



CITY OF MENIFEE

Menifee Housing Element

Housing Site Selection for
Rezoning for the General Plan

December 4, 2013



PURPOSE OF ELEMENT



HOUSING Menifee...

- Provide quality housing to help accommodate residents of all incomes
- Build and preserve quality neighborhoods for people to invest in
- To support other communitywide goals & objectives for Menifee



HOUSING ELEMENT GOAL



- To achieve certification (letter of approval) from the State HCD
- To protect the City's investment in general plan – your future
- To protect your local land use authority from the courts and others



REGIONAL HOUSING NEEDS ASSESSMENT



- Housing planning target to address expected job and population growth
- RHNA is ~6,683 units, includes ~2,900 units that could accommodate higher density housing
- Can be satisfied by housing production and rezoning parcels to accommodate housing



CRITERIA FOR REZONING

- **Criteria 1 - Multi-family housing.** Requires a City to allow multiple family housing “by-right use” at min 20 du/ac. The City’s R20.1-24 designation meets that requirement.
- **Criteria 2 – Rezoning land.** The 2014-2021 RHNA will require the general plan to have about 150 acres of land rezoned for R20.1-24 in Menifee assuming minimum of 20 du/ac.
- **Criteria 3 – Site Feasibility.** Sites must be adequate and relatively free of infrastructure & environmental constraints (e.g., faults, hazards, heavy industry, etc.)

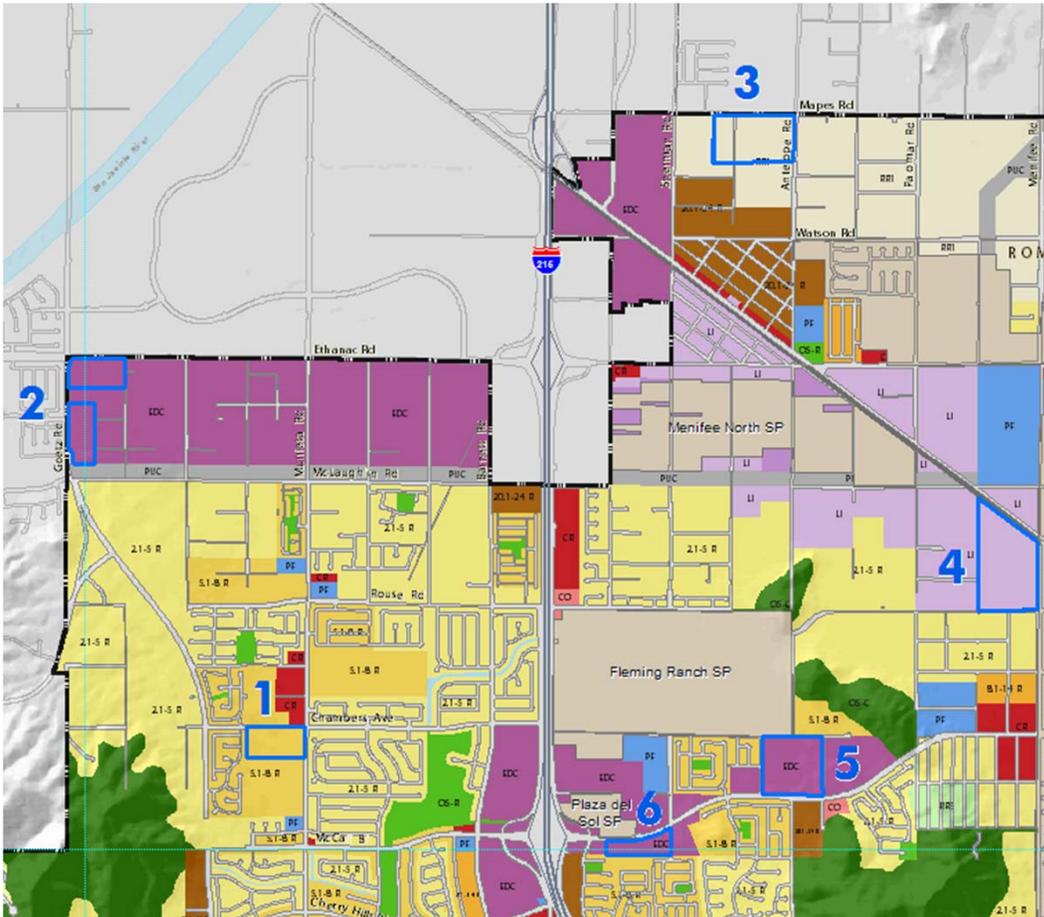


FREQUENTLY ASKED QUESTIONS

- Can't we just plan without considering state law? What are the penalties for not following state law?
- Do we have to build, finance, or subsidize the construction of new housing to meet the RHNA?
- Will designating the property R20.1-24 prevent the City from approving other projects on the same site?
- How do we make sure the apartment, condominium or other development project is well designed?



