

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

DATE OF MEETING: June 18, 2025

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 No. PA23-0329, a Development Plan for an approximately 48,846 square foot Mercedes-Benz Sprinter Dealership that includes maintenance and repair services and an employee fitness center located at 40900 Temecula Center Drive (APN 916-400-025)

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

CEQA: Categorically Exempt
Section 15332, In-Fill Development Projects

PROJECT DATA SUMMARY

Name of Applicant: Mercedes-Benz of Temecula

General Plan Designation: Service Commercial (SC)

Zoning Designation: Harveston Specific Plan (SP-13)

**Existing Conditions/
Land Use:**

Site:	Vacant / Service Commercial (SC)
North:	City of Murrieta
South:	Temecula Center Drive, Single Family Residential / Specific Plan Implementation (SPI)
East:	Ynez Road / Medium Density Residential (M)
West:	Mercedes Benz Dealership / Service Commercial (SC)

	<u>Existing/Proposed</u>	<u>Min/Max Allowable or Required</u>
Lot Area:	3.04 Acres	0.69 Acres Minimum
Total Floor Area/Ratio:	0.37	0.40 Maximum

Landscape Area/Coverage: 28.6% 20%
Parking Required/Provided: 173 Parking Spaces 170 Parking Spaces Required

AFFORDABLE/WORKFORCE HOUSING

Located in Housing Element Vacant Sites Inventory? ☐ Yes ☒ No

Located in Affordable Housing Overlay Zone (AHOZ)? ☐ Yes ☒ No

BACKGROUND SUMMARY

On August 16, 2023, Mercedes-Benz of Temecula submitted Planning Application No. PA23-0329, a Development Plan for an approximately 48,846 square foot Mercedes-Benz Sprinter Dealership that includes maintenance and repair services and an employee fitness center located at 40900 Temecula Center 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 on a vacant lot in Planning Area 12 of the Harveston Specific Plan which is a Service Commercial zone that allows for automobile dealerships as a permitted use. The project is for the construction of an approximately 48,846 square foot Mercedes-Benz Sprinter Dealership that includes maintenance and repair services and an employee fitness center.

There are four points of access to the project site. One point of access is off of Temecula Center Drive with the other three being internal from the existing Mercedes-Benz automobile dealership adjacent to the site. The project requires 170 parking spaces per Table 17.24.040 of the City of Temecula Development Code and proposes 173 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 automobile dealerships within the City of Temecula and complimentary to the existing Mercedes-Benz and Audi buildings located nearby. The project incorporates aluminum composite panels and stucco as the main design elements. In addition, the project contains roll up service doors 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 office space, an employee fitness center and parking (employee and inventory).

Landscaping

The Harveston Specific Plan requires a minimum of 20% landscape coverage, and the project proposes 28.6%. Plant types include fern pine, flowering plum, mesa oak, rockrose, and hall's honeysuckle.

LEGAL NOTICING REQUIREMENTS

The notice of the public hearing was published in the Press Enterprise on June 5, 2025 and mailed to the property owners within a 600-foot radius.

ENVIRONMENTAL DETERMINATION

In accordance with the California Environmental Quality Act, the proposed project has been deemed to be categorically exempt from further environmental review (Section 15332, In-Fill Development Projects);

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The project is consistent with the applicable General Plan designation because automobile sales with maintenance and repair services and an employee fitness center is a permitted use within Planning Area 12 of the Harveston Specific Plan. The project also meets all applicable General Plan and Zoning policies and regulations.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project is located within City limits and is located on a site that is 3.03 acres in size. The proposed project is substantially surrounded by commercial and residential development, and major roadways.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The project was required to go through the Habitat Assessment and Negotiation Strategy (HANS) process since the project site is located within a Multi Species Habitation Conservation Strategy (MSHCP) criteria cell. After review by the Regional Conservation Authority and State and Federal agencies, a Joint Project Review was issued (JPR 23-08-29-01) that determined the project site has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The proposed project was required to prepare a Project-Specific Water Quality Management Plan (WQMP) that was reviewed and conceptually accepted for entitlement by City Staff, as the WQMP meets the requirements of the City of Temecula. A traffic analysis was not required as part of this project and the proposed use is allowed within Planning Area 12 of the Harveston Specific Plan. Therefore, the project is not anticipated to result in any significant effects relating

to traffic, noise, air quality, or water quality as the project, as conditioned, is an allowed use per the City of Temecula General Plan.

(e) The site can be adequately served by all required utilities and public services.

The project site is surrounded by development and is able to be serviced by all required utilities and public services.

FINDINGS

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 project is in conformance with the General Plan as automobile sales with maintenance and repair services and an employee fitness center is a permitted use within Planning Area 12 of the Harveston Specific Plan. The project, as conditioned, is also consistent with other applicable requirements of State law and local Ordinances, including the Citywide Design Guidelines, Harveston Specific Plan, 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, Harveston Specific Plan 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. Draft PC Resolution
 3. Exhibit A – Draft Conditions of Approval
 4. Exhibit B - Plan Reductions
 5. Notice of Exemption
 6. Notice of Public Hearing