

# SENNA: A 216-UNIT MULTI-FAMILY DEVELOPMENT SITE IN THE CITY OF HEMET

## NWC E Stetson Ave & S Buena Vista St | Hemet, CA 92543

- Two parcels totaling approximately 10.10 acres
- Plans for 216 units with 9 Studios, 90 1 bed/1bath, and 117 2 bed/2 baths
- Unique opportunity to bring housing to a growing market

**ASKING PRICE: \$3,888,000**  
**OFFERS DUE SEPTEMBER 30<sup>TH</sup>**



**SUBJECT  
PROPERTY**

**E STETSON AVE**

**S BUENA VISTA ST**

**MONTEREY PL**

**MONTEBELLO PL**



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# CONTENTS

- 3 aerials
- 6 location map
- 7 property information
- 8 tax map
- 9 aster community site plan
- 10 landscape plan
- 11 architecture plans
- 12 demographics



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Hemet High School

Ramona Bowl Amphitheatre

Echo Hills Golf Course

S BUENA VISTA ST

E STETSON AVE

SUBJECT PROPERTY

STATER BROS. markets





Hemet Elementary School

planet fitness Little Caesars Pizza  
 SUBWAY  
 7-ELEVEN DOLLAR TREE

Acacia Middle School

STATER BROS. markets

**SUBJECT PROPERTY**

S BUENA VISTA ST

MONTEBELLO PL

MONTEREY PL

E STETSON AVE





Echo Hills  
Golf Course

Diamond  
Valley Lake

McSweeney  
Elementary School

DOLLAR GENERAL  
market

Pizza  
Hut

E STETSON AVE

**SUBJECT  
PROPERTY**

MONTEREY PL

MONTEBELLO PL

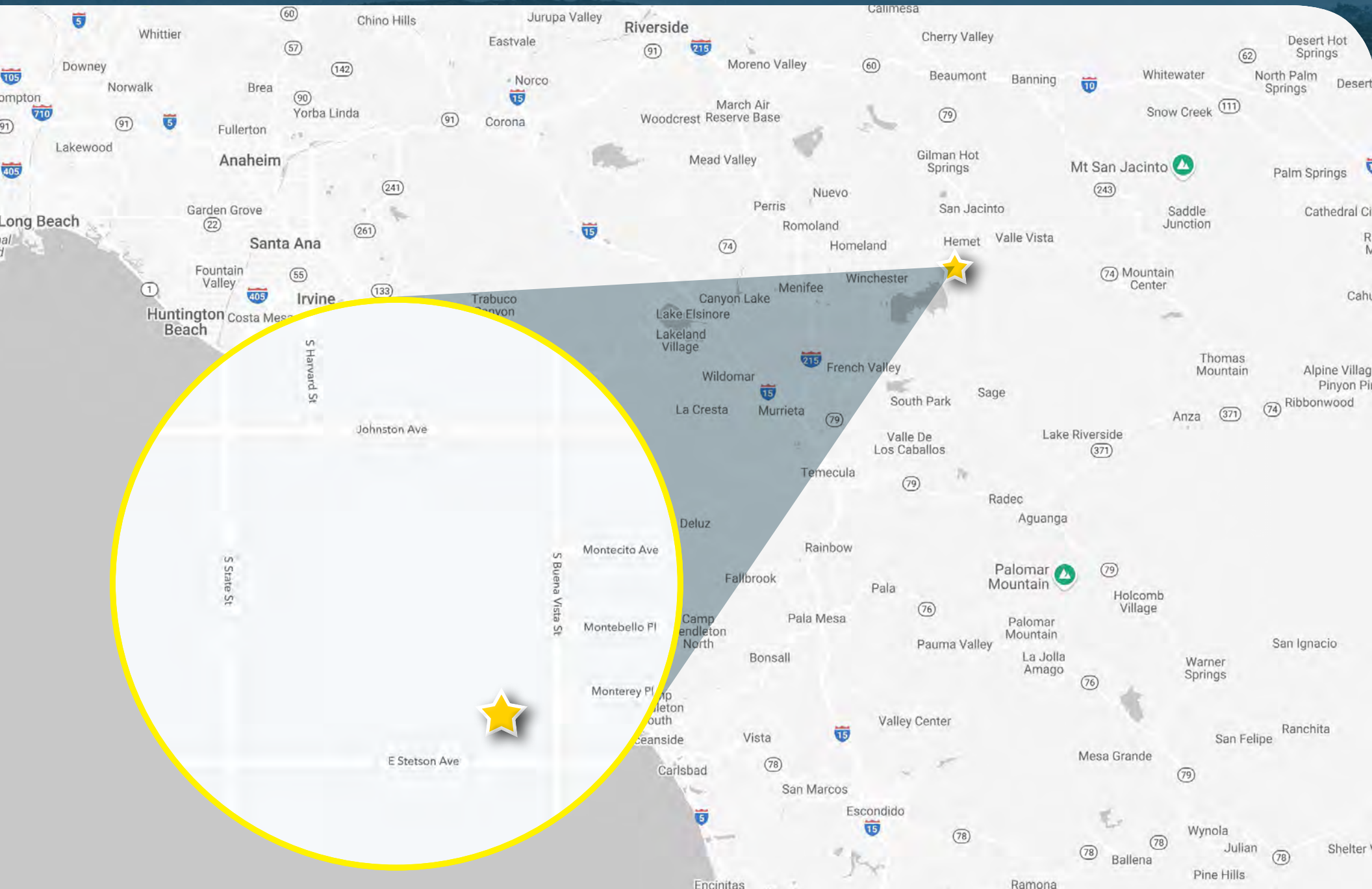
MONTECITO AVE

S BUENA VISTA ST

STATER BROS.  
markets



# location map



# property information

## location:

The subject property is located on the NWC E Stetson Ave & S Buena Vista St in Hemet, CA. It is approximately 1.5 miles south of the 74 Freeway and approximately 14 miles east of I-215.

