



CITY OF MENIFEE

SUBJECT: "Boulders Mixed Use Project" – Major and Minor Modifications

MEETING DATE: December 14, 2022

TO: Planning Commission

PREPARED BY: Ryan Fowler, Principal Planner

REVIEWED BY: Cheryl Kitzerow, Community Development Director

APPROVED BY: Cheryl Kitzerow, Community Development Director

APPLICANT: Boulders Menifee, LLC

RECOMMENDED ACTION

1. Adopt a resolution that finds No Further Environmental Documentation is required under the California Environmental Quality Act (CEQA) for Plot Plan Major Modification No. PLN 22-0120.
2. Adopt a resolution approving Conditional Use Permit Minor Modification No. PLN 22-0119 and Plot Plan Major Modification No. PLN 22-0120 subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

PROJECT DESCRIPTION

Conditional Use Permit Minor Modification No. PLN 22-0119 proposes a minor modification to the previously approved Conditional Use Permit No. 20-0165. It includes an increase in the number of classrooms within the same general building footprint of the day care building previously approved under Plot Plan No. PLN 20-0167 and Conditional Use Permit No. PLN 20-0165. The number of classrooms would increase from 5 to 10 and the number of anticipated students would in turn increase from 120 to 153.

Plot Plan Major Modification No. PLN 22-0120 proposes a major modification to the previously approved Plot Plan No. 20-0167. It includes the construction of a two-level parking podium adjacent to the previously approved (not-yet-constructed) office building. The parking podium would include 95 stalls (47 ground-level standard stalls and 48 upper-level standard stalls). This change would increase the total number of parking stalls from a total of 431 to 477 (an increase of 46 stalls).

The Major Modification also includes a modification to the previously approved (not-yet-constructed) day care building. The day care building was approved as 8,370-gross-square feet building and the proposed building would be 8,616 gross square-feet.

The Major Modification also includes a modification to the previously approved (not-yet-constructed) office building. The office building was approved as an 25,745 square-foot building and the proposed building would be 26,861 square-feet.

Background

The Boulders Mixed Use Project was originally approved by the City of Menifee Planning Commission under Plot Plan No. PLN 20-0167 and Conditional Use Permit No. PLN 20-0165 on November 10, 2021, which was approved for a mixed-use commercial and multi-family residential project consisting of a three-story office building with an area of 25,745 square-feet, an 8,370-square-foot day care building with outdoor play area and a 234-unit apartment complex consisting of nine three-story apartment buildings with a 3,455 square clubhouse on 10.14 gross acres.

LOCATION

Project Location

The project site is located at the northeast corner of Normandy Road and Berea Road in the City of Menifee, County of Riverside, California (APN: 339-200-080).



GENERAL PLAN/ZONE

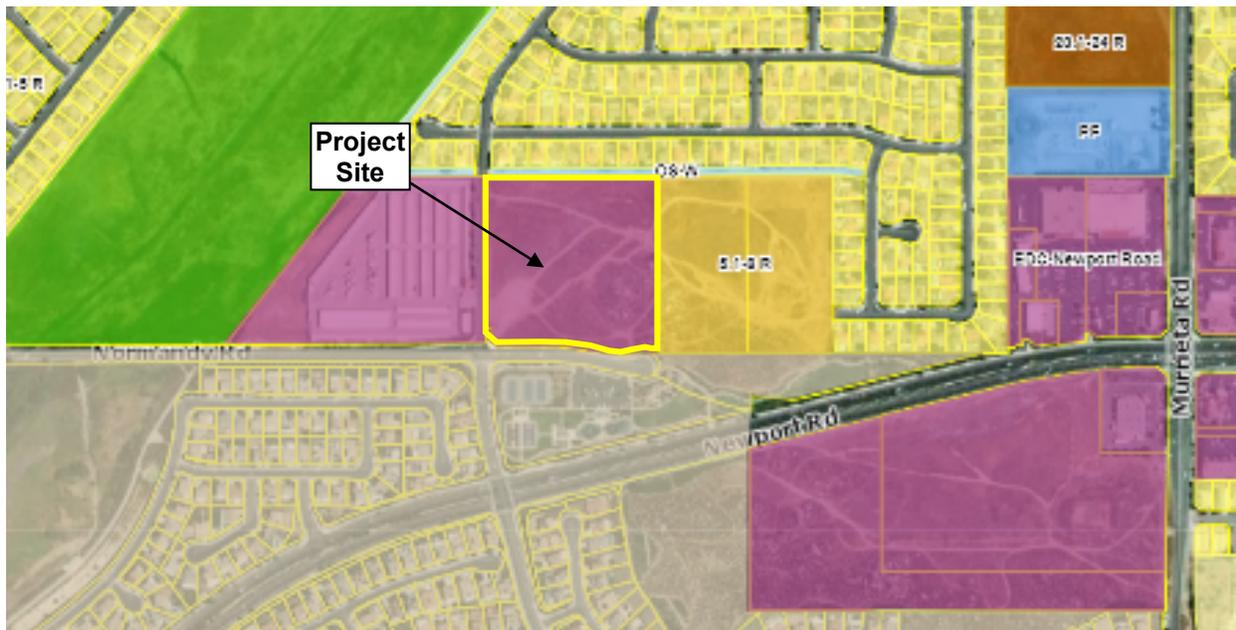
The project site is designated Economic Development Corridor – Newport Road (EDC-NR) Subarea according to the City of Menifee General Plan. The properties situated to the west of the project site share the same General Plan designation (i.e., EDC-NR). Properties to the north are designated 2.1-5 Dwelling Unit per Acre – Residential (2.1-5R). Properties to the south are within the Audie Murphy Specific Plan and are designated for park uses. The properties to the

