



CITY OF MENIFEE

SUBJECT: **McCall Square Shopping Center Major Modification**

MEETING DATE: September 27, 2023

TO: Planning Commission

PREPARED BY: Desiree McGriff, Associate Planner

REVIEWED BY: Orlando Hernandez, Deputy Community Development Director

APPROVED BY: Cheryl Kitzerow, Community Development Director

APPLICANT: Dan Long, Heritage Square, LLC

RECOMMENDED ACTION

1. Determine the final Initial Study and Mitigated Negative Declaration ("IS/MND") adopted for McCall Square Shopping Center, formerly Heritage Square Shopping Center, has adequately identified the impacts associated with Major Modification No. PLN23-0015, and that no previously reviewed impacts have changed and direct staff to file a Notice of Determination; and
2. Adopt a resolution approving Major Modification No. PLN23-0015, and the revisions to Tentative Parcel Map No. 37624 (2017-091).

PROJECT DESCRIPTION

Major Modification No. PLN23-0015 is a request to modify previously approved Plot Plan ("PP") No. 2017-090 and Tentative Parcel Map ("TPM") No. 37624 (2017-091) located in Phase II of the McCall Square Shopping Center ("Project"), previously approved as Heritage Square Shopping Center. The Major Modification proposes to replace the pharmacy with a quick serve restaurant and drive-thru, modify the circulation and parking around the grocer, and add Pad E, which is approximately 4,000 sq. ft. of building area. The updated parking count for Phase II is approximately 360 parking stalls. Phase II will decrease the total building area by 6,730 sq. ft. Below is the proposed building area square footage for the east side of McCall Square (Phase II):

- Major Market A: 46,800 sq. ft. (increased by 1,800 sq. ft.)
- Shops adjacent to Major Market 9,300 sq. ft. (decreased by 1,700 sq. ft.)
- Pad D Drive-Thru Quick Serve Restaurant: 4,270 sq. ft. (formerly Pharmacy, decreased by 10,330 sq. ft.)
- New PAD E Restaurants and shops: 4,000 sq. ft.

Additionally, the Project proposes a revision to TPM No. 37624 (2017-091) which was approved as part of the original project. At the time of the approval, the TPM was proposed to be developed in two phases consisting of seven commercial parcels. As part of the request for the Major Modification, parcel 8 will be added to Phase II and establish Pad E as part of the development of 4,000 sq. ft. of building area for restaurants and shops. The Phase II portion of the TPM has not been recorded, and therefore, the revision to the TPM is the adequate approval process.

PROJECT LOCATION

The entire Project site is located north of McCall Boulevard, south of Heritage Lake Drive, east of Junipero Road, and west of Menifee Road. Phase II of the Project is located adjacent to Menifee Road. The existing and proposed developments surrounding the McCall Square Shopping Center is Boulder Ridge Elementary to the west, The Villages at Junipero, which is a proposed multi-family community to the north, Heritage Lake community, which is an existing residential community to the east and vacant land zoned for Commercial Retail (CR) south of McCall Boulevard. (APN: 333-070-052 -088).

