

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

**DATE OF MEETING:** December 30, 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. PA19-1164 and PA19-1165, a Development Plan and Conditional Use Permit for the construction of an approximately 54,383 square foot Temecula Valley Lexus automobile dealership that includes rooftop parking, sales, service, and parts storage located at 42081 DLR Drive

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

**CEQA:** Exempt  
Section 15332, In-Fill Development Projects

**PROJECT DATA SUMMARY**

**Name of Applicant:** Rudy De La O

**General Plan Designation:** Service Commercial (SC)

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

**Existing Conditions/  
Land Use:**

Site:	Vacant / Service Commercial (SC)
North:	Vacant Land / Service Commercial (SC)
South:	Vacant Land / Service Commercial (SC)
East:	Automotive Service Center / Service Commercial (SC)
West:	Interstate 15

	<u>Existing/Proposed</u>	<u>Min/Max Allowable or Required</u>
<b>Lot Area:</b>	4.73 Acres	0.92 Acres Minimum
<b>Total Floor Area/Ratio:</b>	.26	.30 Maximum

<b>Landscape Area/Coverage:</b>	9%	N/A
<b>Parking Required/Provided:</b>	400 Parking Spaces	203 Parking Spaces

## **BACKGROUND SUMMARY**

On August 23, 2019, Rudy De La O submitted Planning Application Nos. PA19-1164 and PA19-1165, a Development Plan and Conditional Use Permit for the construction of an approximately 54,383 square foot Temecula Valley Lexus automobile dealership that includes rooftop parking, sales, service, and parts storage located at 42081 DLR Drive.

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 zoning district on a vacant lot. The project is for the construction of an approximately 54,843 square foot automobile dealership that includes rooftop parking, sales, service, and parts storage.

There are two points of access to the project site off of DLR Drive. The project is required to provide 203 parking spaces per Table 17.24.040 of the City of Temecula Development Code and proposes 400 parking spaces which includes spaces for automotive display, employees, and customer parking. The parking spaces for employees and customers are conditioned to be clearly identified through the use of signage or paint to ensure that those parking spaces are dedicated for and used by employees and customers.

### Architecture

The architectural design of the project is consistent with similar buildings within the Temecula Auto Mall and incorporates aluminum composite panels, stone cladding, and dryvit finishes. In addition, the project contains three-roll up service doors on the rear of the building that provide access to the service bays as automobile repairs would take place in the interior of the building. The second floor of the building is designated for parts storage, offices, and employee parking as well as freeway display of product.

### Landscaping

While there are no requirements for landscape coverage for automobile dealerships, the project, when completed the project would provide 9% landscaping. Plant types include queen palm, crape myrtle, fern pine, Indian Hawthorne, star jasmine, and lavender. The project also meets the City of Temecula Landscape Standards for automobile dealerships.

## **LEGAL NOTICING REQUIREMENTS**

The notice of the public hearing was published in the *U-T San Diego* on December 19, 2019 and mailed to the property owners within 1,000-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 sales with outdoor display and/or storage of vehicles is a conditionally 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 site that is 4.73 acres in size. The proposed project is substantially surrounded by commercial development, vacant land zoned for commercial 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 19-11-04-02) 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 and the proposed use is conditionally 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**

### Conditional Use Permit (Development Code Section 17.04.010.E)

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

*Automotive sales with outdoor display and/or storage of vehicles, as conditioned, is an allowable use within the Service Commercial General Plan. Therefore, the use is consistent with the General Plan for Temecula 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 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 as the project site is located within an existing area that contains other automobile sales uses and is bordered by Interstate 15.*

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 automotive sales with outdoor display and/or storage of vehicles 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 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.

*The proposed project is an automotive dealership that is not expected to result in any significant effects compared to the previous development. As conditioned, the project will meet all requirements of the Development Code, General Plan, and Fire and Building Codes which provided safeguards for the health, safety and general welfare of the community.*

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 (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 General Plan designation for the project site is Service Commercial, which allows for automobile sales with outdoor display and/or storage of vehicles, as conditioned. Therefore, the proposed project is in conformance with the General Plan. The project, as conditioned, 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 - Conditional Use Permit
  4. Exhibit A - Draft Conditions of Approval
  5. PC Resolution – Development Plan
  6. Exhibit A – Draft Conditions of Approval
  7. Notice of Public Hearing