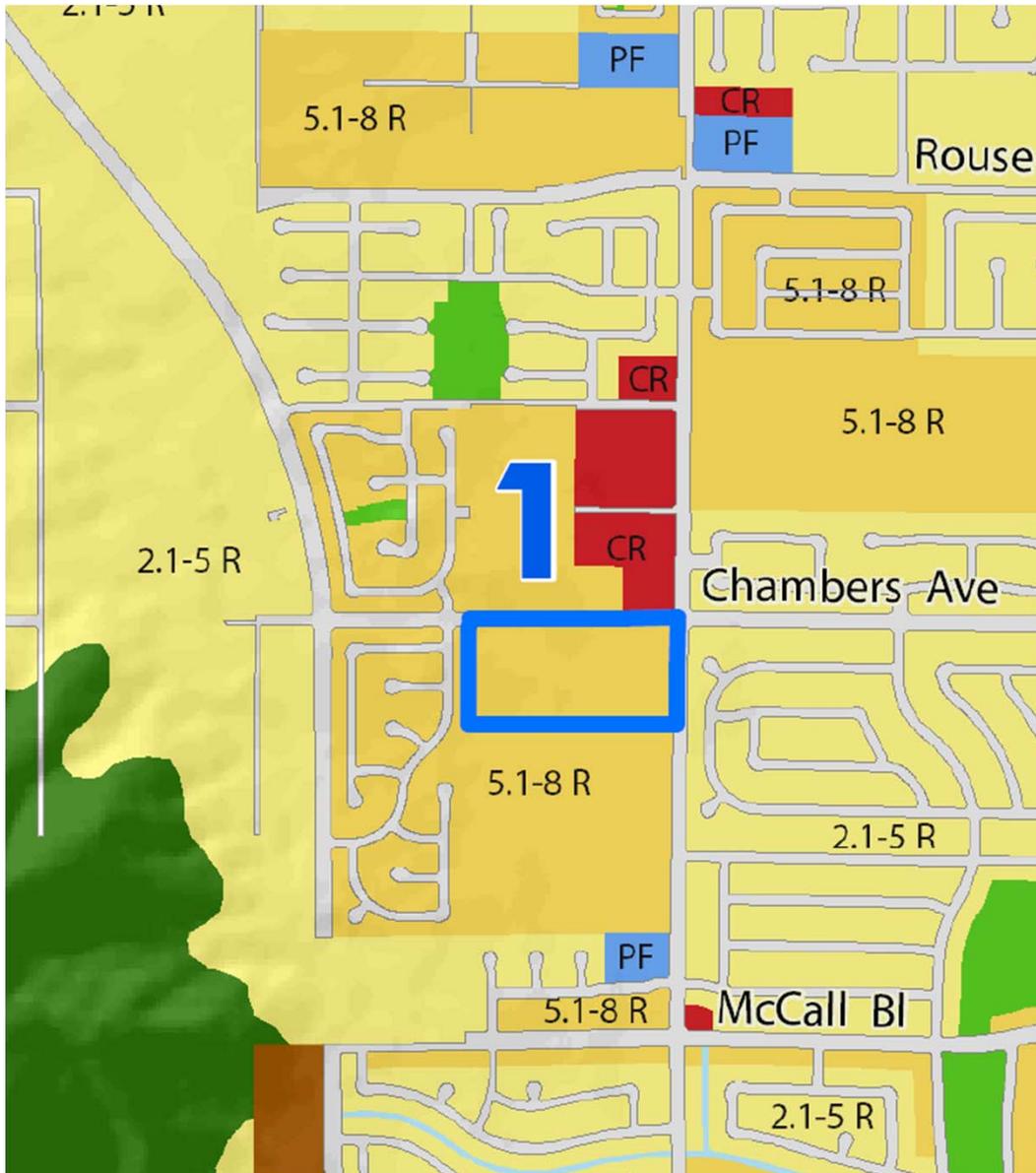
MENIFEE'S SITES STRATEGY



- Fulfill the RHNA with 75% vacant sites & 25% on underutilized sites.
- To accomplish that target, need to identify 50 **additional** acres of vacant land for R20.1-24
- Identified six potential sites for consideration

