

PC RESOLUTION NO. 2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA22-1125, A 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)

Section 1. Procedural Findings. The Planning Commission of the City of Temecula does hereby find, determine and declare that:

A. On December 22, 2022, Gilmore Holdings, LLC filed Planning Application No. PA22-1124, a Development Plan, and Planning Application No. PA22-1125, a Conditional Use Permit. These applications (collectively “the Project”) were filed in a manner in accord with the City of Temecula General Plan and Development Code.

B. The Project was processed including, but not limited to a public notice, in the time and manner prescribed by State and local law.

C. A Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared for the Project in accordance with the California Environmental Quality Act and the California Environmental Quality Act Guidelines (“CEQA”). City staff provided public notice of the public comment period and of the intent to adopt the Mitigated Negative Declaration as required by law. The public comment period commenced on July 2, 2024, and expired on August 1, 2024. Copies of the documents have been available for public review and inspection at the offices of the Department of Community Development, located at City Hall, 41000 Main Street, Temecula, California 92590 and on the City of Temecula website.

D. On October 2, 2024, the Planning Commission considered the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, at a duly noticed public hearing as prescribed by law, at which time the City staff and interested persons had an opportunity to, and did testify either in support of or opposition to this matter.

E. Following consideration of the entire record before it at the public hearing and due consideration of the Project the Planning Commission adopted Resolution No. 2024- “A RESOLUTION OF THE OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA ADOPTING THE FINAL MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM 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).”

F. All legal preconditions to the adoption of this Resolution have occurred.

Section 2. Further Findings. The Planning Commission, in approving the Application hereby finds, determines and declares that in accordance with Temecula Municipal Code Section 17.04.010.E (Conditional Use Permit):

A. 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.

B. 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.

C. 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.

D. 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.

E. 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.

Section 3. Conditions. The Planning Commission of the City of Temecula approves Planning Application No. PA22-1125, a 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., subject to the Conditions of Approval set forth on Exhibit A, attached hereto, and incorporated herein by this reference.

Section 4. **PASSED, APPROVED AND ADOPTED** by the City of Temecula Planning Commission this 2nd day of October, 2024.

Bob Hagel, Chair

ATTEST:

Matt Peters
Secretary

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)ss
CITY OF TEMECULA)

I, Matt Peters, Secretary of the Temecula Planning Commission, do hereby certify that the forgoing PC Resolution No. 2024- was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 2nd day of October, 2024, by the following vote:

- AYES: PLANNING COMMISSIONERS:
- NOES: PLANNING COMMISSIONERS
- ABSTAIN: PLANNING COMMISSIONERS
- ABSENT: PLANNING COMMISSIONERS

Matt Peters
Secretary