

**STAFF REPORT – PLANNING
CITY OF TEMECULA
PLANNING COMMISSION**

DATE OF MEETING: October 2, 2024

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Matt Peters, Director of Community Development

PREPARED BY: Scott Cooper, Case Planner

PROJECT SUMMARY: Planning Application Nos. PA22-1124 and PA22-1125, a Development Plan and Conditional Use Permit for the construction of an approximately 64,051 square foot Paradise Chevrolet commercial truck dealership that includes rooftop parking, sales, service, and parts storage located at 42105 DLR Drive (APN: 921-730-072)

RECOMMENDATION: Adopt a Resolution approving the project subject to Conditions of Approval

CEQA: Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program

PROJECT DATA SUMMARY

Name of Applicant: Gilmore Holdings, LLC

General Plan Designation: Service Commercial (SC)

Zoning Designation: Service Commercial (SC)

**Existing Conditions/
Land Use:**

Site: Temporary Truck Storage / Service Commercial (SC)

North: Automobile Dealership / Service Commercial (SC)

South: Vacant Land, Commercial Center / Service Commercial (SC),
Community Commercial (CC)

East: Automotive Service Center / Service Commercial (SC)

West: Interstate 15

Existing/Proposed

Min/Max Allowable or Required

Lot Area:	6.09 Acres	0.92 Acres Minimum
Total Floor Area/Ratio:	.24	.30 Maximum
Landscape Area/Coverage:	15.6%	N/A
Parking Required/Provided:	331 Parking Spaces	275 Parking Spaces

BACKGROUND SUMMARY

On December 22, 2022, Gilmore Holdings, LLC submitted Planning Application Nos. PA22-1124 and PA22-1125, a Development Plan and Conditional Use Permit for the construction of an approximately 64,051 square foot Paradise Chevrolet commercial truck dealership that includes rooftop parking, sales, service, and parts storage located at 42105 DLR Drive.

Staff has worked with the applicant to ensure that all concerns have been addressed, and the applicant concurs with the recommended Conditions of Approval.

ANALYSIS

Site Plan

The project is located in the Service Commercial zoning district on a lot currently being used for temporary commercial truck storage. The project is for the construction of an approximately 64,051 square foot commercial truck dealership that includes rooftop parking, sales, service, and parts storage.

There are two points of access to the project site off of DLR Drive. The project is required to provide 275 parking spaces per Table 17.24.040 of the City of Temecula Development Code and proposes 331 parking spaces which includes spaces for automotive display, employees, and customer parking. The parking spaces for employees and customers are conditioned to be clearly identified through the use of signage or paint to ensure that those parking spaces are dedicated for and used by employees and customers.

Architecture

The architectural design of the project is consistent with similar buildings within the Temecula Auto Mall and incorporates aluminum composite panels and exterior insulation and finish systems (EIFS) finishes. In addition, the project contains roll up service doors on the front and rear of the building that provide access to the service bays as automobile repairs would take place in the interior of the building. The second floor of the building is designated for parts storage and parking (employee and service).

Landscaping

While there are no requirements for landscape coverage for automobile dealerships, the project, when completed, would provide 15.6% landscaping. Plant types include queen palm, bay laurel, red yucca, Texas ranger, and flax lily. The project also meets the City of Temecula Landscape Standards for automobile dealerships.

LEGAL NOTICING REQUIREMENTS

The notice of the public hearing was published in the Press Enterprise on September 20, 2024 and mailed to the property owners within 900-foot radius.

ENVIRONMENTAL DETERMINATION

Staff has reviewed the project in accordance with the California Environmental Quality Act (CEQA) and based on an Initial Study, it was determined the project could have a significant impact on the environment; therefore, a Draft Mitigated Negative Declaration (MND) was prepared under staff's direction by De Novo Planning Group, Inc. and was distributed to responsible agencies, interested groups, and organizations. The 30-day public review and comment period for the Draft MND commenced on July 2, 2024, and concluded on August 1, 2024. Signs were placed on the property and a notice was placed in the local paper. The City of Temecula received two written comments and responded to each comment in the Final MND, which includes all timely received written comments and responses thereto. Comments were received by the Riverside County Flood Control and Mr. Max Yasuda. The Final MND was provided to commenting agencies in compliance with State Law. A copy of the Final MND has been provided to the Planning Commission.

