

**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 Nos. PA19-0268, a Development Plan, and PA19-0718, a Conditional Use Permit, for the Sommers Bend Private Recreation Center containing an approximately 5,615 square foot clubhouse building, 3,364 square foot multi-purpose "barn" building, and 7,543 square foot pool house building. The recreation center also contains three (3) pools, a tot lot, event lawn, spa, cabanas, two (2) fire pits, outdoor kitchen area, parking, and the option for three (3) bungalows. The project is located within Planning Area 30 of the Roripaugh Ranch Specific Plan.

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

CEQA: Exempt
Section 15164, Addendums to Environmental Impact Reports

PROJECT DATA SUMMARY

Name of Applicant: Trent Heiner

General Plan Designation: Specific Plan Implementation (SPI)

Zoning Designation: Roripaugh Ranch Specific Plan (SP-11)

**Existing Conditions/
Land Use:**

Site:	Vacant Land / Specific Plan Implementation (SPI)
North:	Sommers Bend, Vacant Land / Specific Plan Implementation (SPI)
South:	Vacant Land / Specific Plan Implementation (SPI)
East:	Vacant Land / Specific Plan Implementation (SPI)
West:	Vacant Land / Specific Plan Implementation (SPI)

	<u>Existing/Proposed</u>	<u>Min/Max Allowable or Required</u>
Lot Area:	3.90 Acres	0.23 Acres Minimum
Total Floor Area/Ratio:	.22	.25 Maximum

BACKGROUND SUMMARY

On February 13, 2019, Trent Heiner submitted Planning Application No. PA19-0268, a Development Plan, and on May 13, 2019 submitted Planning Application No. PA19-0718, a Conditional Use Permit. The applications will permit for the development of the Sommers Bend Private Recreation Center containing an approximately 5,615 square foot clubhouse building, 3,364 square foot multi-purpose "barn" building, and 7,543 square foot pool house building. The recreation center also contains three (3) pools, a tot lot, event lawn, spa, cabanas, two (2) fire pits, outdoor kitchen area, parking, and the option for three (3) bungalows. The project is located within Planning Area 30 of the Roripaugh Ranch Specific Plan.

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 Planning Area 30 of the Roripaugh Ranch Specific Plan on vacant land. The private recreation facility will only serve the recreation needs of the Sommers Bend project residents and is not open to the public.

Per the Specific Plan the project is required to provide the following recreation elements which the project does propose:

- Club House/Recreation Center;
- Recreational pool tot lot;
- Children's play area or splash park; and
- Paved parking lot

In addition to the required elements/amenities the project proposes:

- Multipurpose building;
- Pool House building;
- Three pools (kiddie wading pool (18" maximum depth), fitness lap pool, family pool);
- Spa;
- Event lawn;
- Two fire pits;
- Outdoor kitchen area;
- Lounging and recreation areas;
- Landscaping; and
- Three bungalows (optional)

Access to the recreation center is off of Sunscape Lane which is a local public street within Sommers Bend. While there is not a specific number of required parking spaces for the center

the project proposes 70 spaces which is an adequate number of parking spaces based on comparable existing recreation centers in the area.

Bungalows

As part of the project the applicant is proposing three bungalows which will be under jurisdiction and control by the Sommers Bend All Age Home Owners Association. These bungalows are proposed as an optional amenity on the Alternate A Site Plan which gives the applicant the ability to construct up to three bungalows. The association will be responsible for maintaining and allocating usage rights. The bungalows are allowed to be reserved only by residents of the Sommers Bend development and are not permitted to be used as short term rentals. Rules and regulations will be memorialized in the Association Rules which will be adopted by the Association. These rules and regulations will include but are not limited to:

- Maximum occupancy
- Reservation information
- Allowable days
- No smoking
- Clean up
- Damage responsibility
- Check in/Check out procedures

A sign with bungalow operational information will be posted within the bungalow area that provides a website and phone number to call with questions and or concerns on the operation of the bungalows.

An Addendum to the previously certified Environmental Impact Report was prepared to analyze the addition of up to six detached bungalows to be administered by the Homeowner's Association. While the Alternate A Site Plan allows up to three bungalows the environmental analysis was prepared for the addition of six bungalows before any further analysis would be required. Should a developer want to build more than three bungalows on the project site, a Modification to the development plan for the private recreation center, and conditional use permit for the additional bungalows shall be required.

