



Policy Areas

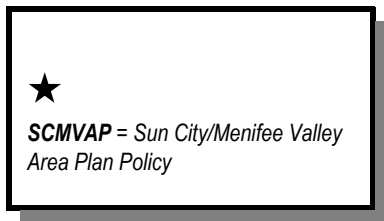
A Policy Area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries of the Sun City/Menifee Valley Policy Areas are shown on Figure 4, Policy Areas, and are described in detail below.

POLICY AREAS

Six Policy Areas have been designated within the Sun City/Menifee Valley Area Plan. They are important locales that have special significance to the residents of the part of the County, or will have when their development potential is realized. Many of these policies derive from citizen involvement over a period of years in planning for the future of this area. In some ways, these policies are even more critical to the sustained character of the Sun City/Menifee area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. Their boundaries are shown on Figure 4, Policy Areas. These boundaries are only approximate and may be interpreted more precisely as decision are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed development project.

Senior Design

A significant senior population resides within the Valley. While the majority of the Menifee Valley will develop with a more diverse population in mind, some continued recognition of this historically specialized resident profile is focused in and around the Sun City community. That is what accounts for the following incentives for housing development and design standards for both residential and commercial uses to serve this population.



Policies:

Senior Housing Design



SCMVAP 1.1 Facilitate development and promote adequate design through adherence to policies in the General Plan Land Use and Housing Elements and the County’s Zoning Code.

SCMVAP 1.2 Provide innovative housing in new development proposals that specifically addresses the needs of seniors and includes the following features:
a. smaller yards;
b. low-maintenance landscaping; and
c. modified kitchens.

Senior Commercial and Office Design



SCMVAP 1.3 Ensure proper design through adherence to the Community Design section of the General Plan Land Use Element.