east of the project site were recently changed from EDC-NR to 5.1-8 Dwelling Units per Acre – Residential (5.1-8R) in early 2022.

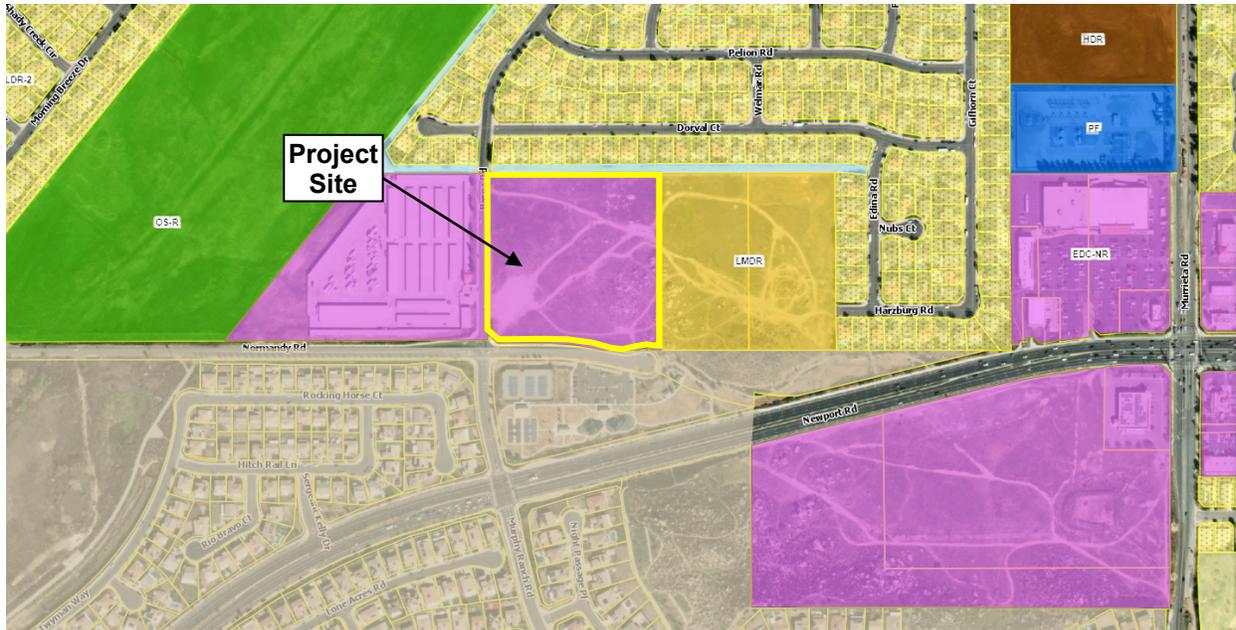
The proposed project is consistent with its General Plan land use designation and the designations of the surrounding properties.

