



CITY OF MENIFEE

SUBJECT: Golden Meadows Tentative Tract Map No. 31194 Major Modification and Zoning Code Amendment

MEETING DATE: June 7, 2023

TO: Mayor and City Council

PREPARED BY: Russell Brown, Senior Planner

REVIEWED BY: Cheryl Kitzerow, Community Development Director

APPROVED BY: Armando G. Villa, City Manager

APPLICANT: Brian Hardy, Richland Planned Communities, Inc.

RECOMMENDED ACTION

1. Per Planning Commission's recommendation, adopt a resolution denying Zoning Code Amendment No. PLN21-0201 and Major Modification No. PLN21-0199 to Tentative Tract Map No. 31194 based upon the findings and conclusions incorporated in the Staff Report.

DISCUSSION

Planning Commission Recommendation

On February 8, 2023, the Planning Commission held a duly noticed public hearing and voted 5-0 to recommend a denial of Zoning Code Amendment No. PLN21-0201 and Major Modification No. PLN21-0199 for Golden Meadows – Tentative Tract Map (TTM) 31194, along with the Addendum to the certified Final Environmental Impact Report (EIR).

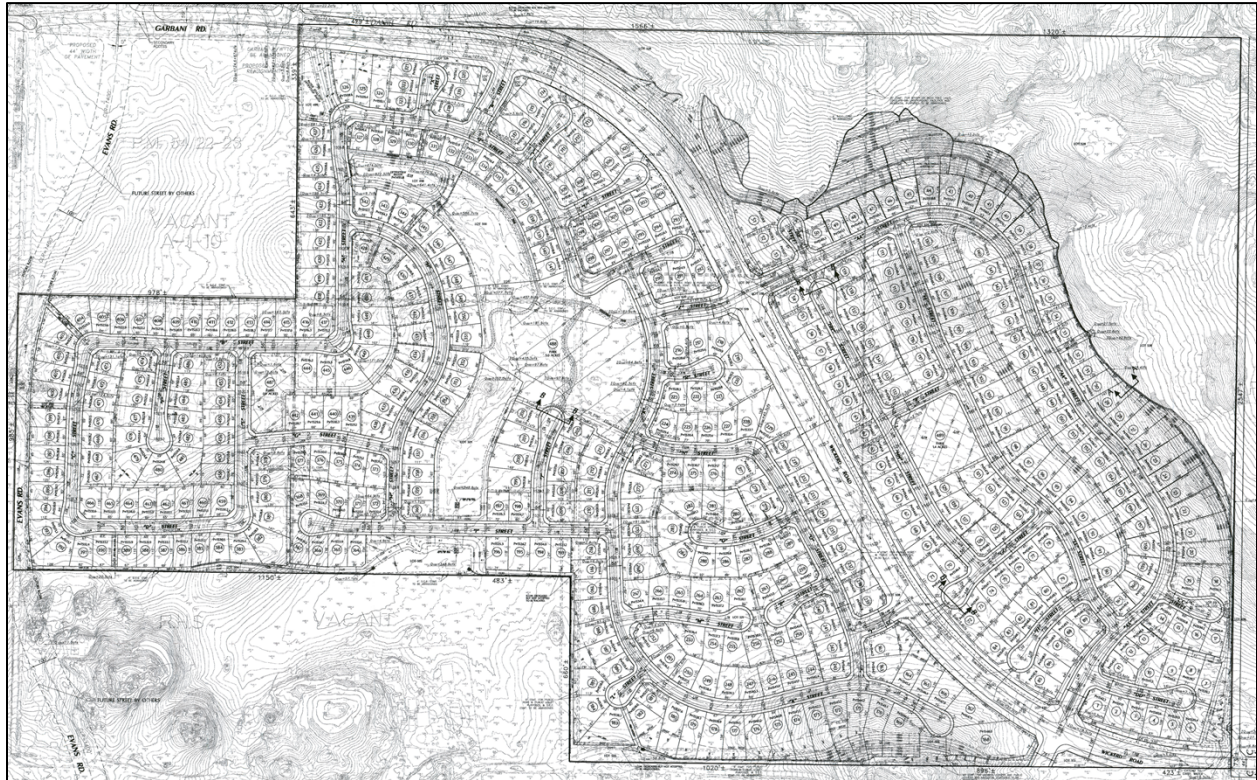
The Planning Commission determined that the additional units proposed within Phase 4, along with the proposed minimum lot size would be incompatible with the existing surrounding rural land uses. The additional unit count would increase traffic and population in the area resulting in unsafe conditions for pedestrians due to a lack of public infrastructure (specifically, sidewalks), and these additional impacts would not adequately be offset by the benefits the project would have to the City.