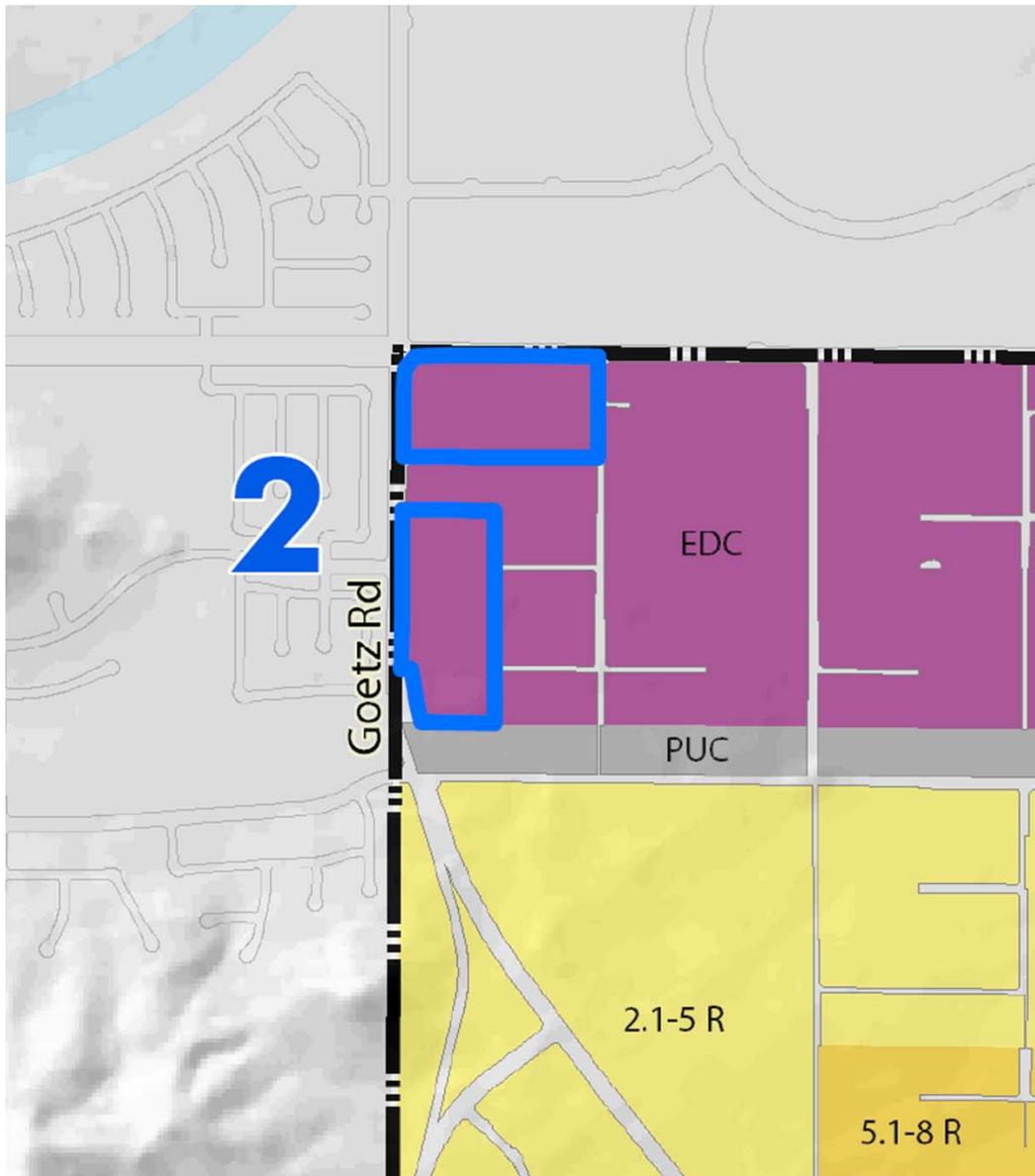


SITE #1: CHAMBERS & MURRIETA



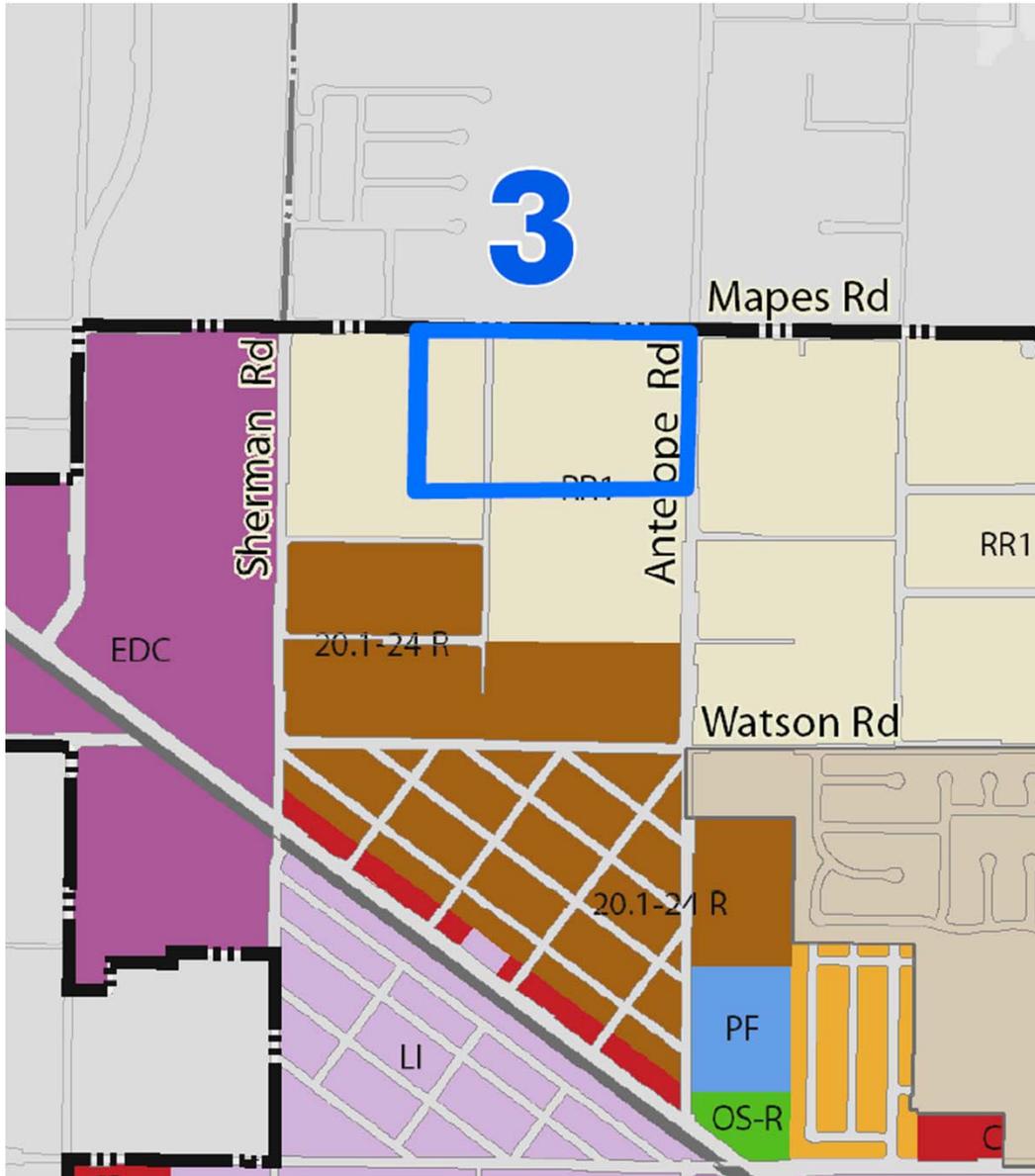
- Location: near cross streets of Chambers and Murrieta
- Condition: Vacant site, proposed GP 5.1-8R . Adjacent to senior mobile home park
- Yield: 19 acres that could accommodate 380 units