Project Location

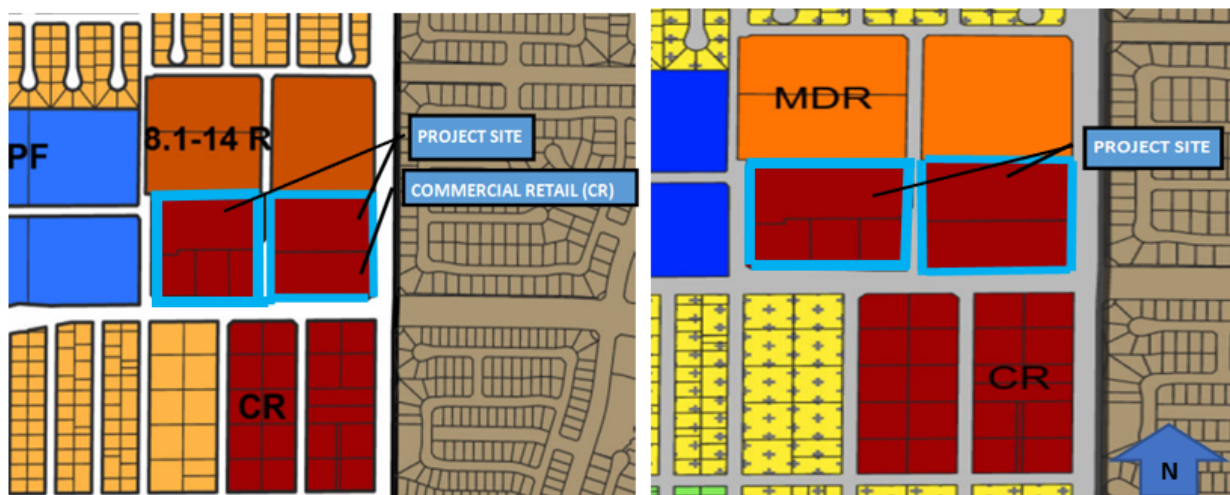


GENERAL PLAN & ZONING

The General Plan is designated Commercial Retail (CR). This designation encourages commercial service and retail uses that support neighboring residential communities. The existing surrounding General Plan Land Use designations are 8.1-14 Residential dwelling units per acre to the north, Menifee Valley Ranch Specific Plan to the east, and Commercial Retail to the west and south of the Project site.

The zoning for the site is Commercial Retail (CR) and is intended for neighborhood-oriented commercial retail uses, which is consistent with the General Plan designation of Commercial Retail (CR). Surrounding zoning classifications include developed areas of Medium Density Residential (MDR) to the north, Menifee Valley Ranch Specific Plan to the east, and Commercial Retail (CR) to the south and west of the Project site. The zoning classification and General Plan Land Use designation are consistent for the area and development of a commercial retail shopping center.

General Plan and Zoning



BACKGROUND

On January 16, 2019, the City Council approved Change of Zone No. 2017-092, TPM No. 37264 (2017-091), PP No. 2017-090, Conditional Use Permit ("CUP") No. 2017-089, CUP No. 2018-250, and Administrative Relief No. 2018-251 for the Heritage Square Shopping Center.

The shopping center approval consisted of the following:

Phase I:

Pad A – 6,100 sq. ft. Restaurants

Pad B – 3,500 sq. ft. Drive-thru restaurant

Pad C – 3,500 sq. ft. gas station and convenience store with six fueling pumps and a 4,855 sq. ft. canopy and self-serve car wash

Ranch Self-Storage Facility – 150,541 sq. ft.

Phase II:

