

**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:** December 7, 2022

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

**PROJECT SUMMARY:** Planning Application No. PA22-0293, a Modification to a previously approved Development Plan (PA99-0378) for the addition of approximately 3,824 square feet to the vehicle showroom and service area of an existing automobile dealership, a new approximately 674 square foot vehicle delivery canopy area, elevation revisions to adhere to new corporate colors, and a new vehicle display pad at the entry driveway located at 27430 Ynez Road

**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:** Armen Kazanchyan

**General Plan**

**Designation:** Service Commercial (SC)

**Zoning Designation:** Service Commercial (SC)

**Existing Conditions/  
Land Use:**

Site: Existing Automobile Dealership / Service Commercial (SC)

North: Existing Multi-Family Residential Apartments/High Density Residential (H)

South: Ynez Road/Existing Auto Dealership/Service Commercial (SC)

East: Existing Restaurant/Community Commercial (CC)

West: Existing Auto Dealership/Service Commercial (SC)

	<u>Existing/Proposed</u>	<u>Min/Max Allowable or Required</u>
<b>Lot Area:</b>	3.62 Acres	0.92 Acres Minimum
<b>Total Floor Area/Ratio:</b>	22,898 Square Feet of Proposed & Existing / 0.15 Proposed	.30 Maximum
<b>Parking Required/Provided:</b>	228 Parking Spaces Proposed	111 Parking Spaces Required

## **BACKGROUND SUMMARY**

On December 15, 1999, the City of Temecula Planning Commission approved a Development Plan to construct a 12,825-square-foot automobile dealership.

On April 22, 2019, the City of Temecula Planning Commission approved a Modification to the previously approved Development Plan for the construction of an approximately 6,585 square-foot two-story building on the rear portion of the existing Temecula Hyundai site to include new service bays, parts storage, and offices.

On March 8, 2022, Armen Kazanchyan, submitted Planning Application PA22-0293, a Modification to a previously approved Development Plan (PA99-0378) for the addition of approximately 3,824 square feet to the vehicle showroom and service area of an existing automobile dealership, a new approximately 674 square foot vehicle delivery canopy area, elevation revisions to adhere to new corporate colors, and a new vehicle display pad at the entry driveway located at 27430 Ynez Road.

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 (SC) district at 27430 Ynez Road on a developed lot. The applicant seeks to expand the existing building for additional showroom and service area space as well as the addition of a vehicle delivery area on the east side of the building and a vehicle display pad located along Ynez Road in order to showcase Hyundai product.

There are four points of vehicular access to the project site with limited right in/right out access off of Ynez Road, access to the property to the west through a driveway, access from the north through an alley that exits onto Solana Way, and access to the east through an alley as well that exits onto Ynez Road. The proposed parking on the site exceeds the Development Code requirements.

## Architecture

Hyundai has changed the corporate colors from the existing silver, gray, and blue to earth tones consisting of browns and tans. As a result of this the building will undergo a complete repaint of all exterior walls in the new corporate colors. The front of the building will include an extensive wall of windows that wraps along the east side of the building as well as an additional roll up service door adjacent to the two existing service doors.

## **LEGAL NOTICING REQUIREMENTS**

The notice of the public hearing was published in the *Press Enterprise* on November 24, 2022, and mailed to the property owners within 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, Class 32, 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 dealerships are an allowable use within the Service Commercial district. 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 developed site containing an automobile dealership that is less than five acres. The proposed project is substantially surrounded by commercial development, residential development, and major roadways.*

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

*The proposed project is located on the portion of a fully developed project site that currently contains parking, asphalt, and landscaping which contains no value as habitat for endangered, rare or threatened. The project site is not located within a Multi Species Habitat Conservation Plan (MSHCP) criteria cell.*

(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 the Service Commercial zoning district. 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**

### **Modification (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.

*Automobile dealerships, as conditioned, are an allowable use within the Service Commercial zone. Therefore, the use will be consistent with the General Plan for Temecula as well as the requirements for State law and other Ordinances of the City.*

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.*

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| <b>ATTACHMENTS</b> | <ol style="list-style-type: none"><li>1. Aerial Map</li><li>2. PC Resolution</li><li>3. Exhibit A - Draft Conditions of Approval</li><li>4. Exhibit B – Plan Reductions</li><li>5. Notice of Exemption</li><li>6. Notice of Public Hearing</li></ol> |
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