SITE #2: ETHANAC & GOETZ



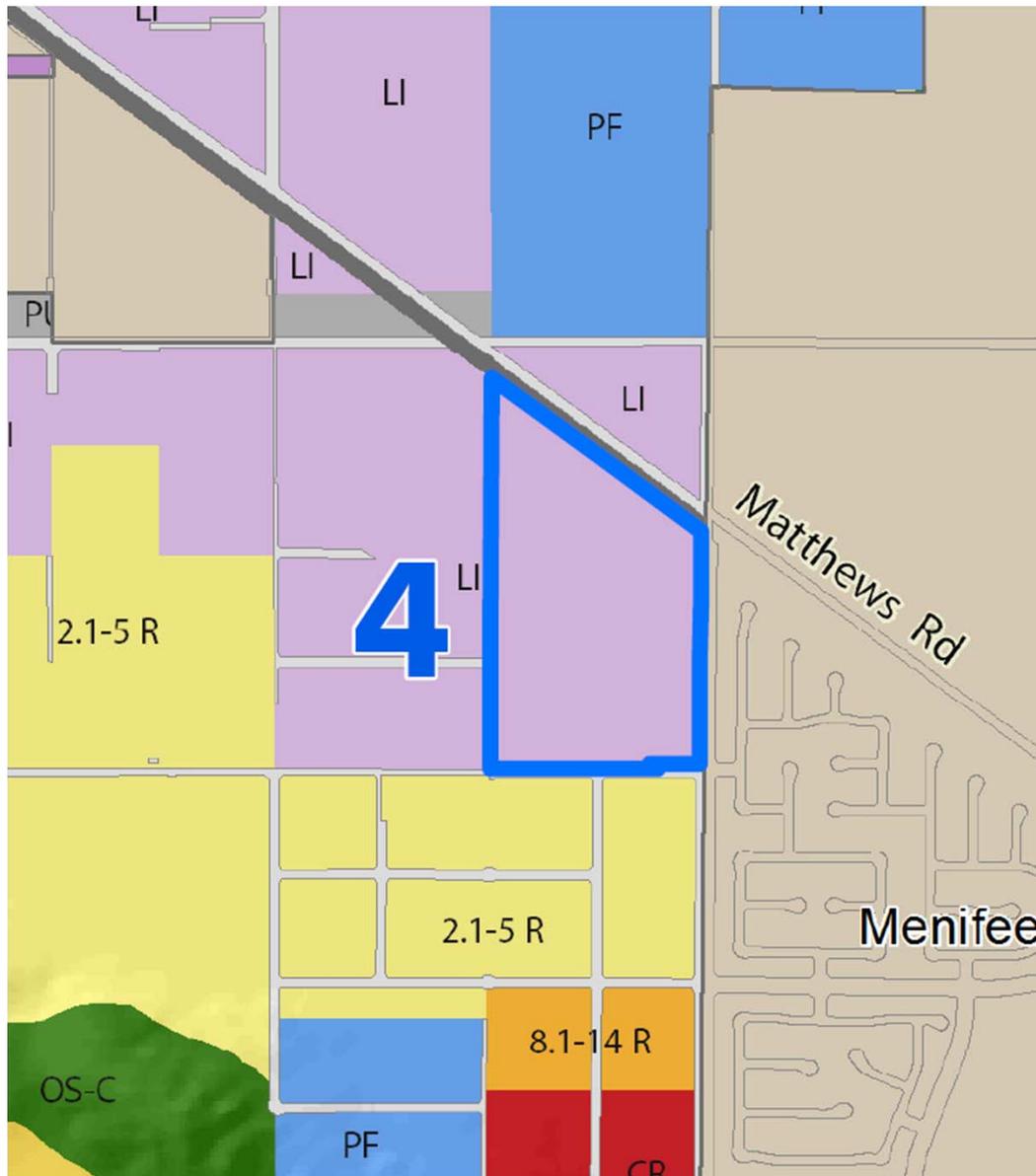
- Location: Corner of Ethanac and Goetz, near boundary with Perris
- Condition: Vacant, proposed EDC, near commercial and future low density project
- Yield: 34 acres that could accommodate 680 units

