



CITY OF MENIFEE

SUBJECT: StaxUp Storage Expansion, DEV2022-005

MEETING DATE: June 22, 2022

TO: Planning Commission

PREPARED BY: Russell Brown, Senior Planner

REVIEWED BY: Orlando Hernandez, Planning Manager

APPROVED BY: Cheryl Kitzerow, Community Development Director

APPLICANT: Brandon Loftus, Strat Property

RECOMMENDED ACTION

1. Provide feedback on the proposed architecture for the StaxUp Storage Expansion.

PROJECT DESCRIPTION

Major Modification (MJMOD) No. PLN22-0026 proposes a revision to County approved Plot Plan No. PP14832, by proposing three (3) new self-storage buildings to an existing self-storage facility (StaxUp Storage) at the southeast corner of Holland Road and Haun Road. The project proposes one (1) three-story (approx. 45.5 feet tall) 43,125 sf building with an approximate footprint of 14,375 sf and two (2) one-story (approx. 14 feet tall) 2,800 sf building(s) within the existing development area. The proposal consists of approximately 8,930 sf of landscaped area inclusive of a water quality basin positioned between the three-story building and the recently approved (yet to be constructed) frontage road as a result of the future Holland Overpass project.

Major Conditional Use Permit (CUP) No. PLN22-0027 proposes the expansion of an existing self-storage facility within the Economic Development Corridor – Community Core (EDC-CC).

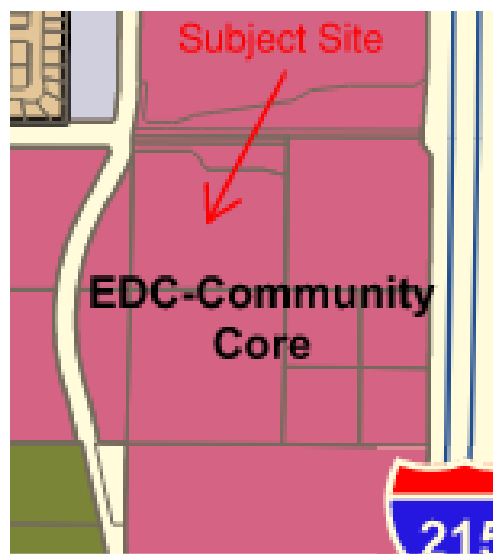
LOCATION

The project is generally located at the southeast corner of Holland Road and Haun Road, addressed as 27887 Holland Road (APN 360-230-019) as shown on the following page.



GENERAL PLAN/ZONING

The project site zoning classification and General Plan land use designation is Economic Development Corridor – Community Core (EDC-CC). Development in the Community Core is anticipated to be a relatively balanced mix of residential, commercial retail, commercial office, and business park uses that support residential communities and development in the vicinity of this major traffic corridor. The expansion of an existing self-storage facility may be permitted with the approval of a conditional use permit within the EDC-CC so long as said expansion is within the footprint of the existing development/property.



General Plan Land Use Map

DISCUSSION

Background

The Plot Plan (PP14832) for the existing self-storage facility was approved by the County of Riverside in 1997. The original approval (and subsequent minor revisions) consisted of more than 65,000 square feet of mini storage space across multiple buildings, as well as a manager's office (425 sq. ft.) and caretaker's unit (1,075 sq. ft.) along the eastern most 3.5 acres of the 10-acre site (gross).

Items for Consideration

The workshop was requested by the project applicant to gain feedback on the proposed project's architecture from the Planning Commission, in order to facilitate the project moving forward.

The city processed a pre-application review for the proposed project in June 2021 and provided general comments to the applicant on site design and architecture. The applicant submitted a formal application in February 2022; staff responded with written comments including concerns over the proposed architecture for the project. City staff expressed concerns over the compatibility of the existing mostly single-story storage buildings and the proposed three-story metal building, citing concerns with design compatibility and quality. The project is located in a highly visible and well traversed area within the Economic Development Corridor (EDC-CC). City staff aims to ensure that high-quality architecture consistent with the vision of the City's General Plan and Design Guidelines is achieved. Examples of other self-storage facilities (not necessarily within the city) were provided to the project applicant that showed alternate building materials (i.e. stone, metal, brick, deco block, etc.) and design strategies (change in wall plane, roofline, etc.) consistent with what staff is seeking.

