



CITY OF MENIFEE

SUBJECT: Menifee West Coast Self-Storage

MEETING DATE: October 9, 2025

TO: Planning Commission

PREPARED BY: Fernando Herrera, Associate Planner

REVIEWED BY: Orlando Hernandez, Deputy Community Development Director

APPROVED BY: Cheryl Kitzerow, Community Development Director

APPLICANT: Magellan Architecture

RECOMMENDED ACTION

1. Determine the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (“Infill Development”) and direct staff to file a Notice of Exemption; and
2. Adopt a resolution approving Plot Plan No. PLN23-0215, Conditional Use Permit No. PLN23-0216, and Minor Exception No. PLN23-0218, generally located along the north side of Jackson Avenue, west of Antelope Road and east of 3rd Street.

PROJECT DESCRIPTION

Plot Plan (PP) No. PLN 23-0215 and **Conditional Use Permit (CUP) No. PLN 23-0216** propose a self-storage facility that includes seven single-story buildings totaling 71,741 square feet of building area on 4.06 acres, and will include five parking spaces, including two that are ADA accessible, two bicycle spaces and six loading spaces.

Minor Exception No. PLN23-0218 proposes to increase the maximum lot coverage from 40 percent to 40.5 percent which yields an additional 708 square feet.

LOCATION

The Project includes three parcels generally located along the north side of Jackson Avenue, west of Antelope Road, east of 3rd Street, and south of Highway 74, within the City of Menifee, County of Riverside, State of California (APNs: 329-141-003, -008, and 329-172-011).

Project Location



GENERAL PLAN/ZONE

General Plan

The General Plan land use designation for the Project sites is Business Park (BP) which is intended for industrial and related uses including assembly and light manufacturing, repair facilities, and business parks, including corporate offices. Surrounding Land Use designations and existing uses can be found below in Table 1. The Project's proposed self-storage use is consistent with the existing land use designation.

General Plan Map



Zoning

The underlying zoning classification BP allows industrial and related uses including assembly and light manufacturing, repair facilities, and business parks, including corporate offices. The existing zoning of the Project site allows for the development of storage facility uses with the approval of a Conditional Use Permit.