Architecture

The proposed architecture of the recreation center is of a farmhouse style that will blend with the architecture of the sports park and single family residential homes of Sommers Bend. The club house building incorporates a silo structure while the "barn" building uses barn doors to accentuate the farmhouse style of the center. Other design elements include metal roofing and awnings, tile roofing, natural stone, vertical siding, and rafter tails.

Landscaping

The project, when completed, would provide 42% landscaping. Plant types include fruitless olive tree, cherry laurel, Chinese elm, Carolina jessamine, pink jasmine, and blood red trumpet vine.

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

In accordance with the California Environmental Quality Act (CEQA), the environmental impacts of the original project were studied in an EIR that was certified in 2002 (SCH 97121030), and in subsequent addenda prepared in April 2013, March 2016, and December 2017, all of which are now final. In compliance with CEQA Guidelines Section 15164 an Addendum to the EIR has been prepared which concludes that the proposed modifications do not result in any new or greater environmental impacts than were previously analyzed, disclosed, and mitigated. None of the conditions in CEQA Guidelines Section 15162 are present to require the preparation of a subsequent EIR, and no additional environmental review is required.

FINDINGS

Conditional Use Permit (Code Section 17.04.010.E)

The proposed conditional use is consistent with the General Plan and the Development Code.

Per Section 5.02.6 of the Roripaugh Specific Plan, “whenever a use has not specifically been listed as being a permitted use in a particular zone classification within the Specific Plan, it shall be the duty of the Community Development Director to determine if said use is: (1) consistent with the intent of the zone; and (2) compatible with other listed permitted uses.” It is the determination of the Community Development Director that the proposed bungalows would function as a “hotel” use and that use would require a conditional use permit. Therefore the use is consistent with the General Plan for Temecula and the Roripaugh Ranch Specific Plan, as well as the requirements for State law and other Ordinances of the City.

The proposed conditional use is compatible with the nature, condition and development of adjacent uses, buildings and structures and the proposed conditional use will not adversely affect the adjacent uses, buildings or structures.

The construction of three bungalows on the project site is compatible with the nature, condition and development of adjacent uses, buildings and structures because the bungalows will be under jurisdiction and control by the Sommers Bend Home Owners Association and are allowed to be reserved only by residents of the Sommers Bend development and are not permitted to be used as short term rentals. The proposed conditional use will not adversely affect the adjacent uses, buildings or structures as rules and regulations will be memorialized in the Association Rules which will be adopted by the Association in regards to the operation and enforcement of the bungalows.

The site for a proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, buffer areas, landscaping, and other development features prescribed in the Development Code and required by the Planning Commission or City Council in order to integrate the use with other uses in the neighborhood.

The project will allow for the construction of three bungalows that will serve the surrounding development to be constructed at this location. The site will remain adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, buffer areas, landscaping, and other development features prescribed in the Development Code and Roripaugh Ranch Specific Plan as required by the Planning Commission or City Council in order to integrate the use with other uses in the neighborhood.

The nature of the proposed conditional use is not detrimental to the health, safety and general welfare of the community.

As conditioned, the project will meet all requirements of the Development Code, Roripaugh Ranch Specific Plan, General Plan, and Fire and Building Codes which provide safeguards for the health, safety and general welfare of the community. Therefore, the project is not anticipated to be detrimental to the health, safety and general welfare of the community. 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.

That the decision to conditionally approve or deny the application for a Conditional Use Permit be based on substantial evidence in view of the record as a whole before the Planning Commission or City Council on appeal

The decision to conditionally approve the application for a Conditional Use Permit has been based on substantial evidence in view of the record as a whole before the Planning Commission.

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 proposed project consists of the construction of a private recreation center. The General Plan and Roripaugh Ranch Specific Plan allow for a private recreation center at the project site. Therefore, the project is consistent with the General Plan for Temecula and the Roripaugh Ranch Specific Plan. 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 plan and parking, 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, Roripaugh Ranch Specific Plan, City Wide Design Guidelines, Development Code, and Fire and Building Codes. 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 – EIR Addendum
 4. Exhibit A – EIR Addendum #4
 5. Roripaugh Ranch EIR
 6. Roripaugh Ranch Addendum EIR #1
 7. Roripaugh Ranch Addendum EIR #2
 8. Roripaugh Ranch Addendum EIR #3
 9. PC Resolution – Conditional Use Permit
 10. Exhibit A– Draft Conditions of Approval (Conditional Use Permit)
 11. PC Resolution - Development Plan
 12. Exhibit A - Draft Conditions of Approval (Development Plan)
 13. Notice of Public Hearing