



## **CITY OF MENIFEE**

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SUBJECT: Burger King

MEETING DATE: March 13, 2024

TO: Planning Commission

PREPARED BY: Jessica Williams, Assistant Planner

REVIEWED BY: Orlando Hernandez, Deputy Community Development Director

APPROVED BY: Cheryl Kitzerow, Community Development Director

APPLICANT: Gabriela Marks / Marks Architects

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### **RECOMMENDED ACTION**

1. Determine the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 ("New Construction or Conversion of Small Structures") and direct staff to file a Notice of Exemption; and
2. Adopt a resolution approving Major Plot Plan No. PLN23-0126, Conditional Use Permit No. PLN23-0127, Variance No. PLN23-0214 and Minor Exception No. PLN24-0030, located at the northeast corner of McCall Boulevard and Bradley Road.

### **PROJECT DESCRIPTION**

**Major Plot Plan (PP) No. PLN23-0126** proposes the construction and operation of a new 2,158 square-foot quick-serve restaurant (Burger King) with associated parking and landscape improvements on a previously developed 0.57-acre site located on the northeast corner of McCall Boulevard and Bradley Road. A masonry block trash enclosure is located at the northeast corner of the Project site.

**Conditional Use Permit (CUP) No. PLN23-0127** allows for the operation of the quick-serve restaurant with drive-thru in the Economic Development Corridor – McCall Boulevard (EDC-MB) Subarea.

**Variance (VAR) No. PLN23-0214** proposes the elimination of the 5-foot perimeter landscape strip requirement adjacent to parking and drive thru along Bradley Road as required by Section 9.195.040 (Landscape Requirements); as well as reducing the distance requirement from the

driveway right-of-way property line to the first parking space from 30 feet to 18 feet along Bradley Road as required by Section 9.215.040 (Development Standards).

**Minor Exception No. PLN24-0030** proposes the reduction of the total parking required from 19 to 17 parking spaces. The City of Menifee Municipal Code allows a reduction of up to 10% of the maximum parking requirement.

### **LOCATION**

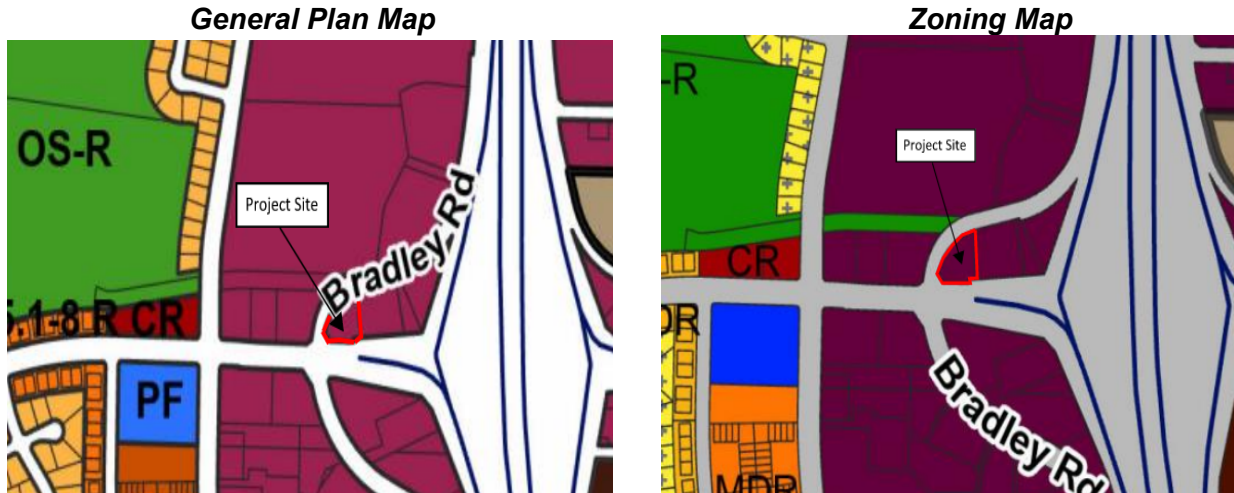
The Project site is an irregularly shaped property located on the northeast corner of McCall Boulevard and Bradley Road within the City of Menifee, County of Riverside, State of California (APN: 335-202-001).

***Project Site***



### **GENERAL PLAN/ZONE**

The General Plan Land Use designation and Zoning Designation for the Project site is EDC-MB. This zoning designation allows for a mix of offices, medical facilities, and commercial serving uses. The vision is to create commercial development that complements the nearby Sun City residents. A quick service restaurant with a drive-through is allowed on the property with the approval of the CUP. The areas surrounding the Project site, to the north, south, east, and west, are also designated EDC-MB. Overall, the proposed development aligns with the zoning regulations and the broader vision for the EDC, aimed at serving both the local community and supporting the nearby uses.



