



CITY OF MENIFEE

SUBJECT: Mapes and Sherman Commerce Center

MEETING DATE: June 14, 2023

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: Nick Kreuter representative of CIVF-VI-CA4B02, LLC

RECOMMENDED ACTION

1. Adopt a resolution adopting a Mitigated Negative Declaration, based on the findings incorporated in the Initial Study and the conclusion that the Project will not have a significant effect on the environment and direct staff to file a Notice of Determination; and
2. Adopt a resolution approving Plot Plan No. PLN22-0015 subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

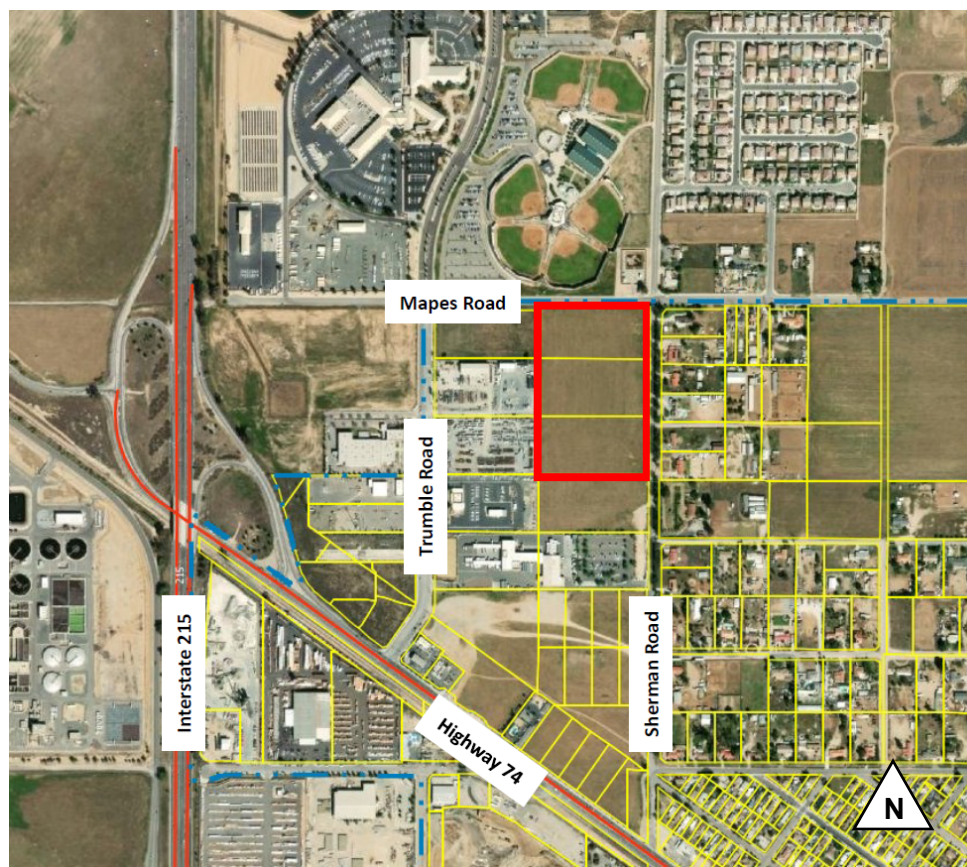
PROJECT DESCRIPTION

Plot Plan No. PLN22-0015 proposes to construct one concrete tilt-up building totaling approximately 277,578 square feet (sq. ft.) which includes approximately 267,578 sq. ft. of warehousing, and 10,000 sq. ft. of office area on a 13.34 gross acre project site. The building proposes a maximum height of 51 feet and includes 36 dock doors. Associated facilities and improvements of the Project site includes 308 proposed parking spaces, on-site landscaping, and related on-site and off-site street/road improvements. The Project currently proposes two driveways along Sherman Road and two driveways along Mapes Road.

LOCATION

The Project site is located on the southwest corner of Mapes Road and Sherman Road (Assessor Parcel Numbers (APN)s 329-030-003; 048; 049).

