

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

DATE OF MEETING: November 6, 2019

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Luke Watson, Director of Community Development

PREPARED BY: Scott Cooper, Case Planner

PROJECT SUMMARY: Planning Application No. PA19-0556, a Modification to a Development Plan for Trinity Lutheran Church for the construction of an approximately 9,530 square-foot preschool building, an approximately 17,340 square-foot fellowship building, and 103 new parking spaces developed in two phases located at 30470 Pauba Road

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

CEQA: Exempt
Section 15164, Addendums to Negative Declarations

PROJECT DATA SUMMARY

Name of Applicant: James Thayer

General Plan Designation: Public Institutional Facilities (PI)

Zoning Designation: Public Institutional (PI)

**Existing Conditions/
Land Use:**

Site:	Existing Religious Institution/ Public Institutional Facilities (PI)
North:	Vacant Land / Public Institutional Facilities (PI)
South:	Pauba Rd., Single Family Residential / Low Medium Density Residential (LM), Low Density Residential (L)
East:	Vacant Land / Public Institutional Facilities (PI)
West:	Vacant Land / Public Institutional Facilities (PI)

	<u>Existing/Proposed</u>	<u>Min/Max Allowable or Required</u>
Lot Area:	10.52 Acres	0.16 Acres Minimum
Total Floor Area/Ratio:	.082	.30 Maximum

Landscape Area/Coverage:	40%	25% Minimum
Parking Required/Provided:	248 Parking Spaces	168 Parking Spaces

BACKGROUND SUMMARY

On February 8, 1994 the City of Temecula approved Planning Application PA93-0187, a Development Plan for the construction of approximately 46,197 square feet of building area consisting of a worship/fellowship building, Sunday school, preschool, day school, maintenance building, sanctuary, and school activity center.

On April 4, 2019, James Thayer submitted Planning Application PA19-0556, a Modification to a Development Plan for Trinity Lutheran Church for the construction of an approximately 9,530 square-foot preschool building, an approximately 17,340 square-foot fellowship building, and 103 new parking spaces developed in two phases located at 30470 Pauba Road. The proposed project, at build-out, is approximately 8,627 square feet less than that originally approved project

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

Trinity Lutheran Church is an existing religious institution located at 30470 Pauba Road that consists of a worship center, preschool building, two (2) modular preschool buildings, and a maintenance building totaling approximately 16,490 square feet. There are also 148 existing parking spaces on the project site. The proposed Modification will be constructed in two phases:

Phase I:

- Construction of an approximately 9,530 square foot preschool building that will replace the modular preschool buildings removed from the project in Phase II
- Addition of 98 parking spaces
- Bicycle racks
- New and updated landscaping

Phase II:

- Construction of an approximately 17,340 square foot new fellowship building which will replace the existing worship building which will be converted into a chapel
- Addition of five (5) parking spaces
- Removal of two (2) modular preschool buildings totaling 5,790 square feet
- Demolition of maintenance building
- Conversion of existing worship building into a chapel
- New and updated landscaping

Parking

The vehicular access to the project site will remain in the same location off Pauba Road that provides for ingress and egress for the religious institution. The project as a whole is required to provide 168 parking spaces per Table 17.24.040 of the City of Temecula Development Code. The project proposes 248 parking spaces with additional credits of seven (7) spaces for providing twelve bicycle racks and six (6) motorcycle spaces.

Architecture

The proposed architecture of the preschool and fellowship buildings are the same design, style, and earth toned color palette of the existing religious institution on the project site. The proposed buildings incorporate stucco, concrete tile roofs, and stacked stone. In addition, the fellowship hall will incorporate roll-up overhead doors while the preschool building will have roof-mounted solar panels.

Landscaping

The project, when completed, would provide 40% landscaping which exceeds the minimum landscape requirements of the development code. Plant types include southern oak, desert willow, Texas ranger, coast rosemary, and cat's claw vines.

LEGAL NOTICING REQUIREMENTS

The notice of the public hearing was published in the *U-T San Diego* on October 25, 2019 and mailed to the property owners within 600-foot radius.

ENVIRONMENTAL DETERMINATION

On February 8, 1994 a Negative Declaration was adopted for the project that analyzed approximately 46,197 square feet of building area to be developed on the project site. The Negative Declaration analyzed the potential impacts of the project and determined that less than significant impacts would result from the project. The proposed modification to the Development Plan will allow for the construction of approximately 37,570 square feet of building area, which is 8,627 less square feet of building area that was analyzed under the Negative Declaration. As such, the environmental impacts for the project have been evaluated by the previously adopted Negative Declaration. None of the circumstances in CEQA Guidelines Section 15162 exist to require the preparation of a subsequent negative declaration. Pursuant to State CEQA Guidelines Section 15164, an Addendum to the Negative Declaration was prepared because only minor technical changes or additions are necessary or none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent negative declaration have occurred.

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.

The proposed project consists of the construction of approximately 37,570 square feet of buildings, which is less than what was originally approved on the project site. The General Plan allows for religious institution uses at the project site. Therefore, the project is consistent with the General Plan for Temecula. The project, as conditioned, is also consistent with other applicable requirements of State law and local Ordinances, including the California Environmental Quality Act (CEQA), 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. Negative Declaration
 6. Addendum to Negative Declaration
 7. Notice of Public Hearing