

RESOLUTION NO. 24-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENIFEE, CALIFORNIA APPROVING PLOT PLAN (PP) NO. PLN 23-0215, CONDITIONAL USE PERMIT (CUP) NO. PLN23-0216, AND MINOR EXCEPTION PLN23-0218 FOR THE DEVELOPMENT OF A SELF STORAGE FACILITY TOTALING 71,741 SQUARE FEET ON APPROXIMATELY 4.06 ACRE SITE LOCATED ALONG THE NORTH SIDE OF JACKSON AVENUE, WEST OF ANTELOPE ROAD, EAST OF 3RD STREET, AND SOUTH OF HIGHWAY 74.

WHEREAS, on April 20, 2022, the applicant, Magellan Architecture (“Applicant”), filed a formal application with the City of Menifee for the approval of Plot Plan (PP) No. PLN 23-0215, Conditional Use Permi (CUP) No. 23-0216, and Minor Exception No. Pln23-028 for the construction of a self-storage facility totaling approximately 71,741 square feet. The Project site is generally located west of Antelope Road, east of 3rd Street, north of Jackson Avenue, and south of Highway 74 within the City of Menifee (City), County of Riverside, State of California (APNs: 329-141-003, -008, and 329-172-011); and

WHEREAS, collectively, all the applications are referred to as the “Project” or “Menifee West Coast Self-Storage”; and

WHEREAS, Conditions of Approval for PP PLN 23-0215, CUP PLN 23-0216, and Minor Exception No. PLN23-0218 have been prepared and attached hereto as Exhibit “A” of the resolution; and

WHEREAS, on October 9, 2024, the Planning Commission of the City of Menifee held a public hearing on the Project, considered all public testimony as well as all materials in the staff report and accompanying documents for the Project including the consideration of a Class 32 exemption per CEQA Section 15332, which hearing was publicly noticed by a publication in *The Press Enterprise*, a newspaper of general circulation, an agenda posting, notices placed on the Project site, notice to property owners and non-owner residents within 300 feet of the Project boundaries, notice to all relevant agencies and to persons requesting notification; and

WHEREAS, all other legal prerequisites to the adoption of this resolution have occurred.

NOW, THEREFORE, the Planning Commission of the City of Menifee resolves as follows:

Section 1: The City of Menifee’s Planning Commission hereby makes the following findings for PP No. PLN 23-0215 in accordance with Title 9, Article 2, Chapter 9.80.70, “Findings for Approval” of the City of Menifee Comprehensive Development Code:

Finding 1 - The proposed design and location of the Plot Plan is consistent with the adopted General Plan and any applicable specific plan.

The Project site has a General Plan land use designation of Business Park (BP) which is intended for industrial and related uses including assembly and light manufacturing, repair facilities, and business parks, including corporate offices. All development and design standards of the

City of Menifee Development Code have been uniformly applied to the entirety of the Project, and the Project is consistent with the General Plan.

The project site is not located in a Specific Plan. In addition, the Project is consistent with the following City of Menifee General Plan policies:

- *LU-1.1: Concentrate growth in strategic locations to help preserve rural areas, create place and identity, provide infrastructure efficiently, and foster the use of transit options.*

The proposed project is located on a small narrow set of parcels which line in between Jackson Avenue and Highway 74. The proposed use of a storage facility would be consistent with the General Plan and zoning code standards and would maximize the use of the site. The location has unique challenges which would be difficult to meet with other development types. Storage facility uses however have more flexibility to meet these design challenges.

- *CD-3.9 Utilize Crime Prevention through Environmental Design (CPTED) techniques and defensible space design concepts to enhance community safety.*

The Project is required to include security cameras at the entrances as well as within the property and the site has been designed to limit concealed areas to allow for greater visibility and security.

- *CD-3.12: Utilize differing but complementary forms of architectural styles and designs that incorporate representative characteristics of a given area.*

The architecture of the Project incorporates varied colors, material changes, varied roof lines, wall plane changes, accent materials, and other architectural treatments that break up wall areas to avoid any long expanses of blank, monotonous walls typical of storage facilities. The building will utilize the corporate colors which consist of various shades of Blues, Whites, and Grays. Landscaping along the building edges and walls will also help to compliment the design of the building by incorporating a colorful drought resistant palate of different shrubs and trees.

- *CD-3.14 Provide variations in color, texture, materials, articulation, and architectural treatments. Avoid long expanses of blank, monotonous walls or fences.*

The architecture of the Project incorporates varied colors, recesses, material changes, varied roof lines, wall plane changes, accent materials, and other architectural treatments that break up wall areas to avoid long expanses of blank, monotonous walls typical of storage facilities.

Finding 2 - The proposed project meets all applicable standards for development and provisions of this title.

Per section 9.80.020 "Applicability" of the Development code, new construction of non-residential projects of more than 2,500 square feet of floor area requires the processing of a Plot Plan. The Plot Plan is for the site and architectural review, to allow for the construction of a storage facility that totals approximately 71,741 square feet. The proposed Project meets all applicable standards of development and operation of the City's Zoning Code (Title 9), including but not limited to, parking requirements, setbacks, landscape coverage, floor area ratio (FAR) and height requirements of the BP zone along with Minor Exception of an increase in .5% (708 square feet) for Lot Coverage.

