

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

**TO:** Planning Commission Chairperson and members of the Planning Commission

**FROM:** Luke Watson, Deputy City Manager

**DATE OF MEETING:** September 21, 2022

**PREPARED BY:** Scott Cooper, Case Planner

**PROJECT SUMMARY:** Planning Application No. PA22-0593, a Development Plan for the construction of an approximately 21,793 square foot industrial building located at 42684 Avenida Alvarado

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

**CEQA:** Categorically Exempt  
Section 15332, Class 32, In-Fill Development Projects

**PROJECT DATA SUMMARY**

**Name of Applicant:** MS-Mountain View, LLC

**General Plan Designation:** Industrial Park (IP)

**Zoning Designation:** Light Industrial (LI)

**Existing Conditions/  
Land Use:**

Site:	Vacant / Industrial Park (IP)
North:	Existing Industrial Buildings, Vacant Land / Industrial Park (IP)
South:	Avenida Alvarado, Vacant Land / Industrial Park (IP)
East:	Vacant Land / Industrial Park (IP)
West:	Via Industria, Vacant Land / Industrial Park (IP)

	<u><b>Existing/Proposed</b></u>	<u><b>Min/Max Allowable or Required</b></u>
<b>Lot Area:</b>	1.59 Acres	0.92 Acres Minimum

<b>Total Floor Area/Ratio:</b>	0.32	0.40 Maximum
<b>Landscape Area/Coverage:</b>	44%	20.0% Minimum
<b>Parking Provided/Required:</b>	29 Parking Spaces	26 Parking Spaces (required)

## **BACKGROUND SUMMARY**

On May 27, 2022, MS-Mountain View, LLC submitted Planning Application PA22-0593, a Development Plan for the construction of an approximately 21,793 square foot industrial building located at 42684 Avenida Alvarado.

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 Light Industrial (LI) zoning district. The applicant seeks to construct a new approximately 21,793 square foot industrial building. The project is consistent with the City of Temecula Design Guidelines for industrial development in that the loading areas are screened from public view by an 8'-0" fence and a sliding access gate and an employee break area is being provided.

The vehicular access to the project is from a single driveway on Avenida Alvarado that utilizes enhanced paving with score lines. The project is required to provide 26 parking spaces for an office/warehouse use per Table 17.24.040 of the City of Temecula Development Code. The project proposes 29 parking spaces.

The project provides an outdoor employee break area that includes tables with seats, umbrellas, a trash receptacle, and enhanced paving.

### Architecture

The architectural design of the project features four-sided architecture that incorporates painted concrete, anodized aluminum, metal canopies, and a prominent entrance to the building using an eye-catching color and window glazing. The building is architecturally designed to match other buildings proposed along Avenida Alvarado and is complementary to other recently approved industrial buildings within the City of Temecula.

### Landscaping

The project, when completed, would provide 44% landscaping which exceeds the minimum 20% landscape requirement of the development code. Plant types include fern pine, holy oak, palo verde, Mexican honeysuckle, and creeping fig.

## LEGAL NOTICING REQUIREMENTS

The notice of the public hearing was published in the *Press Enterprise* on September 8, 2022, 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 industrial buildings are an allowable use within the Industrial Park designation. 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 1.59 acres in size. The proposed project is substantially surrounded by industrial development, vacant land zoned for industrial development, and major roadways.*

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

*The project site is not located within a Multi Species Habitation Conservation Strategy (MSHCP) criteria cell and therefore is not required by the Regional Conservation Authority and State and Federal agencies to take place in the Joint Project Review process. Therefore, 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 as the proposed use is allowed within the Light Industrial zoning district, and there is nothing unique about this project that would trigger the need for a traffic analysis. Therefore, the project is not anticipated to result in any significant effects relating to traffic, noise, air quality, or water quality as the project is an allowed use per the City of Temecula General Plan, and the zoning district.*

(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 (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 consistent with the applicable General Plan designation because industrial buildings are an allowable use within the Industrial Park designation. Therefore, the proposed project is in conformance with the General Plan. The project 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. Plan Reductions
  3. PC Resolution
  4. Exhibit A - Draft Conditions of Approval
  5. Notice of Exemption
  6. Notice of Public Hearing