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 (3) park sites (7.4 acres), three (3) 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.

County Approved Tentative Tract Map No. 31194



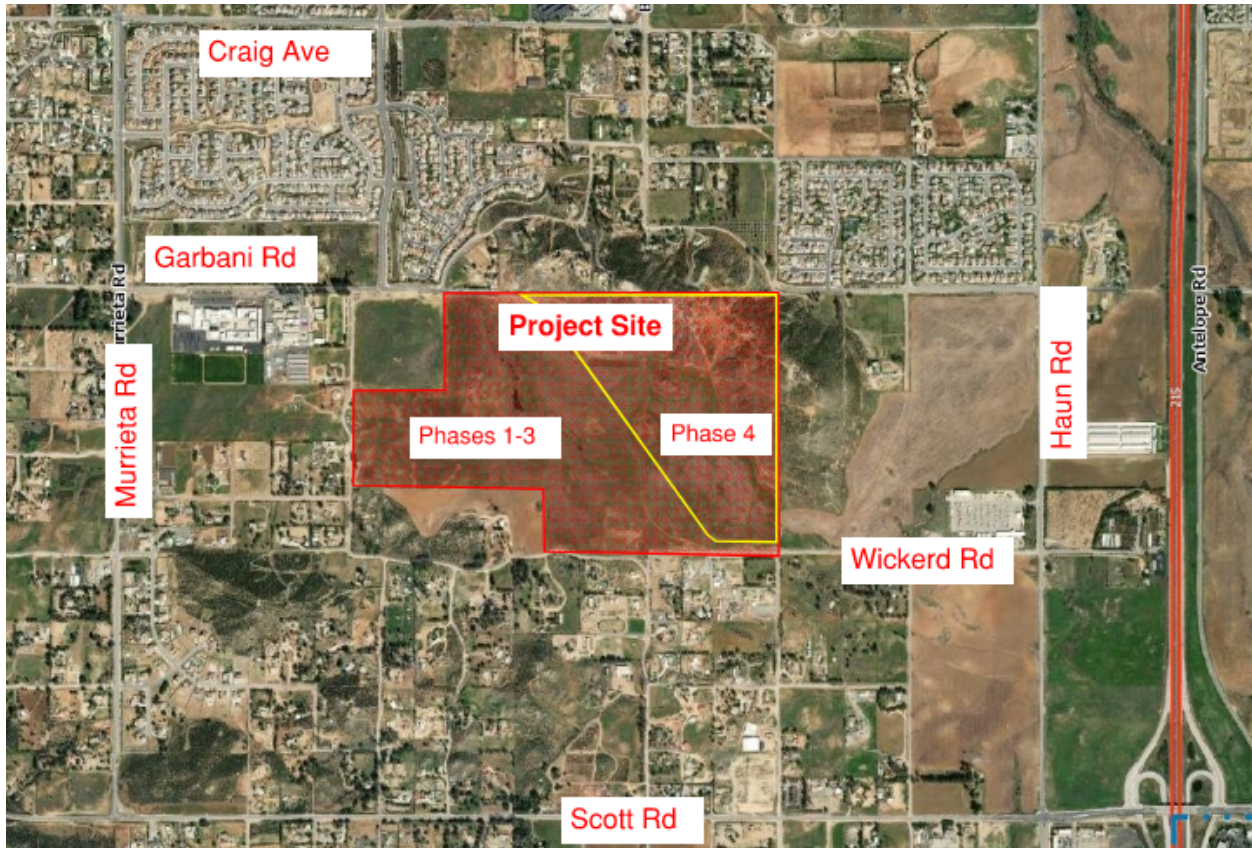
Proposed Project Description

Major Modification (MJMOD) No. PLN21-0199 proposes a Major Modification to Phase 4 of approved TTM No. 31194 to increase the number of residential lots from 161 residential lots to 259 residential lots within the previously approved project development area (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 (8) 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 TTM No. 31194.