City staff has met with the project applicant on multiple occasions regarding the proposed architecture however, the applicant is unwilling to modify the design per staff requests.

Existing site

The existing self-storage buildings consist of a light-colored metal single story building(s) with metal roll-up doors on the exterior. The existing caretaker's unit and manager's office consists of a two-story earth-toned stucco building with a terracotta tile roof, more commonly seen in residential construction. The existing single story self-storage buildings are largely blocked from view from adjacent properties by-way-of an existing (approx.) 10-foot-tall grey CMU block wall.

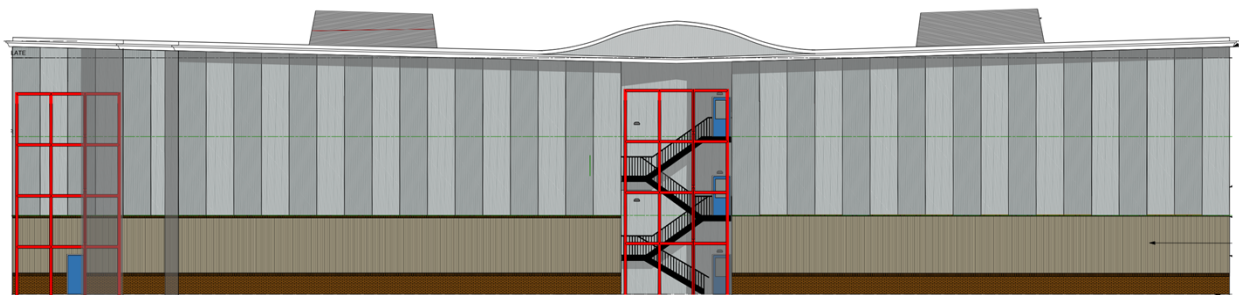




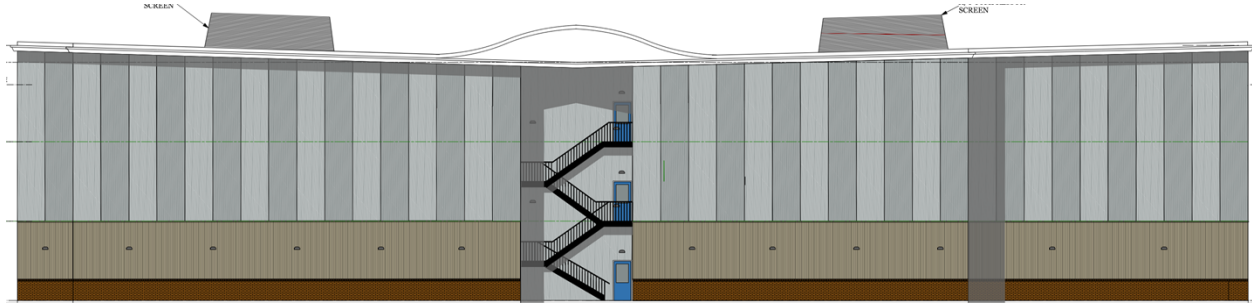
Proposed Three-story Building – staff concern

The project proposes one (1) three-story (approx. 45.5 feet tall) 43,125 sf building with an approximate footprint of 14,375 sf at the northern portion of the project site. The building is primarily comprised of interlocking metal wall panels with a decorative masonry/brick veneer around the lower third. Each building elevation houses an exterior staircase that provides access to the three interior building levels and a system of hallways and storage units. Metal rooftop equipment enclosures house the proposed AC compressors.

