

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

**DATE OF MEETING:** December 7, 2022

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

**FROM:** Luke Watson, Director of Community Development

**PREPARED BY:** Jaime Cardenas, Case Planner

**PROJECT SUMMARY:** Planning Application No. PA22-0621, a Development Plan application for two industrial buildings totaling approximately 68,700 square feet (41,805 square feet and 26,890 square feet) on 3.95 acres located on the south side of Winchester Road, approximately 250-feet west of the Winchester and Diaz Road intersection

**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:** Daniel Lee (Phelan Development Company)

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

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

**Existing Conditions/  
Land Use:**

Site: Vacant / Industrial Park (IP)

North: Existing Industrial Building, Industrial Park (IP)

South: Existing Industrial Building, Industrial Park (IP)

East: Existing Industrial Building, Industrial Park (IP)

West: Existing Industrial Building, Industrial Park (IP)

**Existing/Proposed**

**Min/Max Allowable or  
Required**

<b>Lot Area:</b>	3.95 Acres	0.92 Acres Minimum
<b>Total Floor Area/Ratio:</b>	0.39 FAR	0.40 FAR Maximum
<b>Landscape Area/Coverage:</b>	22.3%	20.0% Minimum
<b>Parking Provided/Required:</b>	79 Parking Spaces	79 Parking Spaces (required)

## BACKGROUND SUMMARY

On June 6, 2022, Phelan Development Company submitted Planning Application PA22-0621, a Development Plan application for two industrial buildings totaling approximately 68,700 square feet (41,805 square feet and 26,890 square feet) on 3.95 acres located on the south side of Winchester, approximately 250-feet west of the Winchester and Diaz Road intersection.

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 (IP) zoning district. The applicant seeks to construct two new industrial buildings totaling approximately 68,700 square feet. The project is consistent with the City of Temecula Design Guidelines for industrial development including building, site, and landscaping design.

The vehicular access to the project is from two driveways on Winchester Road that utilizes enhanced paving with score lines. The project is required to provide seventy-nine (79) parking spaces for an office/warehouse use per the parking standards from Table 17.24.040 of the City of Temecula Development Code. The project proposes seventy-nine (79) parking spaces.

The project provides two outdoor employee break areas 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 contrasting painted concrete, anodized aluminum canopy and façade accents, and a prominent entrance to the building featuring taller walls and metal soffits over windows. The building is architecturally designed to match other buildings along Winchester Road and to be complementary to other business park and industrial buildings within the City of Temecula.

### Landscaping

The project, when completed, would provide 22.3% landscaping which exceeds the minimum 20% landscape requirement of the development code. Plant types include London Plane Tree, Olive Tree, African Sumac, Australian Willow, Rosemary, Texas Ranger, and other shrubs throughout the site.

## 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, 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 Light Industrial 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 site that is 3.95 acres in size. The proposed project is substantially surrounded by industrial development zoned for industrial 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 22-04-13-01) 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 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 Light Industrial district. 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
7. RCA Joint Review Findings (#22-04-13-01)