## property profile:

The subject property consists of two parcels totaling approximately 9 acres. There are currently plans for a 216-unit multi-family development called "Senna Community." The unit mix consists of 9 studio units, 90 1 bed/ 1 bath units, and 117 2 bed/2 bath units. The property is zoned R-2, Low density Multiple Family Residential, with a maximum density of 8 du/acre. The General Plan designation is Medium Density Residential with a maximum density of 18 du/acre. The Housing Accountability Act authorizes development on the properties to utilize the higher General Plan Density as opposed to the lower Zoning density. The project proposes to provide 5% Very Low Income units, which entitles the project to a 20% density bonus. The property offers a unique opportunity for a builder to bring much-needed housing to the City of Hemet.

## jurisdiction:

City of Hemet

## general plan:

Medium-Density Residential (MDR)

## school district:

Hemet Unified School District

## apn's:

- 446-300-005
- 446-300-011

## proposed density:

21.6 du/acre

*\*See Housing Accountability Act Information Above*

## services:

Water/Sewer:	EMWD
Gas:	Southern California Gas Company
Electric:	Southern California Edison
Fire:	Hemet Fire Department
Police:	Hemet Police Department

## acreage:

Approximately 10.10 acres

## density:

8.1 – 18.0 du/acre

## zoning:

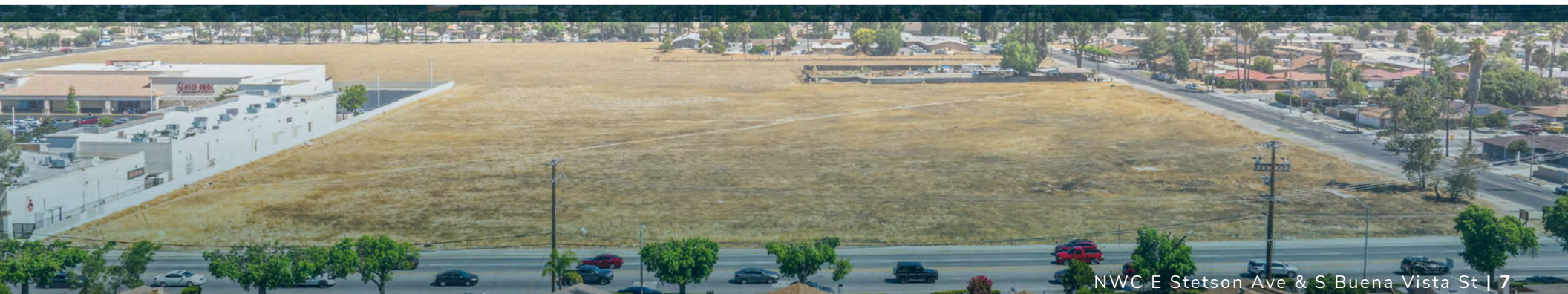
Low Density Multiple Family Residential (R-2)