Aerial



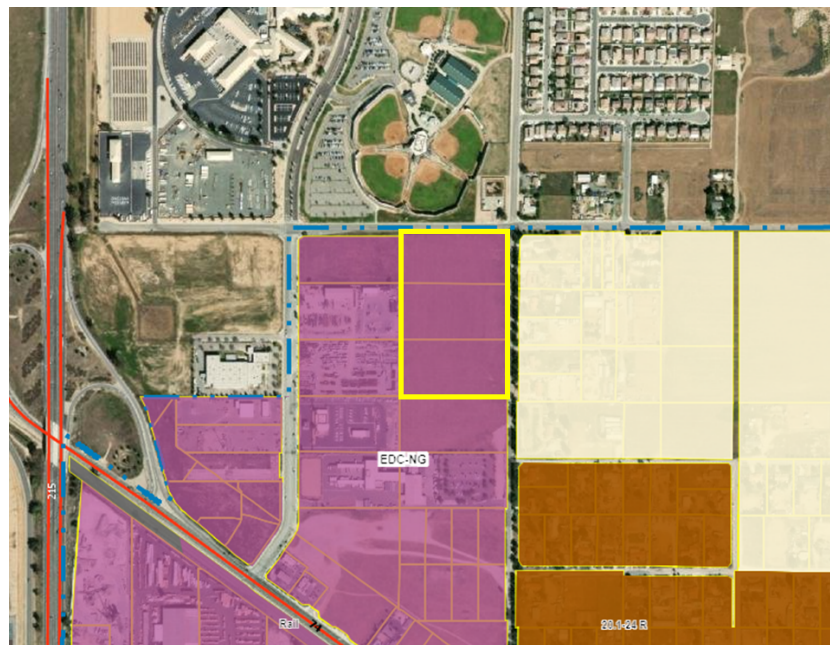
GENERAL PLAN/ZONE

On October 1, 2008, the City of Menifee incorporated. On December 18, 2013, the City Council adopted a comprehensive General Plan for the City, including Goals and Policies for safe and responsible growth and development within the community, which included designating the subject property as Economic Development Corridor (EDC). On November 4, 2015, the City Council adopted Ordinance No. 2015-180, establishing the Economic Development Corridor (EDC) chapter of the Development Code; the EDC designation is intended to provide economic vitality and flexibility in land use options to promote economic development along major corridors.

Since 2013, the General Plan Land Use designation of the Project site has been Economic Development Corridor – Northern Gateway (EDC-NG) and the Zoning designation since 2015. The EDC-NG is envisioned as an employment center that focuses on providing opportunity for business park development and more traditional industrial uses (less office) than envisioned for other EDC areas. Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and business parks, including corporate offices are encouraged, while employee-intensive uses, including research and development, technology centers, "clean" industry, and supporting hotel and ancillary retail uses are also permitted.

Surrounding General Plan Land Use designations within the City are EDC-NG to the south and west and Rural Residential 1 (RR1) to the east. To the north, is the City of Perris under the “Business Park” zoning designation. Mapes Road is the jurisdictional boundary between the cities of Perris and Menifee. The proposed project is consistent with the intent of the EDC-NG designation and compatible with surrounding land uses and land use designations. The General Plan Land Use Map and Zoning Map can be found below.

General Plan/Zoning Map



DISCUSSION

The Project is proposing to construct one concrete tilt-up building totaling 277,578 sq. ft. which includes approximately 267,578 sq. ft. of warehousing, and 10,000 sq. ft. of office area within the EDC-NG. Building tenants are unknown at this time. However, the site was designed to allow for flexibility once the end-users are determined by providing the potential for one or two tenants. This is a permitted use in this zone with the approval of a Plot Plan.

Access/Circulation:

Vehicle activity and traffic to the site is anticipated to primarily come from Trumble Road and Mapes Road via Highway 74 to the south and Interstate 215 to the west. The Project proposes two driveways along Mapes Road, one for passenger vehicles and one for passenger vehicles and trucks generally located along the western property line; and two passenger vehicle driveways along Sherman Road as shown in the exhibit below. Truck traffic will be limited to Mapes Road and will not use Sherman Road.

The Project will be required to construct roadway improvements along the project frontages of Mapes Road and Sherman Road consistent with the latest City Standard which is generally from the right-of-way to centerline plus 12 feet. The Project applicant will be required to coordinate roadway construction with any/all applicable agencies, including the City of Perris for the Trumble Road and Mapes Road improvements.

Parking:

The minimum parking requirements for the site is determined by Chapter 9.215 (Parking and Loading Standards) of the city's municipal code. The minimum number of required parking spaces is indicated in the table below:

TABLE 1 – Parking Summary		
	Building SF	Parking Spaces
Office: 1:300 SF	10,000 SF	34
First 100,000: 1:1000 SF	100,000 SF	100
Warehouse: Next 400,000 1:1,500 SF	67,578 SF	45
Minimum Required		179
Total Provided		308

A minimum of 179 parking spaces is required, however, 308 parking spaces passenger vehicle parking spaces are being provided. Of the 308 parking spaces being provided, 10 will be compliant with the Americans with Disabilities Act (ADA) and 31 will be future electric vehicle (EV) compliant (or as determined by the current building code). Of these, two are both ADA and EV parking spots. Furthermore, the Project is required to provide a minimum of eight bicycle parking spaces but would provide 14. The Project is consistent with Chapter 9.215 of the city's municipal code. There will also be 69 trailer parking spaces provided.