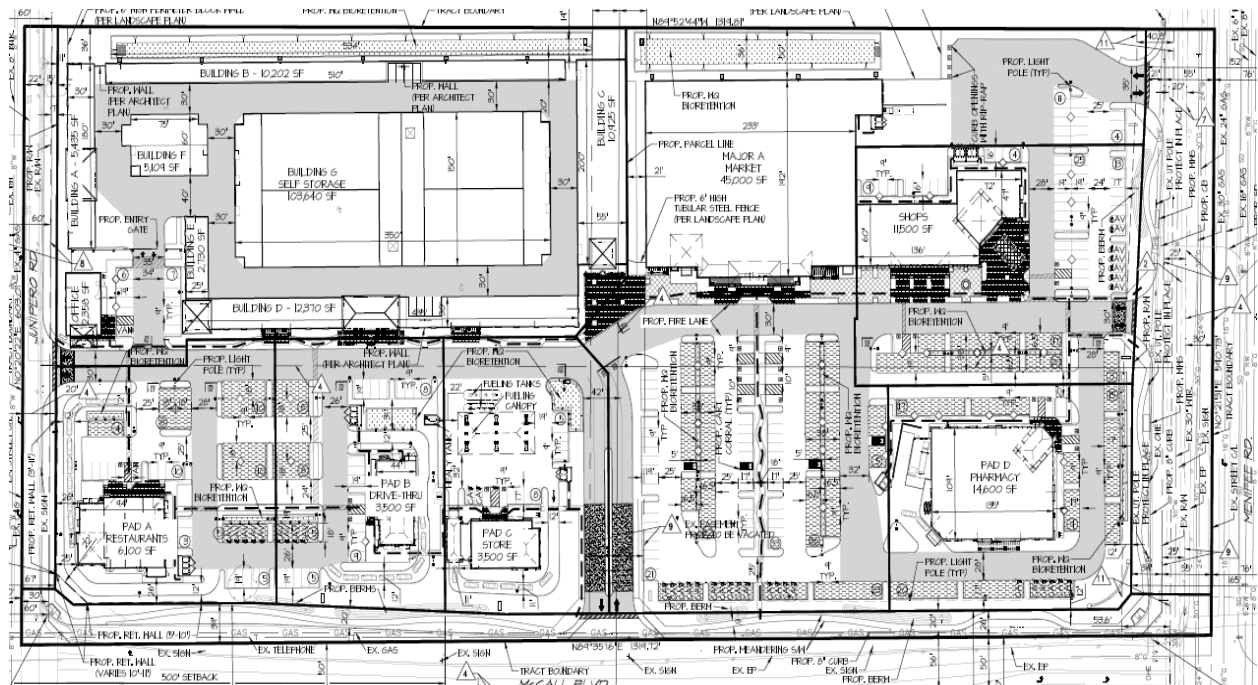
Major A – 45,000 sq. ft. Market

Shops – 11,500 sq. ft. Retail shopping (adjacent to Major A Market)

Pad D – 14,600 sq. ft. Pharmacy

Since the original project approval, Phase I permits have been issued for Pads A, B, and the self-storage facility, and the developer has started construction on the convenience store (Pad C).

Previously Approved Site Map



DISCUSSION

The request for a Major Modification of the previously approved Shopping Center is to modify Phase II, which is the eastern portion of the shopping center. The modification proposes to increase the size of the Major A Market building to 46,800 sq. ft., reduce the size of the adjacent retail/restaurant shops to 9,300 sq. ft., reduce the size of Pad D to 4,270 sq. ft., and change the previously approved use of a pharmacy to a quick-serve restaurant with drive-thru, and add Pad E at approximately 4,000 sq. ft. which proposes additional retail shopping and restaurant uses. These modifications will decrease the originally approved overall building area square footage for Phase II by 6,730 sq. ft.

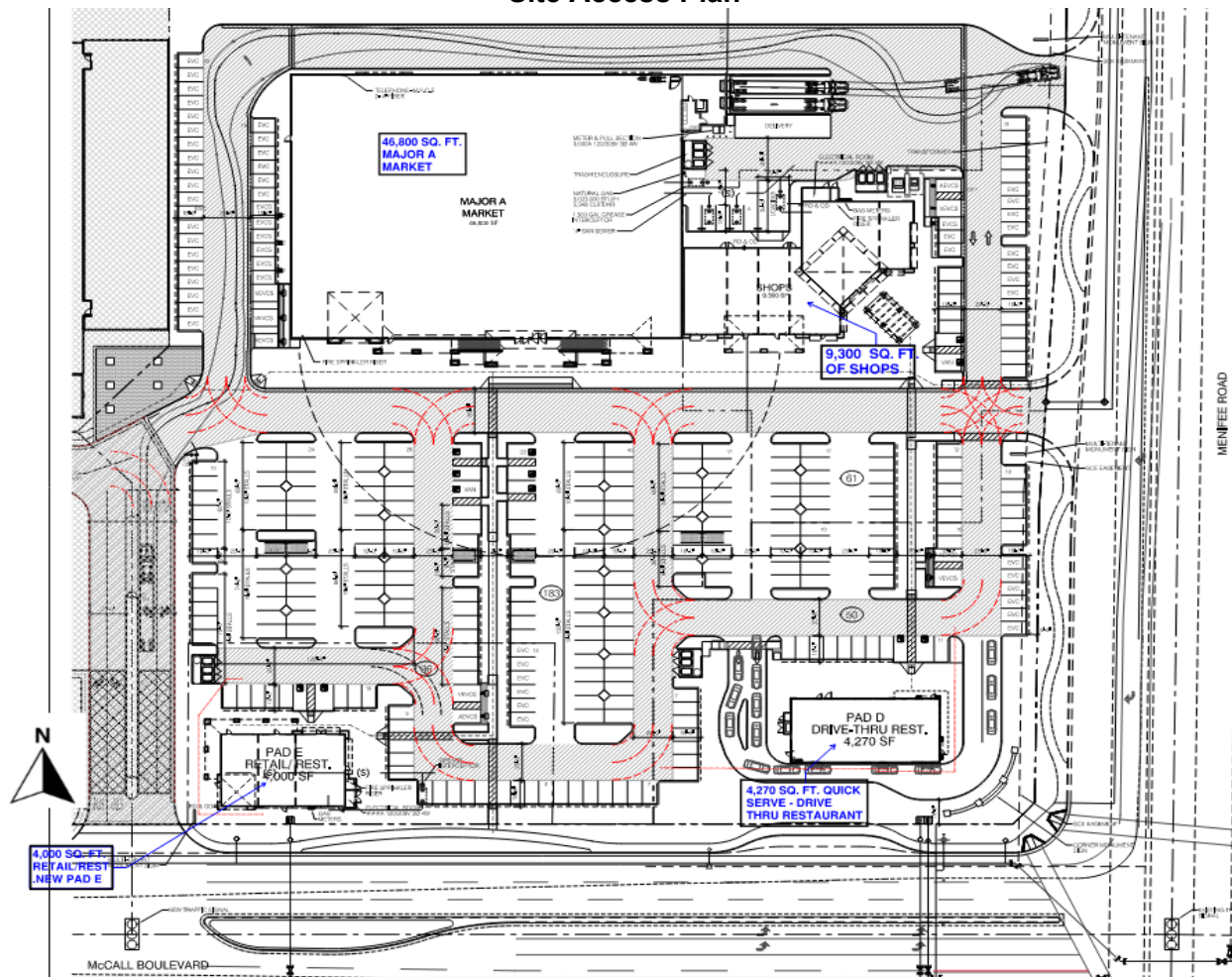
Additionally, delivery truck access for the grocer will be provided from McCall Boulevard at the signalized main driveway of the center. Truck access will continue around the rear of the building and deliveries will be made on the northeast side of the building. Delivery trucks will exit onto Menifee Road at the northeast boundary of the Project site. The second point of access at the