## max height:

45' or 3 Stories

## asking price:

\$3,888,000 (\$18,000/door)  
Offers Due September 30<sup>th</sup>



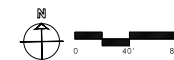


# senna community site plan



SENNA SUMMARY				
TOTAL GROSS AREA	10.01 ACRES			
TOTAL UNITS	216 UNITS			
GROSS DENSITY	21.6 DU/AC			
RESIDENTIAL SUMMARY (TOTAL UNIT LIVING AREAS)				
UNIT PLAN	SQ. FT.	# UNITS	% MAX.	TOTAL S.F.
PS - A	599	9	4%	5,391
P1 - A	726	90	42%	65,340
P2 - A	1,124	63	29%	70,812
P2 - B	1,050	54	25%	56,700
<b>TOTAL</b>		<b>216</b>	<b>100%</b>	<b>198,243</b>
TOTAL PARKING				
REQUIRED (Per Density Bonus Law)		PROVIDED		
1 SP / STUDIO UNIT	9	OPEN STALLS	87	
1 SP / 1 BDRM. UNIT	90	REMOTE GARAGES	37	
1.5 SP / 2 BDRM.+	176	TRUCK GARAGES	16	
		CARPORTS	164	
		LEASING OFFICE	6	
<b>TOTAL</b>	<b>275</b>		<b>310</b>	
SITE COVERAGE				
COVERAGE TYPE	SQ. FT.	ACRES	% OF NET SITE AREA	
BUILDINGS (INCL. CLUBHOUSE & GARAGES)	110,030	2.53	25%	
COMMON OPEN SPACE (LANDSCAPE & HARDSCAPE)	54,300	1.25	12%	
RESIDUAL LANDSCAPING (PARKING ADJACENT & BLDG. ADJACENT)	103,117	2.37	24%	
DETENTION AREA	3,153	0.07	1%	
PARKING AND ROADS	165,460	3.80	38%	
<b>TOTAL</b>	<b>436,060</b>	<b>10.01</b>	<b>100%</b>	
COMMON OPEN SPACE				
REQUIRED (Zoning Code Sec. 90-365)	REQUIRED SQ. FT.	PROVIDED SQ. FT.		
<b>250 sf PER UNIT</b>	<b>54,000</b>	<b>54,300</b>		

UNIT LEGEND	
PS-A	STUDIO 599 SF
P1-A	1 BD / 1 BA 726 SF EXTENDED PATIOS FIRST FLOOR ONLY (See Building Plans for details)
P2-A	2 BD / 2 BA 1124 SF EXTENDED PATIOS FIRST FLOOR ONLY (See Building Plans for details)
P2-B	2 BD / 2 BA 1050 SF EXTENDED PATIOS FIRST FLOOR ONLY (See Building Plans for details)