Finding 3 - The establishment, maintenance, or operation of the proposed project will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the City.

The proposed design and location of the Project will meet all applicable standards found in the General Plan, Development Code, Design Guidelines, and State and Federal laws with approval of the minor exception. The Project has been reviewed by the City of Menifee Community Development Department, Engineering Department, Police Department, and Office of the Fire Marshal, as well as applicable external agencies and departments and has been determined that it will not be detrimental to the public health, safety or welfare, or materially injurious to surrounding uses, properties or improvements in the vicinity.

The project has been reviewed and the site is of adequate size and shape to accommodate the project. The project has been designed to blend in with its surroundings through the compatible design of the facility as well as landscaping.

Section 2: The City of Menifee's Planning Commission hereby makes the following findings for CUP No. PLN 23-0216 in accordance with Title 9, Article 2, Chapter 9.40.70, "Findings for Approval" of the City of Menifee Comprehensive Development Code:

Finding 1 - The proposed design and location of the conditional use is consistent with the adopted General Plan and any applicable specific plan.

The Project site has a General Plan land use designation of Business Park (BP) which is intended for industrial and related uses including assembly and light manufacturing, repair facilities, and business parks, including corporate offices. All development and design standards of the City of Menifee Development Code have been uniformly applied to the entirety of the Project, and the Project is consistent with the General Plan.

The project site is not located in a Specific Plan. In addition, the Project is consistent with the following City of Menifee General Plan policies:

- *LU-1.1: Concentrate growth in strategic locations to help preserve rural areas, create place and identity, provide infrastructure efficiently, and foster the use of transit options.*

The proposed project is located in a small narrow set of parcels which line in between Jackson Avenue and Highway 74. The proposed use of a storage facility would be consistent with the General Plan and zoning code standards and would maximize the use of the site. The location has unique challenges which would be difficult to meet with other development types. Storage facility uses however have more flexibility to meet these design challenges.

- *CD-3.9 Utilize Crime Prevention through Environmental Design (CPTED) techniques and defensible space design concepts to enhance community safety.*

The Project is required to include security cameras at the entrances as well as within the property and the site has been designed to limit concealed areas to allow for greater visibility and security.

- *CD-3.12: Utilize differing but complementary forms of architectural styles and designs that incorporate representative characteristics of a given area.*

The architecture of the Project incorporates varied colors, material changes, varied roof lines, wall plane changes, accent materials, and other architectural treatments that break up wall areas to avoid any long expanses of blank, monotonous walls typical of storage facilities. The building will utilize the corporate colors which consist of various shades of Blues, Whites, and Grays. Landscaping along the building edges and walls will also help to compliment the design of the building by incorporating a colorful drought resistant palate of different shrubs and trees.

- *CD-3.14 Provide variations in color, texture, materials, articulation, and architectural treatments. Avoid long expanses of blank, monotonous walls or fences.*

The architecture of the Project incorporates varied colors, recesses, material changes, varied roof lines, wall plane changes, accent materials, and other architectural treatments that break up wall areas to avoid long expanses of blank, monotonous walls typical of storage facilities.

Finding 2 - The proposed design and location of the conditional use meets all applicable standards of development and operation of this Title, including any applicable specific use regulations.

The proposed Project meets all applicable standards of development and operation of the City's Zoning Code (Title 9), including but not limited to, parking requirements, setbacks, landscape coverage, floor area ratio (FAR) and height requirements of the BP zone along with minor exception

of an increase in .5% (708 square feet) for Lot Coverage. The project site is not located within a Specific Plan.

Finding 3 - That the proposed site is adequate in size and shape to accommodate the conditional use in a manner that is compatible with existing and planned uses in the vicinity.

The project site is long and linear but is of sufficient size to accommodate the proposed use. The proposed use as mentioned in Finding 1 above will maximize the site area as there are limited uses that can operate within the constraints of a long but shallow lot. The proposed storage facility will be compatible with the existing uses which vary from commercial uses to the north, residential and industrial uses to the south, and the planned uses contained within the business park General Plan and zoning designation for the future.

Finding 4 - That the proposed design and location of the conditional use will not be detrimental to the public health, safety or welfare, or materially injurious to uses, properties or improvements in the vicinity.

The proposed design and location of the Project will meet all applicable standards found in the General Plan, Development Code, Design Guidelines, and State and Federal laws with approval of the minor exception. The Project has been reviewed by the City of Menifee Community Development Department, Engineering Department, Police Department, and Office of the Fire Marshal, as well as applicable external agencies and departments and has been determined that it will not be detrimental to the public health, safety or welfare, or materially injurious to surrounding uses, properties or improvements in the vicinity.

The project has been reviewed and the site is of adequate size and shape to accommodate the project. The project has been designed to blend in with its surroundings through the compatible design of the facility as well as landscaping.