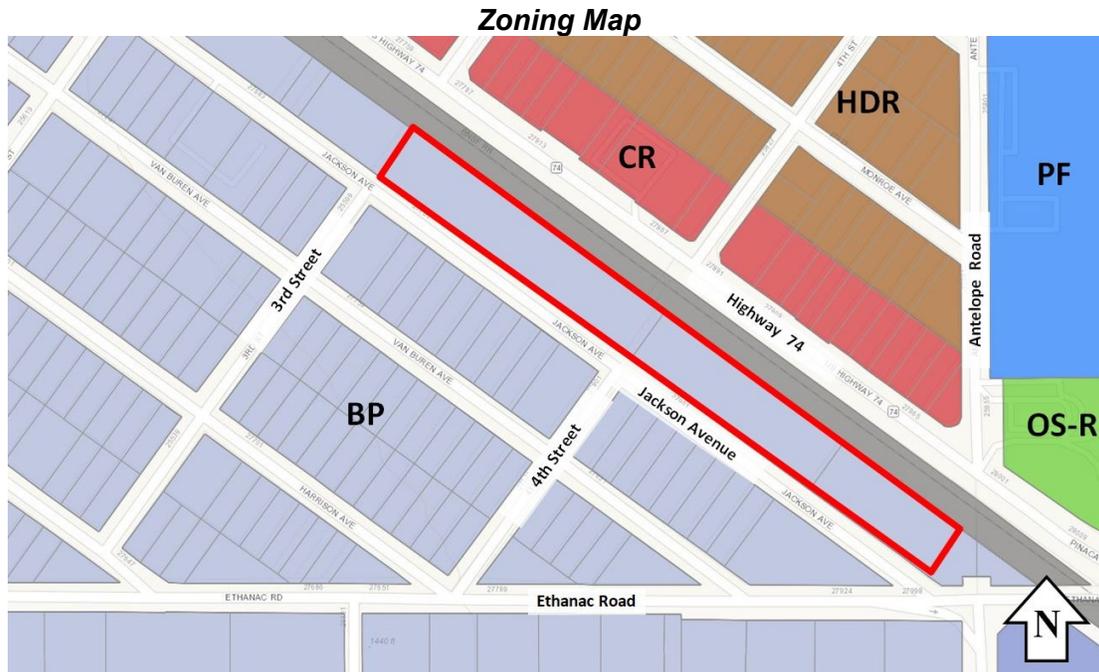


Table 1.1 – Surrounding Land Uses

Location	Existing Land Use	General Plan Land Use	Zoning Classification
North	Highway 74, vacant land and commercial uses	Commercial Retail (CR)	Commercial Retail (CR)
East	Vacant land and a utility structure	BP	BP
South	Vacant land and single-family homes	BP	BP
West	Vacant land	BP	BP

DISCUSSION

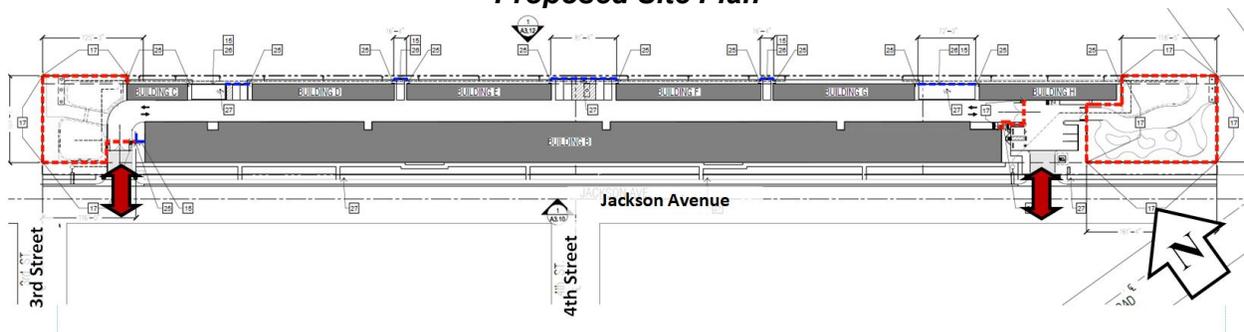
The Project proposes seven single-story buildings totaling 71,741 square feet of building area on 4.06 acres, and will include five parking spaces, including accessible, two bicycle spaces and six loading spaces. The proposed main building (building B), facing Jackson Avenue will be a 52,336 square-foot climate-controlled building with a fire sprinkler system. The other six proposed

buildings are non-climate controlled, non-sprinklered, and the square footage varies from 1,500 to 3,587 square feet. The Project includes drive-up storage units, and interior storage units including a 455 square-foot leasing office. The expected total number of units for the facility is 525 storage units. Each building will meet the required 15 feet of building separation.

As part of this Entitlement, the applicant has submitted a Minor Exception application in accordance with 9.70.020-c of the Menifee Municipal Code (MMC). This section allows an *increase of lot coverage to a maximum of 10 percent or up to 1,000 square feet, whichever is less*. The lot coverage for this zone is 40 percent, and the applicant is proposing 40.5 percent (708 square feet), consistent with the provisions for a Minor Exception.

The self-storage facility office hours of operation will be from 10:00am to 6:00pm Monday through Saturday and 10:00am to 5:00pm on Sunday. The facility will have a range of one to three employees. Tenant gate access hours will be available longer than office hours. Tenants will have access to the facility by a designated security code between 6:00am and 10:00pm every day.

Proposed Site Plan



Circulation and Parking

Regional Project access would be from I-215 via Ethanac Road. Local access would be provided via Jackson Avenue. Project site ingress and egress would be via two full access points located on Jackson Avenue. The City of Menifee Development Code outlines the parking requirements for the Project. As demonstrated in Table 2.1 and discussed below, the Project meets all the parking requirements.