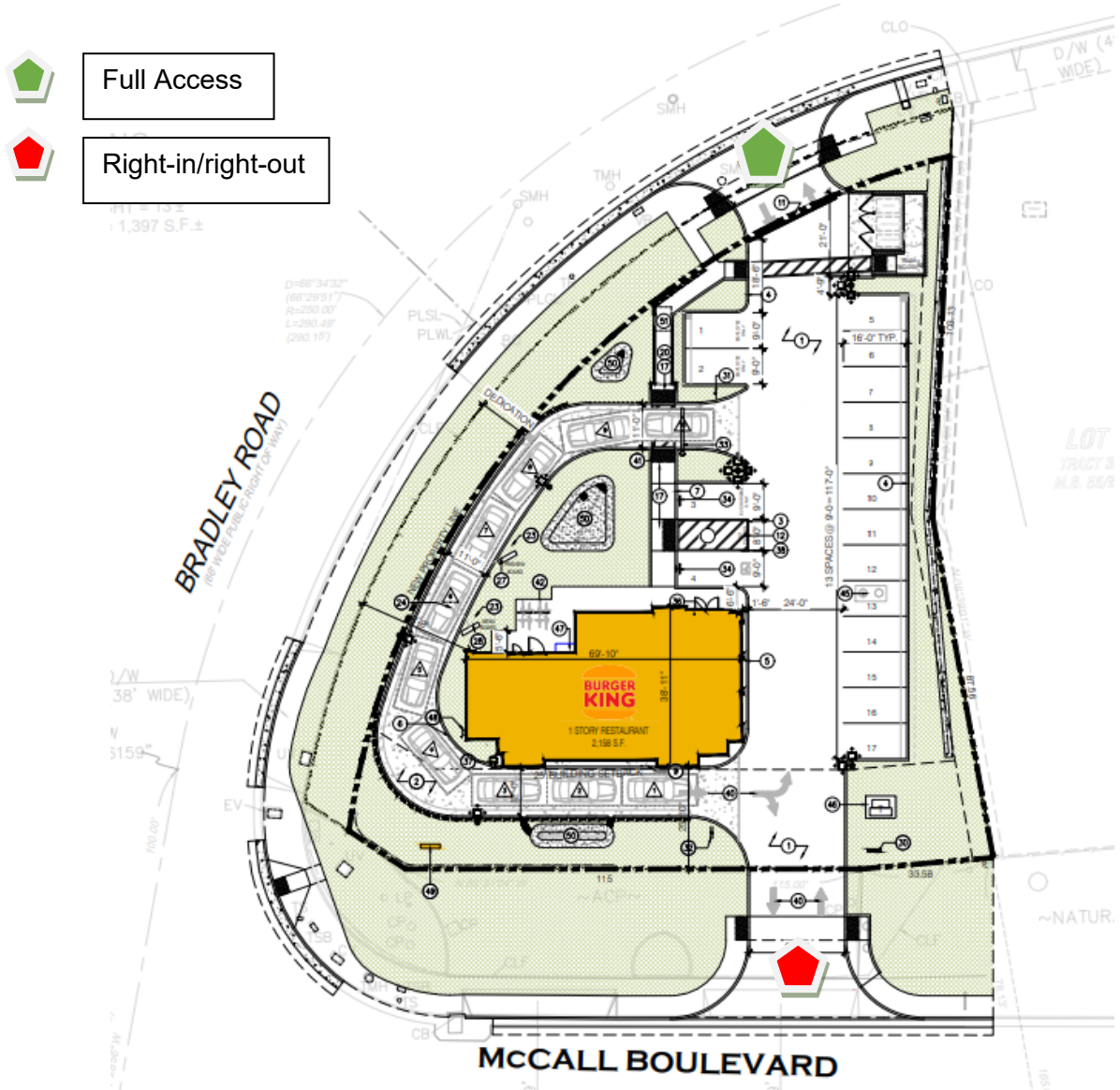
**Table 1 – Surrounding Land Uses**

Location	Existing Land Use	General Plan Land Use	Zoning Classification
<b>North</b>	Residential	Economic Development Corridor (EDC)	Economic Development Corridor McCall Boulevard (EDC-MB)
<b>East</b>	City of Menifee Public Works Facility	Economic Development Corridor (EDC)	Economic Development Corridor McCall Boulevard (EDC-MB)
<b>South</b>	Commercial	Economic Development Corridor (EDC)	Economic Development Corridor McCall Boulevard (EDC-MB)
<b>West</b>	Commercial	Economic Development Corridor (EDC)	Economic Development Corridor McCall Boulevard (EDC-MB)

## **DISCUSSION**

The Project Applicant is proposing the development of approximately 2,158 square-foot quick-serve restaurant on 0.57-acres, including a drive-thru, and 17 parking spaces including ADA accessible parking. The existing building and other site improvements will be demolished and removed prior to construction of the new restaurant.

