%	50% (Phases 1-3) 55% (Phase 4)

*All lots fronting/rearing on Wickerd Road shall be a minimum of 4,500 sq. ft. and shall be setback a minimum of 15 feet.

The most substantial change between the approved development standards and the proposed development standards is to the minimum lot sizes within Phase 4 which is proposed to be reduced from 6,000 sq. ft. to 3,780 sq. ft.. This was done so that the project could remain within the previously approved development footprint of the original project in an effort to maintain the boundary and amount of natural open space. In addition, the proposed project allows for a variety of housing types and price points within the City and more specifically, the Golden Meadows community, resulting in expanded homeownership opportunities for first time buyers.

Further changes are being requested to the front yard setback. The approved project has a front yard setback of 20-feet, while the proposed project is requesting 15-feet to living space and 10-feet to a front porch. The standard garage setback will remain at 20-feet, however, a sideloaded garage will be reduced to 10-feet. The rear yard setback is being increased from 10-feet to 15-feet within Phases 1-3 and for lots fronting on Wickerd Road. In order to meet the development standards and proposed minimum lot sizes (3,780 sq. ft.) the project proposes a 55% maximum building coverage, opposed to 50% as was approved with the original project. Phases 1-3 will remain at 50% maximum building coverage.

The project applicant provided a “Lot Fit Exhibit” demonstrating how the proposed development standards and lot layouts can be achieved. House/unit footprints of 50-feet by 80-feet and 42-feet by 90-feet were shown as examples to staff to ensure the proposed standards are feasible and can be met.

Additional changes include removal of references to the prior County Zoning classifications which have been updated and replaced with the comparable City Zoning designations under the current municipal code (i.e. R-1 and R-4 designations have been replaced with LDR and LMDR where appropriate). The uses permitted in Phases 1-3 shall be the same as those allowed in the LDR-2 zone and LMDR zone for those lots within Phase 4.

ENVIRONMENTAL DETERMINATION

An EIR for the Approved Project was certified by the County on April 10, 2007 (State Clearinghouse No. 2003061122). The Certified EIR addressed potential impacts to the physical environment that would or may occur from implementation of the Approved Project. An addendum to the Certified EIR has been prepared in accordance with Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines. The City, as the lead agency under CEQA, has prepared an Addendum to the Certified EIR to consider environmental impacts associated with proposed Major Modification and Zoning Code Amendment, which would entail changes to Phase 4 of approved TTM No. 31194 and changes to the approved zoning code through a zoning text amendment.

The addendum examines whether, as a result of any changes or any new information, a subsequent EIR may be required. The proposed changes that would result from the development of the Proposed Project would not result in any of the conditions outlined in CEQA Guidelines

Sections 15162(a)(1) to (3) because the proposed changes would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the Certified EIR, and, as explained herein, no new information of substantial importance meets any of the conditions in CEQA Guidelines Section 15162 (a)(3). Accordingly, this addendum provides the substantial evidence required by CEQA Guidelines Section 15164(e) to support the finding that a subsequent EIR is not required and an addendum to the Certified EIR is the appropriate environmental document to address changes to the Proposed Project.

The addendum to the EIR, 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 addendum, Zoning Code Amendment and Major Modification are included in the attached resolutions.

PUBLIC NOTICE

A public hearing notice for the proposed project was published in *The Press Enterprise* on January 29, 2023 for the February 8, 2023 Planning Commission hearing. All relevant public agencies, including all interested parties were also notified of the public hearing as were all property owners within a 300-foot radius of the project site. On-site posting was also provided.

ATTACHMENTS

Attachment No. 1 – Resolution of Approval for FEIR Addendum

Attachment No. 1A – Addendum to FEIR

Attachment No. 1B – Certified FEIR TR31194

Attachment No. 1B-1 – Certified FEIR Technical Appendices

Attachment No. 2 – Resolution of Approval for MJMOD and Zoning Code Amendment

Attachment No. 2A – Conditions of Approval for MJMOD

Attachment No. 2B – Zoning Code Amendment Exhibit – Dev. Standards Table

Attachment No. 2C – MJMOD Exhibit – Site Plan TR31194-4

Attachment No. 2C-1 – MJMOD Exhibit – Overall Site Plan TR31194

Attachment No. 2C-2 – MJMOD Exhibit – Maintenance Exhibit TR31194

Attachment No. 3 – Public Hearing Notice

Attachment No. 4 – Public Comment for Golden Meadows