The MND determined that project impacts can be mitigated to levels considered less than significant assuming implementation of mitigation measures for biological resources, cultural resources, geology and soils, hazards and hazardous materials, and tribal cultural resources environmental factors.

FINDINGS

Conditional Use Permit (Development Code Section 17.04.010.E)

The proposed conditional use is consistent with the General Plan and the Development Code.

Automotive sales with outdoor display and/or storage of vehicles, as conditioned, is an allowable use with a Conditional Use Permit within the Service Commercial General Plan. Therefore, the use is consistent with the General Plan for Temecula as well as the requirements for State law and other Ordinances of the City.

The proposed conditional use is compatible with the nature, condition and development of adjacent uses, buildings and structures and the proposed conditional use will not adversely affect the adjacent uses, buildings or structures.

The proposed conditional use is compatible with the nature, condition and development of adjacent uses, buildings and structures, and the proposed conditional use will not adversely affect the adjacent uses, buildings or structures as the project site is located within an existing area that contains other automobile sales uses and is bordered by Interstate 15.

The site for a proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, buffer areas, landscaping, and other development

features prescribed in the Development Code and required by the Planning Commission or City Council in order to integrate the use with other uses in the neighborhood.

The project will allow for automotive sales with outdoor display and/or storage of vehicles to be constructed at this location. The site will remain adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, buffer areas, landscaping, and other development features prescribed in the Development Code as required by the Planning Commission or City Council in order to integrate the use with other uses in the neighborhood.

The nature of the proposed conditional use is not detrimental to the health, safety and general welfare of the community.

As conditioned, the project will meet all requirements of the Development Code, General Plan, and Fire and Building Codes which provide safeguards for the health, safety and general welfare of the community. Therefore, the project is not anticipated to be detrimental to the health, safety and general welfare of the community. The project has been reviewed for, and as conditioned, has been found to be consistent with, all applicable policies, guidelines, standards and regulations intended to ensure that the development will be constructed and function in a manner consistent with the public health, safety and welfare.

That the decision to conditionally approve or deny the application for a Conditional Use Permit be based on substantial evidence in view of the record as a whole before the Planning Commission or City Council on appeal.

The decision to conditionally approve the application for a Conditional Use Permit has been based on substantial evidence in view of the record as a whole before the Planning Commission.

Development Plan (Development Code Section 17.05.010.F)

The proposed use is in conformance with the General Plan for Temecula and with all applicable requirements of State law and other Ordinances of the City;

The General Plan designation for the project site is Service Commercial, which allows for automobile sales with outdoor display and/or storage of vehicles, as conditioned. Therefore, the proposed project is in conformance with the General Plan. The project, as conditioned, is also consistent with other applicable requirements of State law and local Ordinances, including the Citywide Design Guidelines, and Fire and Building codes.

The overall development of the land is designed for the protection of the public health, safety, and general welfare;

The overall design of the project, including the site, building, parking, circulation and other associated site improvements, is consistent with, and intended to protect the health and safety of those working and living in an around the site as the project is consistent with the General Plan, City Wide Design Guidelines, and Development Code. The project has been reviewed for, and as conditioned, has been found to be consistent with all applicable policies, guidelines, standards and regulations intended to ensure that the development will be constructed and function in a manner consistent with the public health, safety, and welfare.

ATTACHMENTS

1. Aerial Map
2. PC Resolution – Mitigated Negative Declaration
3. Exhibit A - Final Mitigated Negative Declaration & Mitigation Monitoring and Reporting Program
4. PC Resolution - Conditional Use Permit
5. Exhibit A - Draft Conditions of Approval - Conditional Use Permit
6. PC Resolution – Development Plan
7. Exhibit A – Draft Conditions of Approval – Development Plan
8. Exhibit B – Plan Reductions
9. Notice of Determination
10. Notice of Public Hearing