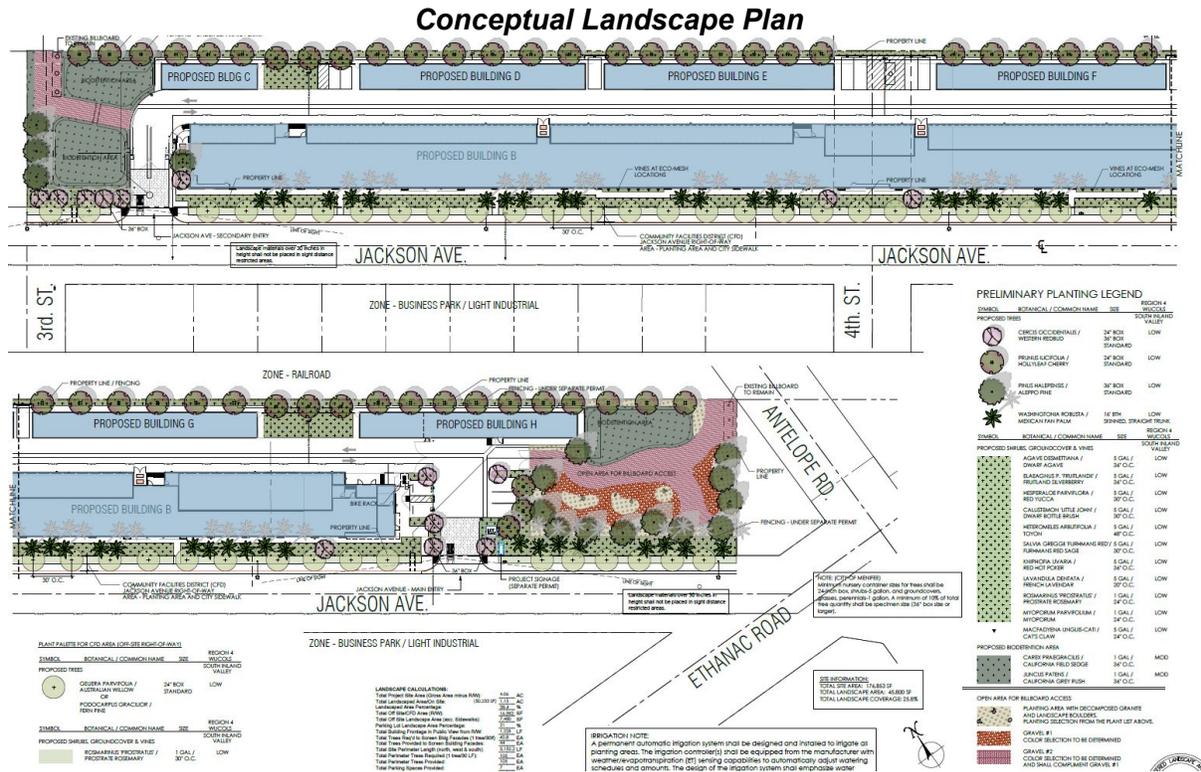
A minimum of two parking spaces are required, however, five passenger vehicle parking spaces are being provided. Of the five parking spaces being provided, two will be compliant with the Americans with Disabilities Act (ADA). Of these, one is both an ADA and EV parking spot. Furthermore, the Project is required to provide a minimum of one bicycle parking space but would provide two. There are an additional six loading parking stalls on site.

Table 2 – Parking Summary	
Self-storage 2 spaces per 3 employees	2
Required	2
Total Spaces Provided	5

The Project Applicant would be responsible for the construction of public infrastructure improvements along the Jackson Avenue frontage to a General local Roadway designation.