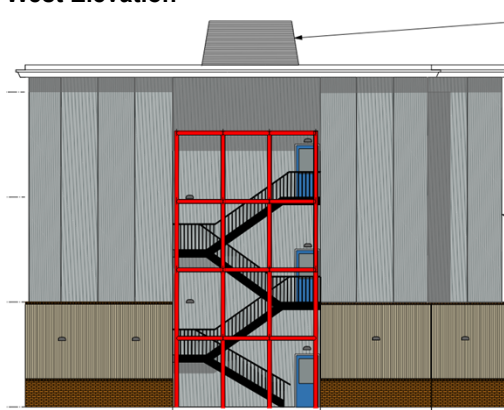
North Elevation



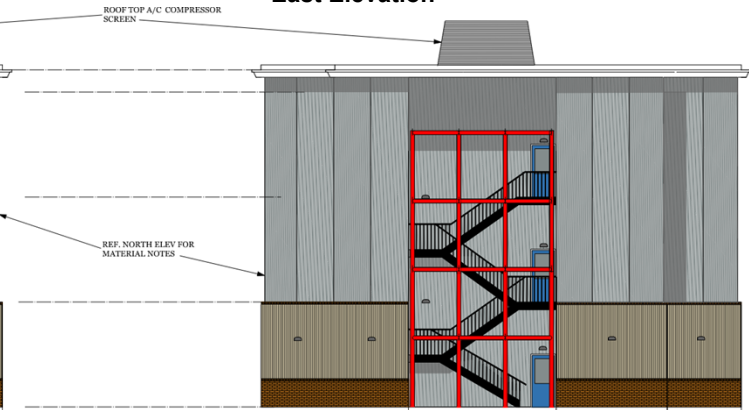
South Elevation



West Elevation



East Elevation



Proposed Materials



Citywide Design Guidelines

As previously discussed, staff's comments and recommendations regarding the proposed 3-story building design were derived from the General Plan and Citywide Design Guidelines. The proposed building should incorporate design elements consistent with the Design Guidelines provided below.

- Building placement and orientation should create visual interest along public streets. Multiple buildings in a single project should demonstrate a functional relationship to one another (Pg. 39).
- Buildings located at high traffic intersections should employ special features and architectural elements, such as towers, additional windows, etc. (Pg. 42).
- Stairways should be designed as an integral part of the overall architecture of the building. Stairways should complement the building's mass and form (Pg. 46).
- Massing breaks should be designed in coordination with other enhancements provided along the facade in a manner that breaks up long stretches of flat and/or unarticulated building walls (Pg. 61).
- Wall forms should be articulated with changes in massing, colors, and materials, and a change in horizontal wall plane should occur every 50 feet or less. Stepped building heights should be incorporated into multi-story buildings (Pg. 61).
- Multiple exterior wall finishes, including stucco, plaster, glass, stone, brick, and/or decorative masonry, should be used to define building form and create interest at entries (Pg. 64).
- Parapet walls and roof forms shall be designed to screen roof mounted mechanical equipment. All screening shall be constructed consistent with the materials of the building and not simply "box-in" the equipment (Pg. 43).
- All metal buildings and concrete tilt-up buildings must be designed to have an exterior appearance of conventionally built structures. Exterior surfaces should include portions of stucco, plaster, glass, stone, brick, or decorative masonry. Stock, "off-the-shelf" metal buildings are not permitted as primary structures (Pg. 64).

Areas of Concern

The following areas need improvement to ensure that the proposed architecture and design quality meets and/or exceeds the existing theme on-site:

Scale. The proposed three-story building towers over the existing single-story buildings and surrounding vacant parcels. While the proposed building height (45.5') is less than the maximum height allowed for the zone (75'), portions of the three-story element could be reduced and designed with a two-story or single-story element for compatibility with the existing buildings.

Massing and Building Form. The proposed three-story building lacks significant changes in building form, resulting in a "boxy" appearance. Wall planes should implement horizontal movements resulting in recesses or "pop-outs". Deep roof overhangs are encouraged to create

shadow and add depth to facades. There should be no blank walls on any side of any building within a project.

Colors and Materials. The proposed building should have the appearance of conventionally built structures and should incorporate stucco, plaster, glass, stone, brick, and/or decorative masonry to assist in doing so. Metal may be used as a building material but should serve as an accent material rather than the primary material. Materials should convey a sense of durability and permanence.

Exterior Stairways. The exterior stairways should be incorporated into the building design, in a way that complements the architecture. The proposed stairway locations serve as the entrance to the building and building entrances should be emphasized using lighting, landscaping, and architecture. Building entries should incorporate articulation and detail.

Roof Form and Roof Equipment. Parapet walls and roof forms should be designed in a way to screen rooftop equipment. Rooftop equipment enclosures should be an integral part of the architecture with a greater purpose than to “box-in” the equipment.