quick serve drive-thru restaurant is consistent with the previous approval. The quick serve restaurant kept the drive-thru and building location the same as the original approval, and it will provide a decorative garden wall and enhanced landscaping such as full, bushy shrubs and trees to minimize headlight glare from the cars queuing in the drive-thru aisle along northeast corner of McCall Boulevard.

Access

Site access is provided from driveways on Menifee Road, McCall Boulevard, and Junipero Road. The main access to the center is on McCall Boulevard. The access point is proposed to be signalized and will allow full-turning movements. The two access points on Menifee Road will have right-in/right-out turning movements only. The northerly Menifee Road access point shall serve as additional access for delivery trucks and larger vehicles that will provide service to the Major A market and shops. The access point on Junipero Road will allow for full turning movements. Full street improvements are required as part of the Project that includes curbs, gutters, and sidewalks.

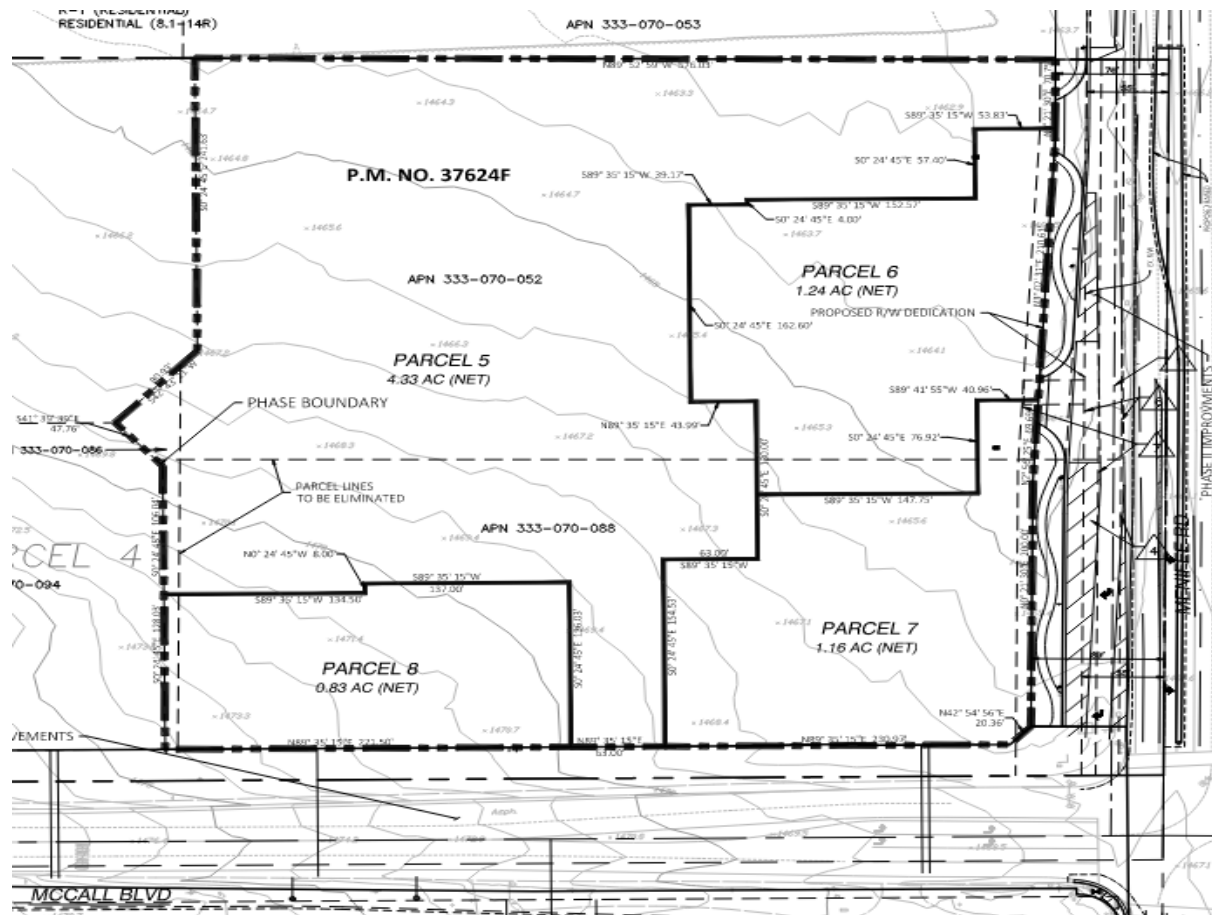
Site Access Plan



Tentative Parcel Map Revision

The TPM for Phase II of the shopping center was originally approved to be subdivided into three parcels (Parcels 5, 6 and 7). As part of the Major Modification, the map will be revised to include the addition of parcel 8, located at the southwest portion of the property, fronting McCall Boulevard (Pad E), and will have no effect on the approved map because the map has not been recorded.

Tentative Parcel Map



Parking

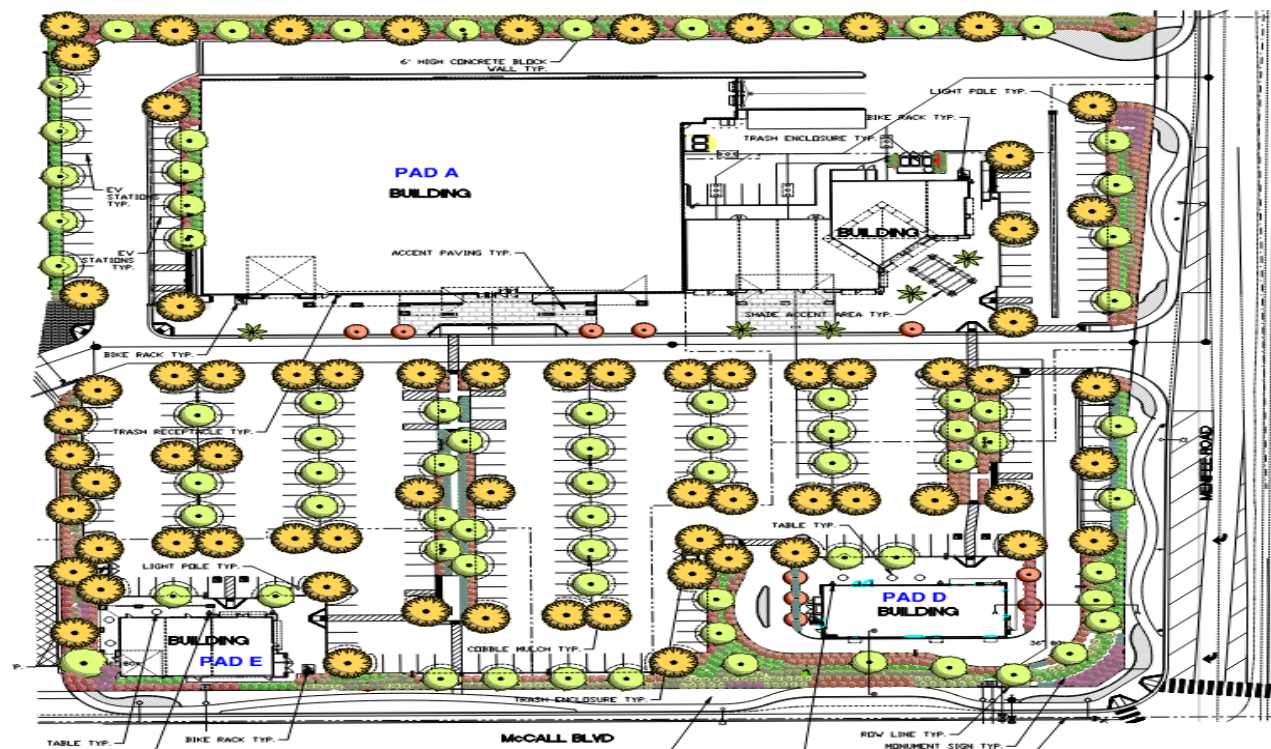
The McCall Square Shopping Center proposes a total of 427 parking spaces for the entire site. Phase II of McCall Square proposes 360 spaces.