### Project Site Plan



### Circulation

Regional access would be from the I-215 via McCall Boulevard Interchange. The Project site ingress and egress would be via two driveways: one on McCall Boulevard and one on Bradley Road. The access from McCall Boulevard would be right in and right out only, while access from Bradley Road would not be restricted and allow full movements in and out of the site.

### **Parking/Stacking**

The Project includes one drive-thru lane which allows for a total stacking of nine standard size vehicles prior to the menu boards, exceeding the minimum amount required by the development code (six required). A total of 19 parking spaces are required and 17 are proposed, along with the requested Minor Exception discussed below.

<b>Zoning Code Requirement</b>	<b>Spaces Required</b>	<b>Spaces Proposed</b>
<b>Restaurant – 8 spaces per 1000 sq. ft.</b>	17 spaces	17 Spaces
<b>Per Employee - 1 space per 2 employees</b>	6 employees per shift = 3 spaces	
<b>3 Additional bike racks</b>	1 parking space credit	
<b>Total:</b>	<b>19 spaces required</b>	<b>17 spaces proposed</b>

### **Minor Exception**

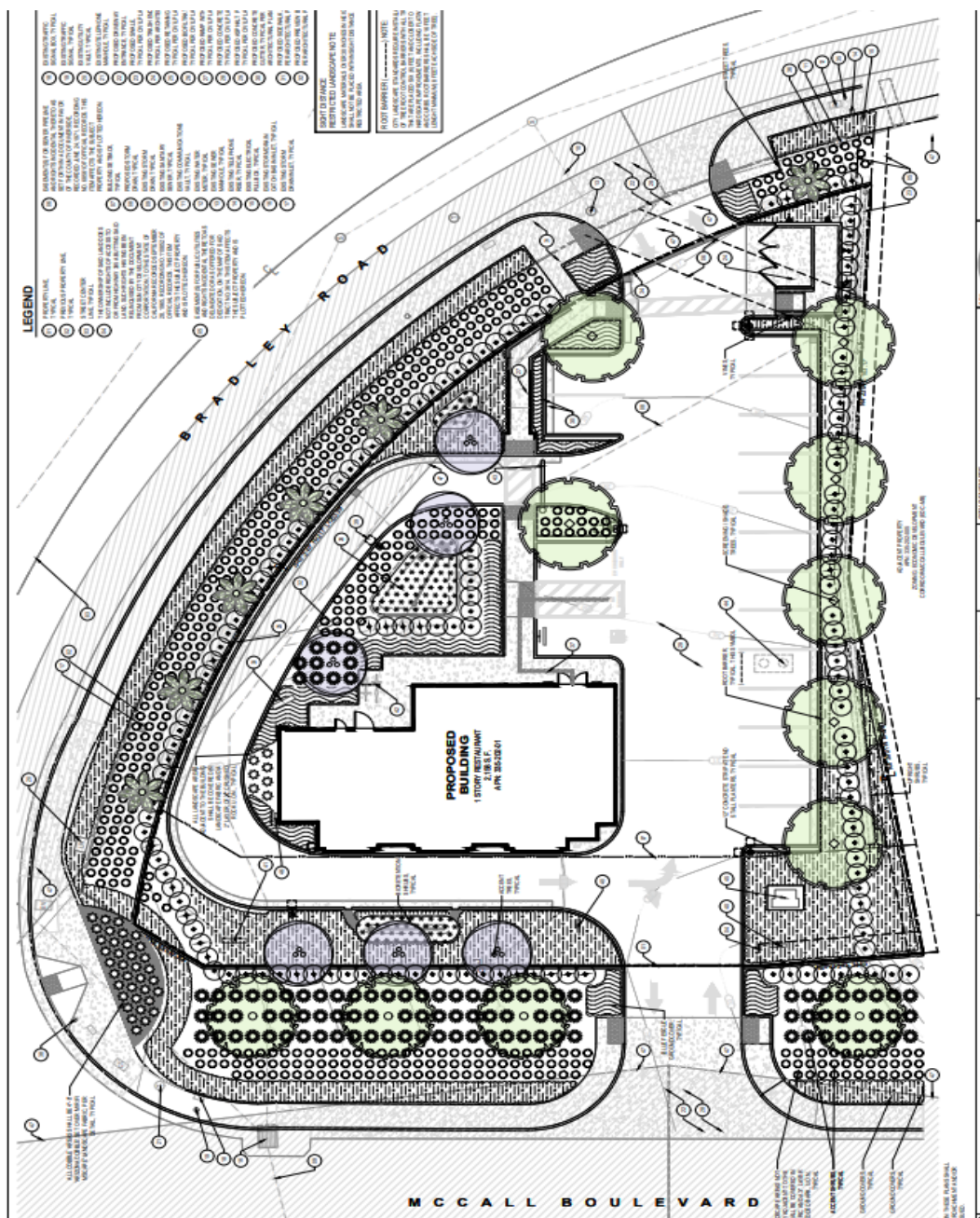
Based on the square footage of the building and the number of employees, a total of 19 parking spaces are required with only 17 proposed by the applicant. A Minor Exception is being proposed to reduce the off-street parking to a maximum of 10 percent due to the site constraints and configuration of the lot, allowing two spaces to be eliminated for a total of 17 parking spaces required.