The Project site is zoned Economic Development Corridor – Newport Road (EDC-NR). Surrounding zoning classifications include EDC-NR to the east and west. Properties zoned Low Density Residential-2 (LDR-2) (7,200 sq. ft.) are located to the north. Properties to the south are within the Audie Murphy Specific Plan. The properties to the east of the project site were recently changed from EDC-NR to Low Medium Density Residential (LMDR) in early 2022. These zoning classifications are all compatible with the zoning for the Project site.

General Plan Land Use Map



Zoning Map



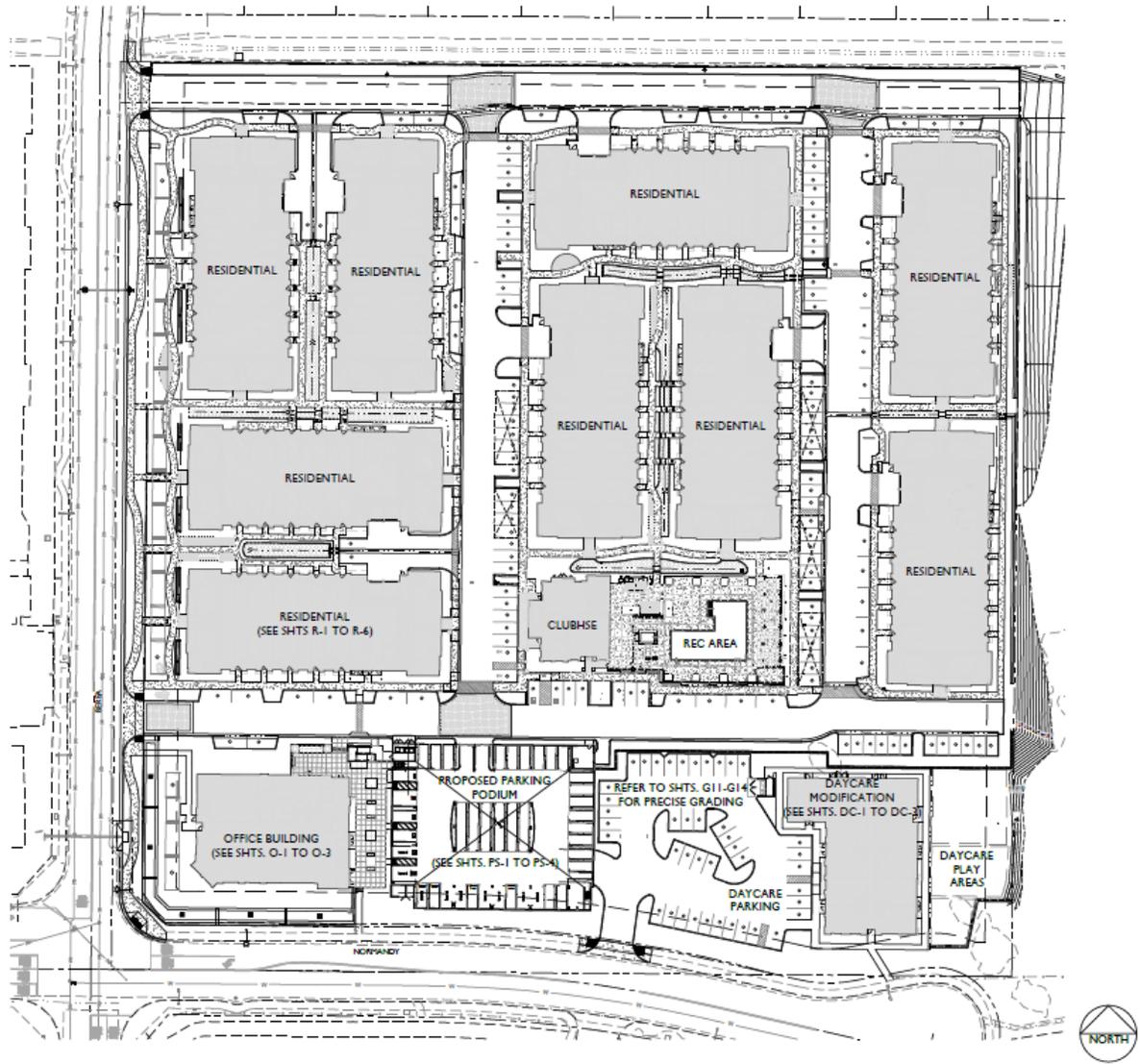
DISCUSSION

Site Layout

To accommodate the modifications proposed under this project, the site layout was redesigned—particularly within the southerly portion of the project site (i.e., the area south of the main southernmost east-west drive aisle off of Berea Road). A two-level parking podium is now proposed immediately to the east of the proposed office building and the parking area immediately west of the day care building was reconfigured. The parking podium’s upper level will be accessed from the southeast via the driveway off Normandy Road, while the lower level will be access from the north via the drive aisle which connects to Berea Road. Along Normandy Road, the parking podium’s lower level will be largely below grade and non-visible from the street, while on the northerly (interior) side of the parking podium, the lower level will be at grade and accessible via the entry driveway.

The modified office and day care buildings will remain within the same general footprint.

Site Exhibit



Parking

Under the original entitlement of the project, the minimum number of required parking spaces for the then-proposed project was 429, with inclusion of a 14-space Minor Exception that was approved with the project. That original entitlement proposed 431 spaces.

The parking analysis under this current project, however, shows a total of 475 required spaces, due to the changes proposed, which include, but are not limited to, the change of use of the office building from a professional office to medical office use and the increase of anticipated students

and employees within the day care center. This 475-space total includes a Minor Exception request of 20 spaces.

As discussed under the original entitlement, Chapter 9.70.020 of the City's Development Code allows for a reduction in off-street parking requirements to a maximum of 10 percent with approval of a Minor Exception. In this case, 10 percent equates to 47 spaces; however, the applicant is requesting the approval of a Minor Exception in the amount of 20 spaces as stated above (which equates to 4.2 percent of the total parking spaces required). For reference, the original entitlement included a Minor Exception of 14 spaces. This request would replace that previous request; therefore, it would *not* be added to the previous 14 spaces. Findings for the Minor Exception are included with in the resolution for the Plot Plan Major Modification.