Location

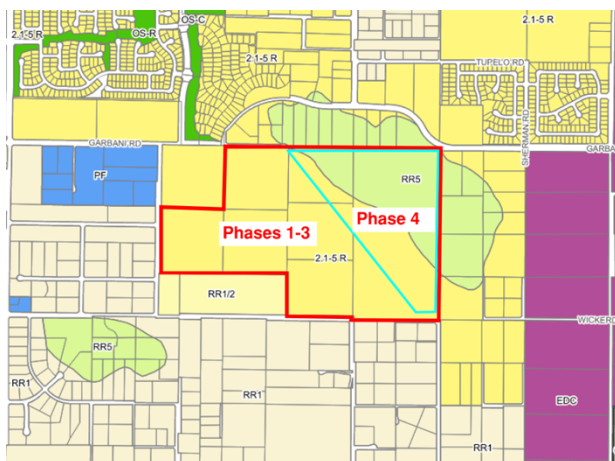
The Project site is located north of Wickerd Road, south of Garbani Road, west of Haun Road and east of Murrieta Road (APN 360-300-002 through 360-300-006, 360-300-009 and 360-350-001).



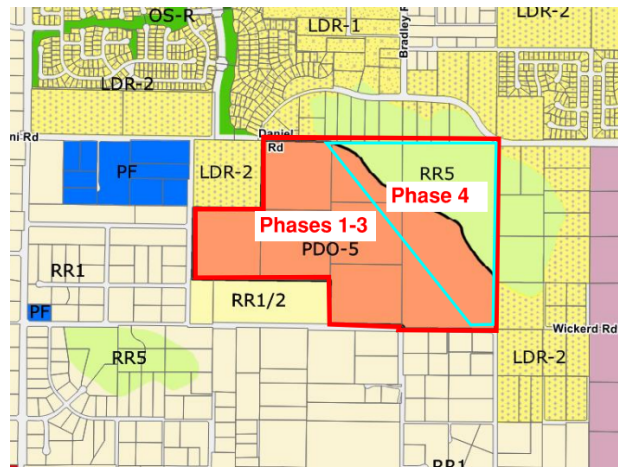
General Plan/Zoning

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).

General Plan Land Use



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 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.