Landscaping:

All project landscaping is subject to the requirements of Menifee Municipal Code Section 9.195 "Landscaping Standards". The Project has landscaped 12% of the total lot area or approximately 69,981 sq. ft. All trees, shrubs, and ground cover are of low to moderate water demand and will be irrigated via a combination of low volume/high efficiency systems, which will be automatically controlled with a weather sensing device for water conservation purposes.

Furthermore, the municipal code requires 10% of the total parking lot area, including drive aisles, stalls, etc. to be landscaped. Moreover, parking lots with more than 50 parking spaces are required to provide a parking lot shading plan that illustrates a shaded coverage of at least 50% after 15 years of growth. The applicant has provided a shading plan with calculations that illustrates compliance with the required parking lot shade coverage.

Both Mapes Road and Sherman Road will require dedication of landscaped areas between the right-of-way of each roadway and the property line, along with an irrigation system. The plantings

within the off-site landscaped areas are similar to those used within the Project site to provide continuity with plantings, spacing species, height, etc.

Landscaping Plan



Architecture:

The proposed building is designed so that the truck court is oriented away from residential uses and will comply with all setback requirements of the zone. The building will feature enhanced architectural facades on all sides. Staff worked with the Project applicant to provide unique design features along the exterior elevations of the buildings to break up the long building facade. 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 and elements to add depth and variety to the building as outlined in the Design Guidelines. The building proposes a maximum overall height of 51 feet and will include 36 dock doors.

Building Elevations



Rendering view from corner of Sherman Road and Mapes Road



Industrial Good Neighbor Policies

On March 2, 2022, the City Council adopted the *Industrial Good Neighbor Policies*. The focus of the policies can be summarized in three sections:

1. Minimize impacts to sensitive uses
2. Protect public health, safety and welfare by regulating the design, location and operation of industrial facilities
3. Protect neighborhood character of adjacent residential communities

When reviewing the proposed project, the *Industrial Good Neighbor Policies* were referenced to ensure a compliant project. Implemented policies include added landscape buffers, screen walls, improved building design, increased building and loading dock setbacks, on-site truck queuing,

on-site signage, and environmental mitigation measures. Particular attention was paid to the east facing elevation as it adjacent to residential uses. Ample landscaping is proposed as well as a variety of architectural treatments. The building was oriented to have the loading docks away from the residential uses. The nearest sensitive receptors are approximately 70 feet east of the Project site from the property line (residential homes on the east side of Sherman Road) and approximately 690 feet away from the nearest point of the loading docks. The four proposed driveways, two along Mapes Road and two on Sherman Road, allow for adequate access to the site. Sufficient truck queuing (approximately 200 feet) is being provided which allows adequate stacking between the proposed gated entrance locations and the right-of-way on Mapes Road.

Public Comment

The Project was noticed to surrounding properties within 550 feet to meet the City of Menifee's public noticing requirements. Comments were received from surrounding residents and property owners in regard to concerns about traffic, road conditions, and land use compatibility. Comments were also received from agencies such as the Riverside County Flood Control District and Eastern Municipal Water District in regard to general comments about approval processes from their respective agencies.

ENVIRONMENTAL DETERMINATION

The City of Menifee Community Development Department has determined the above project will not have a significant effect on the environment with incorporation of standard conditions of approval and mitigation measures (as listed in the Initial Study Mitigated Negative Declaration {IS/MND}) and has recommended adoption of the IS/MND. The twenty-day public review period for the IS/MND occurred from May 15, 2023, to June 5, 2023. A Mitigation Monitoring and Reporting Plan (MMRP) was prepared and identifies all mitigation measures that will be required for the project.

The IS/MND, as well as all its technical appendices, can be accessed for review on the City website: <https://www.cityofmenifee.us/325/Environmental-Notices-Documents>.

FINDINGS

Findings for the Mitigated Negative Declaration and Plot Plan are included in the attached draft resolutions.

PUBLIC NOTICE

Public notices were distributed on May 10, 2023 for the June 14, 2023 Planning Commission hearing. Notices were published in *The Press Enterprise* and notices were sent to owners within 550 feet of the Project site boundaries and to all relevant agencies, interested parties, and all who commented on the environmental document. On-site postings were provided.

ATTACHMENTS

1. Resolution of Approval (IS-MND)
2. Exhibit A – IS-MND Combined with MMRP
3. Resolution of Approval (Plot Plan)

4. Exhibit A - Conditions of Approval
5. Colored Landscape Plans
6. Entitlement Plans
7. Public Hearing Notice and Notice of Intent
8. Public Comments