SITE #3: MAPES & ANTELOPE



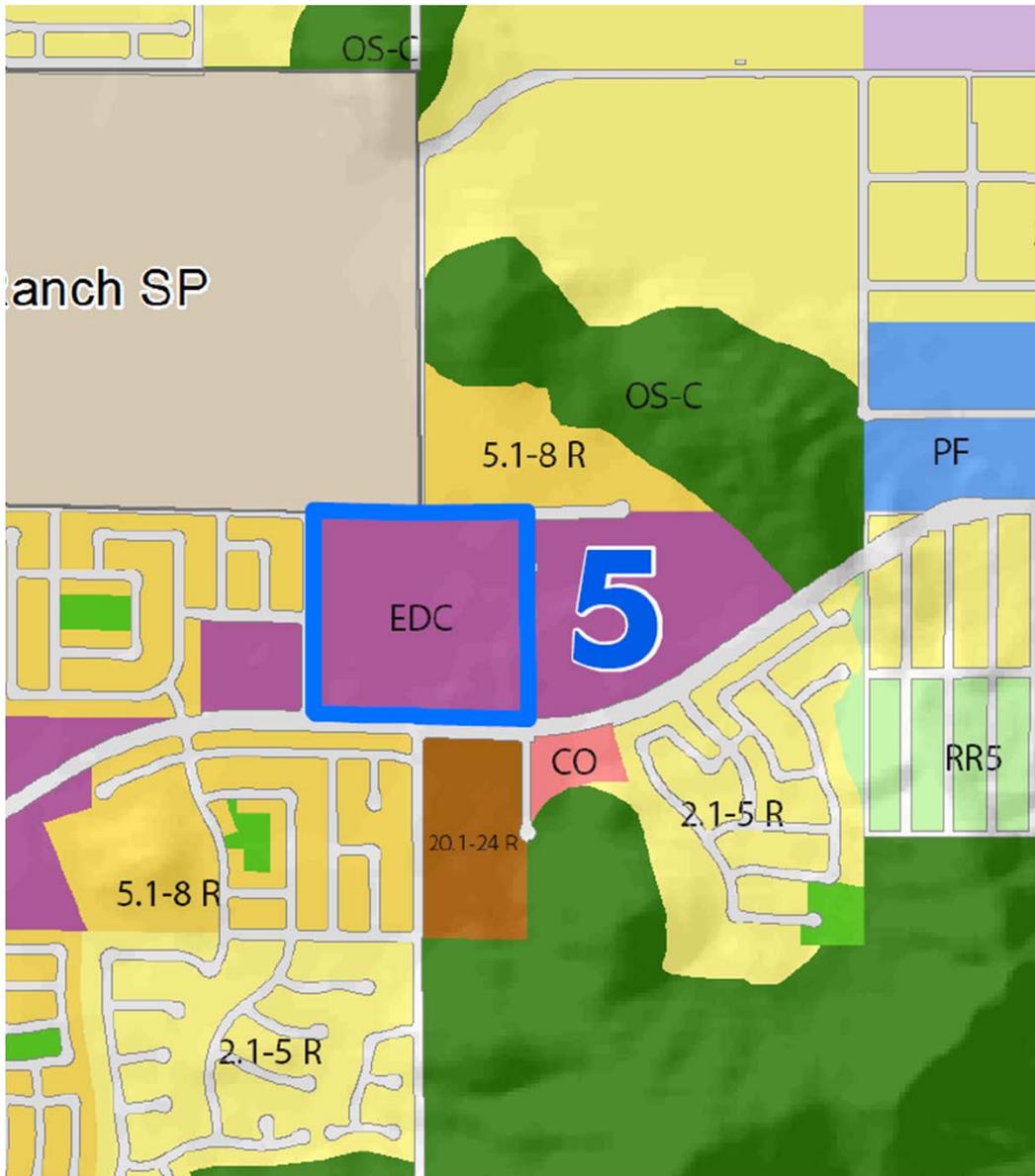
- Location: Corner of Antelope and Mapes in the Romoland area
- Condition: Vacant, proposed RR, near commercial and future low density project
- Yield: 41 acres that could accommodate 820 units

MATTHEWS & MENIFEE



- Location: Corner of Matthews & Meniffee in near Romoland area
- Condition: Vacant, designated light industry with nonconforming use
- Yield: 57 acres that could accommodate 1,140 units

SITE #5: McCALL & ASPEL



- Location: Corner of McCall and Aspel, west of Meniffee Hospital
- Condition: Vacant, with designation of EDC (potential medical)
- Yield: 37 acres that could accommodate 740 units

SITE #6: McCALL & SHERMAN



- Location: McCall and Sherman east of I-215
- Condition: Vacant, with designation of EDC. Shallow lot width.
- Yield: 12 acres that could accommodate 240 units