Due to the relatively small percentage of the overall parking requirement and the mixed-use nature of the project, which will inherently offset peak parking demand hours, the Minor Exception is not anticipated to affect the interests of the public or the interests of residents and property owners in the vicinity of the project.

Architecture

The architecture for the current project will remain substantially the same, since the buildings will occupy generally the same footprints as the originally proposed buildings and only small modification are proposed. Please refer to the images of the originally entitled buildings versus the now-proposed buildings.

Day Care Building Elevations (Original Entitlement)



Day Care Building Elevations (Current Proposal)



Office Building Elevations (Original Entitlement)



Office Building Elevations (Current Proposal)



In addition, the application is proposed what is referred to as a podium parking structure. The images below show the progression of that structure from when it was originally submitted until its current proposed form. The applicant has added architectural enhancements, including brick veneer, to the structure, particularly at the more prominent corners and sides of the structure. On the top level of the structure are proposed shade canopies above the parking stalls.

Parking Podium Elevations

Initial Submittal



Final Submittal/Current Proposal



ENVIRONMENTAL DETERMINATION

No Further Environmental Documentation is required, because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier Initial Study/Mitigated Negative Declaration (IS/MND) (SCH2021100027) adopted by the City of Menifee pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier IS/MND, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier IS/MND, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier IS/MND, (e) no considerably different mitigation measures have been identified, and (f) no mitigation measures found infeasible have become feasible.

FINDINGS

Findings for the Major and Modifications are included in the attached resolution.

PUBLIC NOTICE

The proposed project was noticed on December 1, 2022, for the December 14, 2022, Planning Commission hearing. A public notice was published within The Press Enterprise. Notices were also mailed to property owners within a 300-foot radius of the project site. All relevant public agencies were also notified of the public hearing. On-site posting was also provided.

ATTACHMENTS

1. Resolution – CUP Minor Modification No. PLN 22-0119 and PP Major Modification No. PLN No. 22-0120
2. COAs – PP Major Modification No. PLN 22-01202
3. COAs – CUP Minor Modification No. PLN 22-0119
4. Exhibits
5. Public Hearing Notice