### **Landscaping and Screening**

The Project includes landscaped area totaling 13,956 square feet. Of this, only 5,992 square feet counts towards the required on-site landscape area because the remainder is within the City's public right-of-way and is not counted towards onsite landscaping. The 5,992 square feet exceeds the City's Landscape Ordinance requirement of 10 percent. All parking lot areas will feature landscape screening in the form of trees and shrubs. This landscaping will serve multiple purposes, including enhancing the visual appeal of the parking lot, providing shade for cars and pedestrian walkways, reducing glare, screening the building mass, and limiting noise from vehicular traffic. The southern terminus of the drive-thru will include a low decorative screen wall, not to exceed four feet in height, along with various plantings. This feature aims to prevent headlights from overflowing onto the adjacent streets, enhance traffic safety and minimize visual disturbance to nearby roads. The front yard setback between the building and the McCall Boulevard right-of-way will include a buffer consisting of the drive-thru exit lane and landscaping. This buffer helps soften the transition between the building and the adjacent roadway, improving the visual appearance of the site.

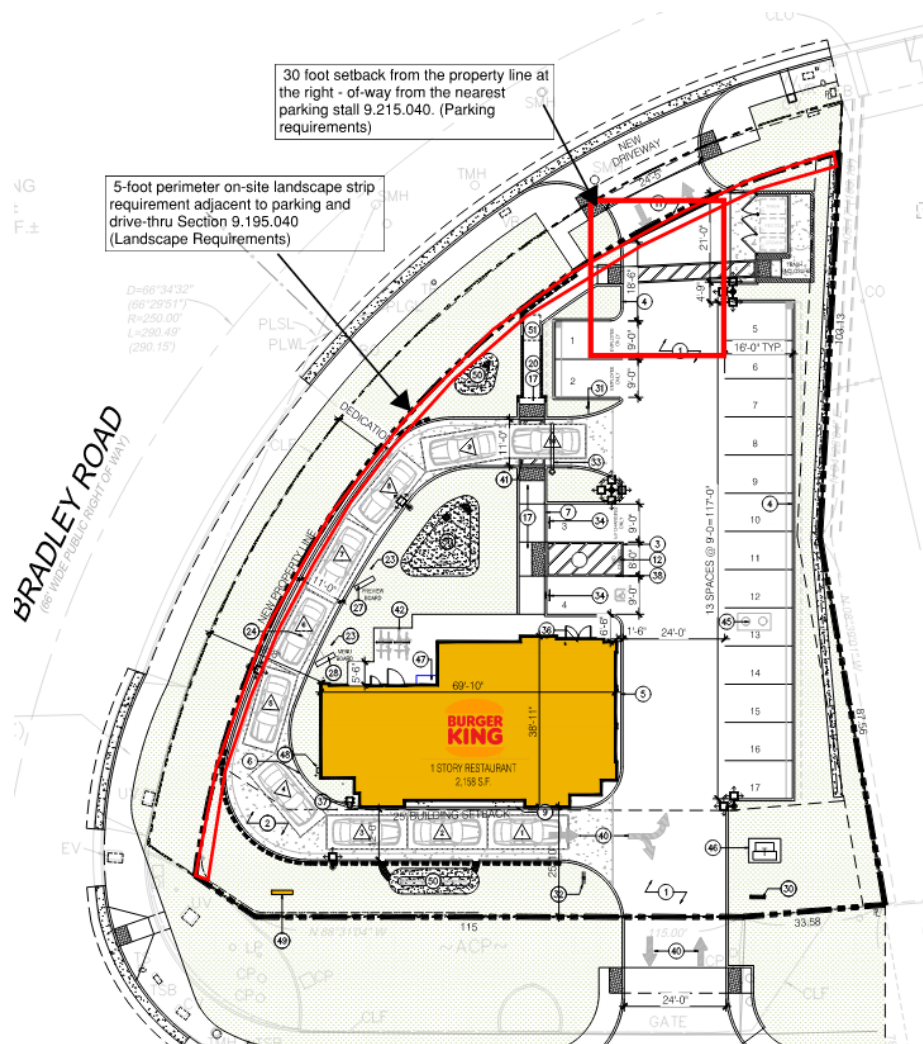


## Conceptual Landscaping Plan



### Variance

A Variance is proposed to eliminate the five-foot perimeter landscape strip requirement adjacent to the parking and the drive-thru as required by Section 9.195.040 (Landscape Requirements), as well as reducing the distance requirement from the driveway right-of-way property line to the first parking space from 30 feet to 18 feet along Bradley Road as required by Section 9.215.040 (Development Standards). The Project currently has 16.7 feet of existing landscape which is within the proposed dedicated right-of-way off Bradley Road. Specific findings supporting the Variance are included in the attached Resolution.