Landscaping

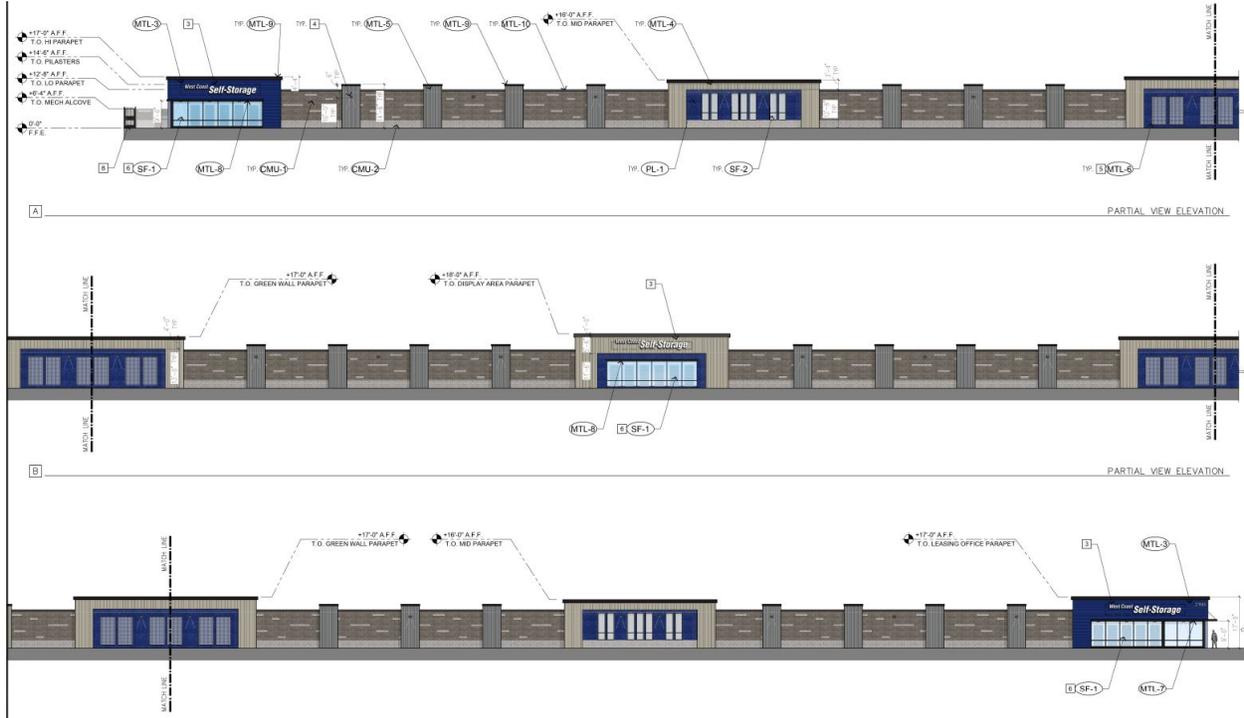
The landscape requirement for the BP zone is 25 percent of the site. Irrigated landscaped areas for the Project site would total approximately 50,222 square feet on-site (28.4 percent of the site) and 7,480 square feet off-site, and would be comprised of drought-tolerant shrubs, groundcover, evergreen and deciduous trees. The conceptual landscape plan includes trees at the perimeter, street frontages, parking areas, and adjacent to the buildings to soften the edges of the development and the proposed building. Larger sized (36" box) trees are proposed at all the Project entry driveways.



Elevations

Staff worked with the Project applicant to ensure that the design features along the exterior elevations of the building break up the long building façade. A change in wall plane and exterior finish occurs at a minimum of every 50 feet, as does a change in the roofline to soften the visual appearance. The Project contains a variety of architectural treatments, brick types, and elements to add depth and variety to the building as outlined in the Design Guidelines. There are complementing roof forms, colors, and materials. The colors utilized are the corporate colors that include blue, white, and multiple variations of gray. Additionally, as discussed above, trees and landscaping will provide additional screening to the buildings.

Elevations





ENVIRONMENTAL DETERMINATION

The City of Menifee has determined the Project is Categorically Exempt under CEQA Guidelines Section 15332 Class 32 (In-fill Development Projects). Class 32 consists of projects characterized as in-fill development meeting the following conditions: (a) the project is consistent with the general plan and zoning code; (b) the proposed project occurs within city limits on a site no larger than five acres; (c) the project site has no value as a habitat for endangered, rare, or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the site can be adequately served by all required utilities and public services. The Project meets the outlined requirements specified. The Project is 4.06 acres and is consistent with all development and general plan requirements, is not of value to endangered species. The Project will not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services.

FINDINGS

Findings for PP No. PLN23-0215, CUP No. PLN23-0216, and Minor Exception No. PLN23-0218 are included in the attached resolution.

PUBLIC NOTICE

The proposed Project was noticed on September 29, 2024 for the October 9, 2024 Planning Commission public hearing. A public notice was published in *The Press Enterprise* and notices were mailed to property owners and non-owner residents within a 300-foot radius of the Project site. The proper public notice was posted on-site, and in addition, all relevant public agencies and those requesting notification were notified of the public hearing.

ATTACHMENTS

1. Project Exhibits
2. Resolution
3. Exhibit A – Conditions of Approval
4. Public Hearing Notice