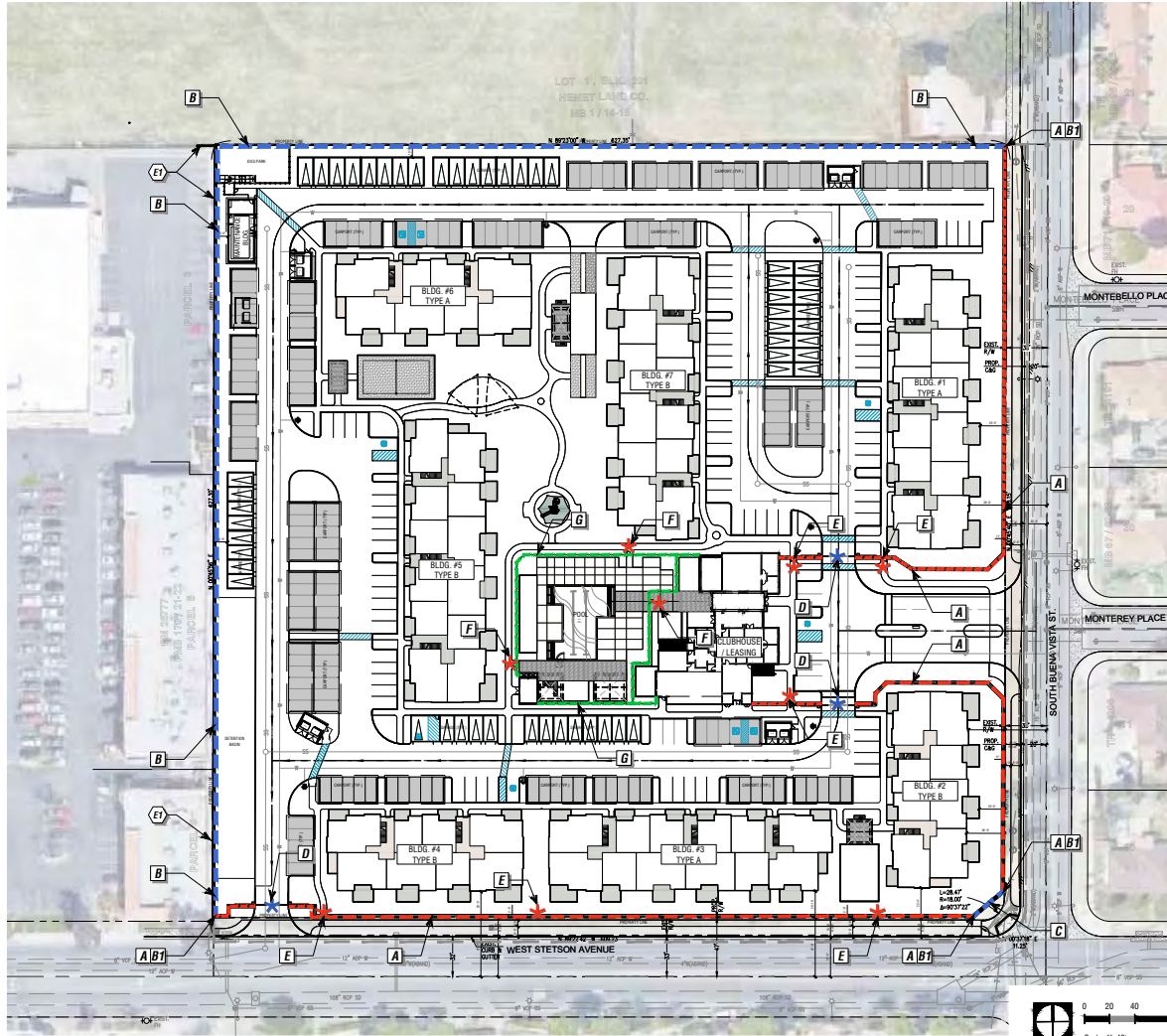
SENNA  
HIGHPOINTE COMMUNITIES  
HEMET, CALIFORNIA

CONCEPTUAL SITE PLAN

22121.00 2025-01-17  
**DANIELIAN**  
ASSOCIATES  
architects planners

A-1.0

# landscape plan



REFERENCE LEGEND	
TAG:	ITEM:
A	PROPERTY FENCE - 6' HIGH TUBULAR STEEL FENCE WITH 6'-8" HIGH x 16" SQ. CMU PILASTER
B	PROPERTY WALL - 6' HIGH CMU BLOCK WALL
B1	6'-8" HIGH x 16" SQ. CMU PILASTER
C	MONUMENT SIGN ON WALL
D	VEHICULAR GATES - 6' HIGH ORNAMENTAL STEEL SLIDING GATE FOR EMERGENCY VEHICLE ACCESS ONLY - WITH KNOX BOX INSTALLED PER LOCAL FIRE CODE
E	PEDESTRIAN GATE - 6' HIGH ORNAMENTAL STEEL GATE - KEY-IN / FREE OUT GATE WITH CALL BOX AND KNOX BOX PER LOCAL FIRE CODE
F	PEDESTRIAN POOL GATE - 5' HIGH TUBULAR STEEL GATE - KEY-IN / FREE OUT GATE WITH PANIC BAR, AND KNOX BOX PER LOCAL FIRE CODE
G	POOL PERIMETER FENCE - 5' HIGH TUBULAR STEEL FENCE
E1	EXISTING ADJACENT PROPERTY WALL - 6' HIGH CMU BLOCK