McCall Square Parking			
	Sq. Ft./Unit	Stalls Required	Stalls Provided
General Retail:	3:1000	141	184
Restaurant:	8:1000	141	140
Employee:	1:2	48	74
Bicycle:	1:25	14	14
EVSE	-	38	15
Total Stalls:	-	382	427

Landscaping

The Project landscape will primarily stay as originally approved for the entire site, however with the change of the pharmacy to a quick serve restaurant and the addition of Pad E, the approved landscape areas will be modified to accommodate the quick serve restaurant and minimize the view of the quick serve drive-through and reduce headlight glare at night which will adjacent to McCall Boulevard. Additional landscape will be added to soften the appearance of the proposed restaurants, retail shops, and trash enclosure for Pad E.

Revised Phase II Landscape Plan



Architecture

The architectural design and color palette will keep with the original approval of McCall Square Shopping Center. The revision and addition of Pad D and Pad E will incorporate the approved color palette and architecture and will be consistent with the rest of the shopping center. The Project will utilize earth tones for base, building and accent colors. Stone veneer will be utilized at the building base and on column features. Awnings and landscaped trellis elements will be incorporated, along with building articulation to break up massing. Decorative roof bracing incorporated along the tower elements will have darker tones which will give the appearance of support on the tower elements. The shopping center will also incorporate various pieces of art throughout the complex. Below are images of the proposed architectural design of the Major A Market, shops adjacent to the major market, restaurants, and the proposed quick-serve drive-thru restaurant proposed for Pad D, and the new proposed Pad E.

Major A South Elevation



EAST (MENIFEE ROAD) ELEVATION



Shops Adjacent to Major Market South Elevation



WEST ELEVATION



Quick-Serve Restaurant/Drive-Thru



Pad E Architecture



Environmental Determination

Nothing further is required. A final IS/MND was prepared for McCall Square Shopping Center, PP No. 2017-090, CUP No. 2017-089, CUP No. 2018-250, and TPM No. 37624 (2017-091) and was adopted by the Planning Commission on January 16, 2022. Based on the California Environmental Quality Act ("CEQA") Guidelines, Sections 15162 through 15164, staff has determined that the previously adopted IS/MND has adequately identified the impacts associated with the McCall Square Shopping Center, formerly Heritage Square Shopping Center, and that no previously reviewed impact areas have changed and therefore, no additional analysis is required.

FINDINGS

Findings for the Major Modification and revised TPM for PP No. 2017-090 and TPM No. 37624 (2017-091) are included in the attached resolution.

PUBLIC NOTICE

The proposed Project was noticed on September 17, 2023, for the September 27, 2023, 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. The proper public notice was posted on-site, and in addition, all relevant public agencies and those requesting notification were also notified of the public hearing.

ATTACHMENTS

1. Resolution – Major Modification No. PLN23-0015 and TPM No. 37624
2. Conditions of Approval – Major Modification No. PLN23-0015
3. Combined Civil, Architectural, Landscape Exhibits
4. Public Notice