

**PC RESOLUTION NO. 2022-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING 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 AND MAKING A FINDING OF EXEMPTION UNDER SECTION 15332 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES**

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

A. On March 8, 2022, Armen Kazanchyan filed Planning Application No. PA22-0293, a Modification to a Development Plan, in a manner in accord with the City of Temecula General Plan and Development Code.

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

C. The Planning Commission, at a regular meeting, considered the Application and environmental review on December 7, 2022, 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 or in opposition to this matter.

D. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission approved Planning Application No. PA22-0293, subject to and based upon the findings set forth hereunder.

E. All legal preconditions to the adoption of the Resolution have occurred.

Section 2. Further Findings. The Planning Commission, in approving the Modification to the Development Application hereby finds, determines and declares that:

Modification, Development Code Section 17.05.010.F

A. 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.*

B. 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.*

Section 3. Environmental Findings. The Planning Commission hereby makes the following environmental findings and determinations in connection with the approval of the Development Plan:

A. 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 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 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 Service Commercial 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.*

Section 4. Conditions. The Planning Commission of the City of Temecula approves Planning Application No. PA22-0293, 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, and makes a finding of exemption under the California Environmental Quality Act (CEQA), subject to the Conditions of Approval set forth on Exhibit A and Plans set forth on Exhibit B, attached hereto, and incorporated herein by this reference.

**PASSED, APPROVED AND ADOPTED** by the City of Temecula Planning Commission this 7th day of December, 2022.

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Gary Watts, Chairperson

ATTEST:

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Luke Watson  
Secretary

[SEAL]

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

I, Luke Watson, Secretary of the Temecula Planning Commission, do hereby certify that the forgoing PC Resolution No. 2022- was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 7th day of December, 2022, by the following vote:

AYES:           PLANNING COMMISSIONERS:

NOES:           PLANNING COMMISSIONERS:

ABSTAIN:       PLANNING COMMISSIONERS:

ABSENT:        PLANNING COMMISSIONERS:

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Luke Watson  
Secretary