Date: Job No.: 24-1088  
 2024.03.04 CITY PRE APPLICATION SUBMITTAL  
 2024.08.15 AGENCY SUBMITTAL  
 2024.09.03 AGENCY SUBMITTAL  
 2025.01.15 AGENCY SUBMITTAL

**DANIELIAN ASSOCIATES**  
 ARCHITECTS PLANNERS

MISSION LANDSCAPE ARCHITECTURE

## PRELIMINARY FENCE AND WALL PLAN

SENNA APARTMENTS

SOUTH BUENA VISTA ST. & WEST STETSON AVE. HEMET, CALIFORNIA, 92543

**HIGH POINT COMMUNITIES**

LW1-0

# architecture plans

Standard	Hemet Municipal Code	Required	Provided	Does this comply? Other Notes from Applicant
Lot width	Article XIII	60	260	Complies
Lot depth	Article XIII	100	380	Complies
Net lot area	Article XIII	6,000	2.5 acres	Complies
Front setback (Buena Vista)	Article XIII	20 R	23 R	Complies
Front setback to garage or carport	Article XII	20 R	xx	
Front setback (Station Avenue)	Article XII	20 R	xx	
Rear setback	Article XIII	5 R	5 R	
Side interior Setback (north)		5 R	10 R	Complies
Side interior Setback (south)		5 R	25 R	Complies
Street side Landscape Setback		10 R	20 R	Complies
Lot Coverage (15% of the remaining area shall be in live landscaping)		50%	25%	Complies
Structure height	Waived per AB2345	40'-0"	36'-0"	Complies
Unit size - 2+ bedrooms		850 sf	1,050+ sf	Complies
Parking	per AB2345	21 bedroom 1 space 24 bedroom 1.5 space Total required 275	Total Provided 315	Complies
Space size in garage	Article XI	10 x 20	11'-1" x 20'-1"	Complies
Open space	Sec. 90-386	250 squnit	54,300sf	Complies
a. Common		54,300sf	NA	NA
b. Private	Waived per AB2345	150 squnit	NA	NA
Laundry facility	90-386(f)	1 washer/dryer per 10 units	Provided in each unit	Complies
Recreational facility	Sec. 90-387(f)	1,200 sf	7,300 sf	Complies
Adjacent to SR	Sec. 90-387(f)			
a. Height of wall		6 R	Existing wall	Complies
b. Landscaped setback		5 R	5 R	Complies