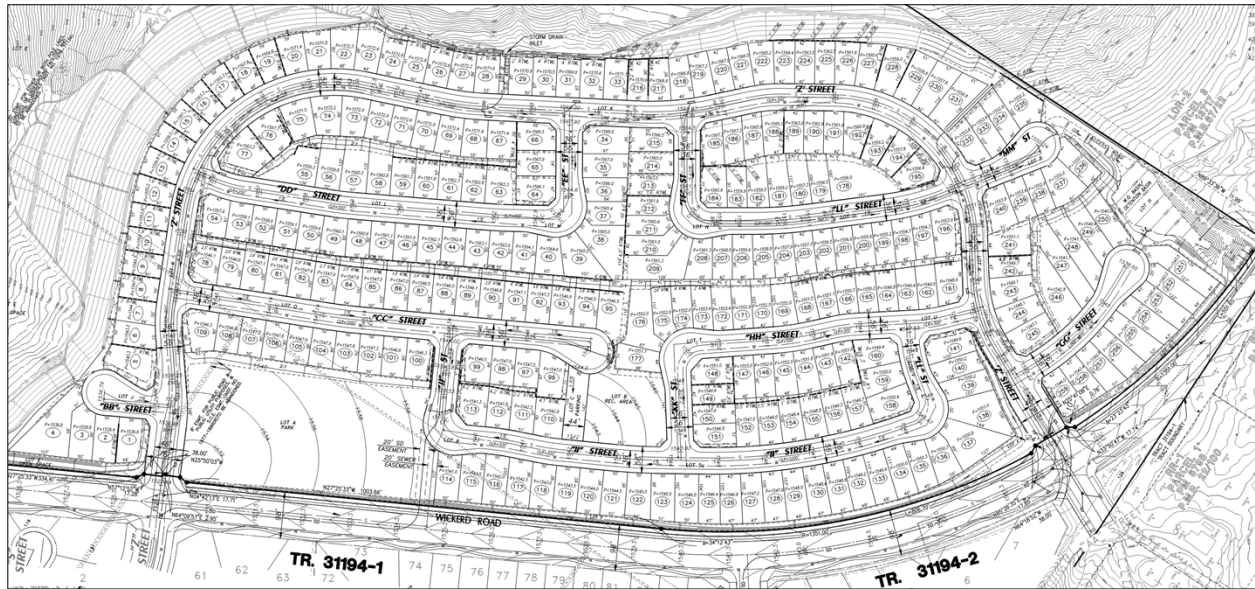
Analysis

The proposed Project includes a Major Modification to Phase 4 of approved TTM 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. A breakdown of the proposed lots by "lot sizes" can be found in the table below:

Under 4,000 sq ft	30 lots	11.5%
4,000 – 5,000 sq ft	150 lots	58%
5,001 – 6,000 sq ft	57 lots	22%
6,001 – 7,000 sq ft	7 lots	2.7%
7,001 sq ft and greater	15 lots	5.7%

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. The proposed site plan and lot layout of Phase 4 can be found on the following page.

Proposed Site Plan TR31194-4



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. Additionally, changes are proposed that reduce the front yard setback in Phase 4. The approved standards have 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 within all phases. With the proposed minimum lot sizes (3,780 sq. ft.), the Project proposes 55% maximum building coverage, opposed to 50% as was approved with the original Project.

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.

Park and Recreation Center

The approved Project contained three (3) HOA-maintained parks; including, 1) a 3.67-net acre park (approx. 5-acres including water quality basin) within TR 31194-1, 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 TR 31194-4; 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. The Applicant proposes a 3-acre park fronting on Wickerd Road, designed to include turf area, full-sized basketball court, and prefabricated restroom building, as well as a 0.75-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 recreation 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 Planning Commission made the determination that the increase in parkland with the proposed Project would not offset the impacts of the increase in traffic and dangers to public safety.

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 for the proposed Project in accordance with Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and taken before the Planning Commission. The City, as the lead agency under CEQA, 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. However, the recommendation of the Planning Commission is to deny the project, including the Addendum.

Per Section 15270(a) of the State Guidelines, CEQA does not apply to projects which a public agency rejects or disapproves. Therefore, it is with certainty there is no possibility that use determination in question may have a significant effect on the environment should the City Council agree with the Planning Commission and deny the project.

Findings

Findings to deny the Zoning Code Amendment and Major Modification are included in the attached Resolution.

Public Notice

A Public Hearing notice for the proposed project was published in *The Press Enterprise* on May 28, 2023 for the June 7, 2023 City Council 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.

STRATEGIC PRIORITY

Thriving Economy

FISCAL IMPACT

There is no fiscal impact associated with the recommended action.

ATTACHMENTS

1. Resolution of Denial
2. February 8, 2023, PC Staff Report Package (including Exhibits)
3. Public Hearing Notice