### Elevations

The proposed Project is consistent with the Citywide Design Guidelines. The proposed building is the latest franchise design model of Burger King Restaurants and consists of modern architectural elements including, but not limited to, flat metal canopies/awnings, fiber cement siding (wooden appearance) towers, accent brick veneer, and a smooth exterior plaster finish. The roof lines are broken up to reduce the overall mass of the building and the four-sided tower

elements provide additional depth and relief. All rooftop mechanical equipment is screened behind the parapet wall and will not be visible from the adjacent right-of-way. These elements contribute to a contemporary and visually appealing design that reflects current architectural trends.

***South Elevation (McCall Blvd.)***



***East Elevation (internal)***

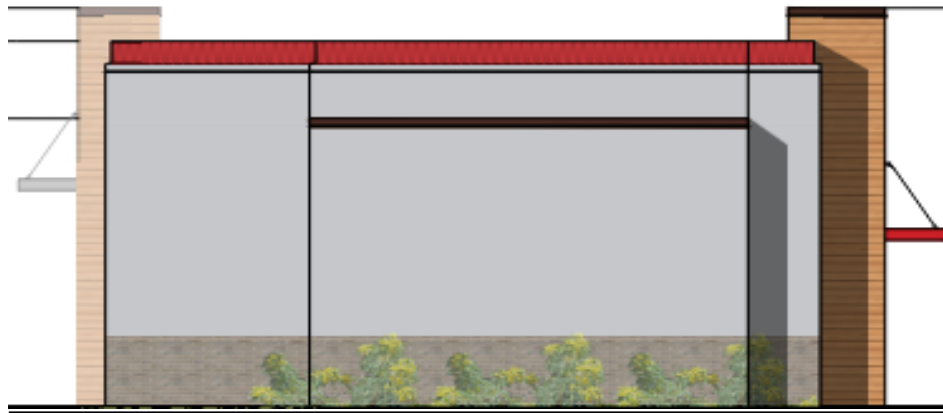


***North Elevation (Bradley Road)***





*West Elevation (Bradley Road)*



## **ENVIRONMENTAL DETERMINATION**

The City of Menifee Community Development Department has determined that the Project is exempt from CEQA per Section 15303 "New Construction or Conversion of Small Structures." The proposed structure does not exceed 2,500 square feet and the restaurant's use will not involve the use of significant amounts of hazardous substances nor is the Project located within an environmentally sensitive area. Lastly, public services and facilities will be available to the proposed Project.

## **FINDINGS**

Findings for the PP, CUP, VAR and Minor Exception are included in the attached resolution.

## **PUBLIC NOTICE**

The proposed Project was noticed on February 29, 2024 for the March 13, 2024 Planning Commission public hearing. A public notice was published in *The Press Enterprise* and notices were mailed to property owners 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 Plans & Exhibits
2. Resolution – PP, CUP, VAR and Minor Exception
3. Exhibit A – Conditions of Approval
4. Public Hearing Notice