STATE DENSITY BONUS	CONSULTANTS	PROJECT SUMMARY	VICINITY MAP	SHEET INDEX
<p>THE PROPERTIES ARE ZONED R-2, LOW DENSITY MULTIPLE FAMILY RESIDENTIAL (MAXIMUM 8 DU/AC). HOWEVER, THE PROPERTIES ARE DESIGNATED MEDIUM DENSITY RESIDENTIAL (8.1 - 18.0 DU/AC) BY THE CITY'S GENERAL PLAN. THE HOUSING ACCOUNTABILITY ACT AUTHORIZES DEVELOPMENT ON THE PROPERTIES TO UTILIZE THE HIGHER GENERAL PLAN DENSITY, AS OPPOSED TO THE LOWER ZONING DENSITY.</p> <p>USING THE GENERAL PLAN DENSITY OF 18 DWELLING UNITS PER ACRE AUTHORIZED BY THE HAA, THE PROPERTIES HAVE A BASE DENSITY OF 181 DWELLING UNITS (18 DU/AC * 10.01 ACRES = 180.18, ROUNDED TO 181 UNITS). THE CITY'S DENSITY BONUS ORDINANCE, WHICH IMPLEMENTS THE STATE DENSITY BONUS LAW, AUTHORIZES A 20 PERCENT DENSITY BONUS IF FIVE PERCENT OF BASE UNITS ARE RESERVED FOR VERY LOW INCOME HOUSEHOLDS.</p> <p>THIS PROJECT PROPOSES TO PROVIDE 5% VERY LOW INCOME UNITS, WHICH ENTITLES THE PROJECT TO A 20% DENSITY BONUS.</p> <p>18 DU/AC * 10.01 AC = 181 DU (BASE DENSITY)            181 DU * 5% = 10 DU (RESERVED FOR VERY LOW INCOME)            181 DU - 20% = 37 DU (BONUS DENSITY UNITS)            181 DU + 37 DU = 218 DU (TOTAL ALLOWABLE UNITS)</p> <p>IN ADDITION TO EXTRA UNITS, THIS PROJECT WILL ALSO QUALIFY FOR ONE INCENTIVE, AS WELL AS WAIVERS AS PROVIDED BY THE DENSITY BONUS LAW. FURTHERMORE, THE PROJECT IS SUBJECT TO MAXIMUM PARKING RATIOS SET FOR BY THE STATE DENSITY BONUS LAW.</p> <p><b>STATE DENSITY BONUS LAW PARKING STANDARDS:</b>            STUDIO &amp; 1 BED: 1 SPACE / DU            2-3 BED: 1.5 SPACE / DU</p> <p><b>INCENTIVE:</b>            INCENTIVE IS TO BE DETERMINED</p> <p><b>WAIVERS:</b></p> <ol style="list-style-type: none"> <li>REDUCTION IN PRIVATE OPEN SPACE              -REDUCE THE AVERAGE PRIVATE OPEN SPACE REQUIREMENT TO 100 SF PER UNIT</li> <li>INCREASE IN ALLOWABLE BUILDING HEIGHT              -INCREASE TO 40 AND THREE STORES</li> <li>REDUCTION IN COVERED PARKING REQUIREMENTS-              -REDUCE REQUIREMENT FOR COVERED RESIDENT SPACES TO 75%</li> <li>REDUCTION IN REQUIRED TREES PER DWELLING UNIT              -REDUCE REQUIREMENT TO .87 TREES/UNIT</li> </ol>	<p><b>PROPERTY OWNER:</b>            HIGHPOINTE COMMUNITIES            ADDRESS: 16501 SCIENTIFIC WAY            IRVINE, CA 92618            TEL: (949) 242-9209            EMAIL: ALI.TIBBS@HIGHPOINTEINC.COM            CONTACT: ALI TIBBS</p> <p><b>ARCHITECTURAL:</b>            DANIELIAN ASSOCIATES ARCHITECTS + PLANNERS            ADDRESS: 60 CORPORATE PARK            IRVINE, CA 92606            TEL: (949) 474-6030            EMAIL: MIBOYD@DANIELIAN.COM            CONTACT: MIKE BOYD</p> <p><b>CIVIL:</b>            BAWCE            ADDRESS: 41555 State Highway 74            Hemet, CA 92344            (951) 656-1727            EMAIL: BLAINE@BAWCE.COM            CONTACT: BLAINE WOMER</p> <p><b>LANDSCAPE:</b>            MISSION LANDSCAPE ARCHITECTURE            ADDRESS: 16672 MILLIKAN AVE.            