Section 3: The City of Menifee's Planning Commission hereby makes the following findings for Minor Exception No. PLN 23-0218 in accordance with Title 9, Article 2, Chapter 9.70.70, "Findings for Approval" of the City of Menifee Comprehensive Development Code:

Finding 1 - The proposed development is compatible with existing and proposed land uses in the surrounding area.

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. The project site is long and linear but is of sufficient size to accommodate the proposed use. The proposed use will maximize the site area as there are limited uses that can operate within the constraints of a long but shallow lot. The proposed storage facility will be compatible with the existing uses which vary from commercial uses to the

north, residential and industrial uses to the south, and the planned uses contained within the business park General Plan and zoning designation for the future.

Finding 2 - Any exceptions to or deviations from the requirements or development standards result in the creation of appropriate and necessary project design solutions that would not be available through adherence to otherwise required provision of this Title provisions.

The Project applicant has worked with the City to try to meet all of the development requirements. The project site does have unique challenges and characteristics not typical of most sites as it is long and shallow. Within this confined space the applicant has worked to meet parking, landscaping, and water quality management requirements. The proposed increase in the lot coverage from 40% to 40.5% is a minimal increase in lot coverage which would otherwise result in the loss of additional storage units. Due to the length of frontage and improvements that will be required the site created constraints which unique to this property to accommodate the buildings.

Finding 3 - Granting the minor exception will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the project.

The minor exception will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the project. The request is for an increase of the maximum lot coverage from 40% to 40.5%.

Finding 4 - The proposed development is consistent with the purposes of the General Plan or any applicable specific plan or development agreement.

The Project site has a General Plan land use designation of Business Park (BP) which is intended for industrial and related uses including assembly and light manufacturing, repair facilities, and business parks, including corporate offices. All development and design standards of the City of Menifee Development Code have been uniformly applied to the entirety of the Project, and the Project is consistent with the General Plan.

The project site is not located in a Specific Plan. In addition, the Project is consistent with the following City of Menifee General Plan policies:

- *LU-1.1: Concentrate growth in strategic locations to help preserve rural areas, create place and identity, provide infrastructure efficiently, and foster the use of transit options.*

The proposed project is located on a small narrow set of parcels which line in between Jackson Avenue and Highway 74. The proposed use of a storage facility would be consistent with the General Plan and zoning code standards and would maximize the use

of the site. The location has unique challenges which would be difficult to meet with other development types. Storage facility uses however have more flexibility to meet these design challenges.

- *CD-3.9 Utilize Crime Prevention through Environmental Design (CPTED) techniques and defensible space design concepts to enhance community safety.*

The Project is required to include security cameras at the entrances as well as within the property and the site has been designed to limit concealed areas to allow for greater visibility and security.

- *CD-3.12: Utilize differing but complementary forms of architectural styles and designs that incorporate representative characteristics of a given area.*

The architecture of the Project incorporates varied colors, material changes, varied roof lines, wall plane changes, accent materials, and other architectural treatments that break up wall areas to avoid any long expanses of blank, monotonous walls typical of storage facilities. The building will utilize the corporate colors which consist of various shades of Blues, Whites, and Grays. Landscaping along the building edges and walls will also help to compliment the design of the building by incorporating a colorful drought resistant palate of different shrubs and trees.

- *CD-3.14 Provide variations in color, texture, materials, articulation, and architectural treatments. Avoid long expanses of blank, monotonous walls or fences.*

The architecture of the Project incorporates varied colors, recesses, material changes, varied roof lines, wall plane changes, accent materials, and other architectural treatments that break up wall areas to avoid long expanses of blank, monotonous walls typical of storage facilities.

NOW THEREFORE, the Planning Commission of the City of Menifee hereby approves the following:

1. That the Planning Commission determine that the "Findings" set out above are true and correct.
2. That the Planning Commission determine the environmental review has been completed for the Project in accordance with State and local laws, and CEQA guidelines and that the project is Class 32 exempt per Section 15332.
3. The City has determined the proposed use to be Categorically Exempt under CEQA Guidelines Section 15332 Class 32 (Infill Development). This exemption is for projects characterized as in-fill development meeting the conditions as follows: (a) The project is consistent with the applicable General Plan designation, policies, and zoning regulations; (b) the proposed development occurs within city limits on a site no larger than five acres; (c) the project site has

no value as 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; (e) the site can be adequately served by all required utilities and public services. The proposed project meets all of the listed requirements under class 32.

4. That the Planning Commission finds the facts presented within the public record and within the Planning Commission Resolution provide the basis to approve Plot Plan No. PLN 22-0100, and that the Planning Commission approve said entitlements.
5. The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Community Development Department – Planning Division, 29844 Haun Road, Menifee, CA 92586. This information is provided in compliance with Public Resources Code section 21081.6.

PASSED, APPROVED AND ADOPTED this the 9th day of October 2024.

Jeff LaDue, Chairman

Attest:

Rachel Valencia, Administrative Assistant

Approved as to form:

Thai Phan, Assistant City Attorney