IRVINE, CA 92606            TEL: (949) 241-8237            EMAIL: JMOUNTCASTLE@MISSIONLANDSCAPE.COM            CONTACT: JANET MOUNTCASTLE</p>	<p><b>SCOPE OF WORK:</b></p> <p>RENTAL APARTMENT COMPLEX WITH 7 THREE STORY RESIDENTIAL BUILDINGS, 216 UNITS AND AMENITY SPACES INCLUDING CLUBHOUSE-LEASING OFFICE, POOL AND SPA, DOG PARK, MAINTENANCE BUILDING AND COVERED PARKING AND CARPORTS - PRIVATELY FUNDED</p> <p><b>CODE INFORMATION:</b></p> <p>BUILDING CODE: 2022 CALIFORNIA BUILDING CODE            MECHANICAL CODE: 2022 CALIFORNIA MECHANICAL CODE            PLUMBING CODE: 2022 CALIFORNIA PLUMBING CODE            ELECTRICAL CODE: 2022 CALIFORNIA ELECTRICAL CODE            FIRE CODE: 2022 CALIFORNIA FIRE CODE            ENERGY CODE: 2022 CALIFORNIA ENERGY CODE</p> <p><b>PROJECT INFORMATION:</b></p> <p>ASSESSOR'S PARCEL: 446-300-005, 446-300-011            LOT SIZE: 10,01 AC            ZONING: R-2            OCCUPANCY GROUP: R-2</p> <p><b>DEVELOPMENT STANDARDS ZONING R-2:</b></p> <p>DENSITY: 8.0 DU/AC            MAX. LOT COVERAGE: 50%            MAX. HEIGHT: 30'            MAX. STORIES: 2</p> <p><b>DEVELOPMENT STANDARDS GENERAL PLAN MDR:</b></p> <p>DENSITY: 8.1 - 18 DU/AC</p> <p><b>PROPOSED:</b></p> <p>DENSITY: 18 DU/AC + BONUS DENSITY (216 TOTAL UNITS)            LOT COVERAGE: 25%            HEIGHT: 37'-4"            STORIES: 3</p>	<p>NOT TO SCALE</p>	<p><b>ARCHITECTURAL</b></p> <p>A-0.0 COVER SHEET            A-1.0 CONCEPTUAL SITE PLAN            A-1.1 FIRE / TRASH TRUCK ACCESS PLAN            A-1.2 SITE PHOTO DIAGRAM            A-1.3 SITE KEY PLAN            A-2.1 BLDG. 1- FLOOR PLANS            A-2.2 BLDG. 1- THIRD FLOOR &amp; ROOF PLANS            A-2.3 BLDG. 1- ELEVATIONS            A-2.4 BLDG. TYPE A- PERSPECTIVES            A-3.1 BLDG. 2- FLOOR PLANS            A-3.2 BLDG. 2- THIRD FLOOR &amp; ROOF PLANS            A-3.3 BLDG. 2- ELEVATIONS            A-3.4 BLDG. TYPE B- PERSPECTIVES            A-4.1 BLDG. 3- FLOOR PLANS            A-4.2 BLDG. 3- THIRD FLOOR &amp; ROOF PLANS            A-4.3 BLDG. 3- ELEVATIONS            A-4.4 BLDG. 4- FLOOR PLANS            A-4.5 BLDG. 4- THIRD FLOOR &amp; ROOF PLANS            A-5.1 BLDG. 4- ELEVATIONS            A-5.2 BLDG. 5- FLOOR PLANS            A-5.3 BLDG. 5- ELEVATIONS            A-6.1 BLDG. 6- FLOOR PLANS            A-6.2 BLDG. 5- THIRD FLOOR &amp; ROOF PLANS            A-6.3 BLDG. 5- ELEVATIONS            A-7.1 BLDG. 6- FLOOR PLANS            A-7.2 BLDG. 6- THIRD FLOOR &amp; ROOF PLANS            A-7.3 BLDG. 6- ELEVATIONS            A-8.1 BLDG. 7- FLOOR PLANS            A-8.2 BLDG. 7- THIRD FLOOR &amp; ROOF PLANS            A-8.3 BLDG. 7- ELEVATIONS            A-9.1 UNIT PLANS            A-9.2 UNIT PLANS            A-10.1 CLUBHOUSE- LEASING OFFICE FLOOR PLAN            A-10.2 CLUBHOUSE- LEASING OFFICE ROOF PLAN            A-10.3 CLUBHOUSE- LEASING OFFICE ELEVATIONS            A-10.4 CLUBHOUSE- PERSPECTIVES            A-11.1 TRASH ENCLOSURE - FLOOR &amp; ROOF PLAN            A-11.2 TRASH ENCLOSURE - ELEVATIONS            A-12.1 MAINTENANCE BLDG. - FLOOR &amp; ROOF PLANS            A-12.2 MAINTENANCE BLDG. - ELEVATIONS            A-13.1 8 CAR REMOTE GARAGE - FLOOR &amp; ROOF PLANS            A-13.2 8 CAR REMOTE GARAGE - ELEVATIONS            A-13.3 12 CAR REMOTE GARAGE - FLOOR PLAN            A-13.4 12 CAR REMOTE GARAGE - ROOF PLAN            A-13.5 12 CAR REMOTE GARAGE - ELEVATIONS            A-14.1 CARPORT - FLOOR &amp; ROOF PLANS, ELEVATIONS            A-15.0 COLOR &amp; MATERIAL BOARD            G-1.0 SIGHT LINE DIAGRAM</p>

SENNA  
 HIGHPOINTE COMMUNITIES  
 HEMET, CA

## ENTITLEMENT PACKAGE

[LINK TO FULL ARCHITECTURE PLANS](#)

22121.00 2025-01-17 **A-0.0**  
**DANIELIAN**  
 ASSOCIATES  
 architects + planners

# demographics

1 mile



population

20,155



estimated households

6,816



average household income

\$78,821



median household income

\$64,205



total employees

2,359

3 miles



population

96,162



estimated households

33,617



average household income

\$78,314



median household income

\$66,812



total employees

19,953

5 miles



population

171,096



estimated households

53,399



average household income

\$86,705



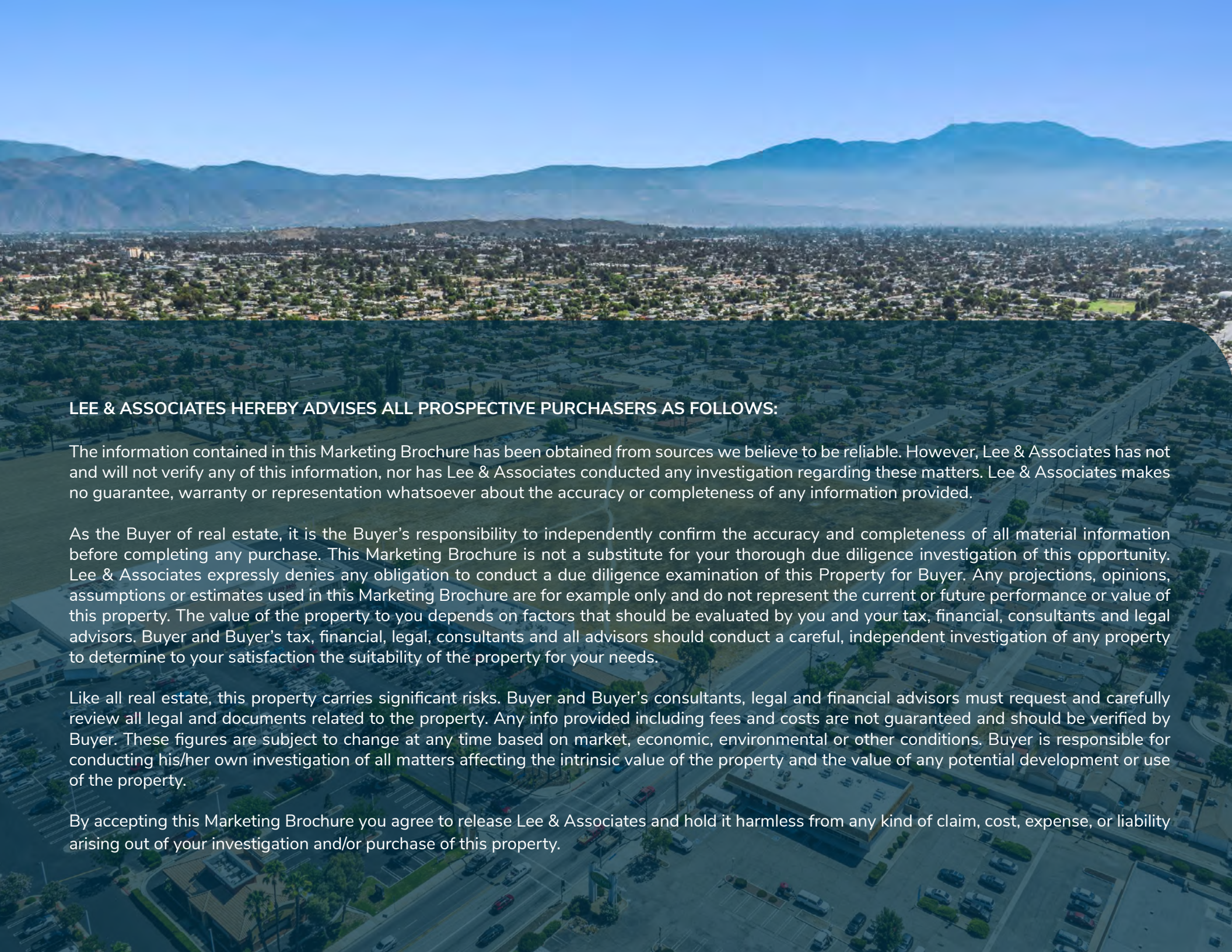
median household income

\$71,525



total employees

28,493

An aerial photograph of a city, likely Los Angeles, showing a dense residential and commercial area with mountains in the background under a clear blue sky. The image is used as a background for the text.

**LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:**

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



**SUBJECT  
PROPERTY**

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**MONTEREY PL**

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