

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

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Luke Watson, Director of Community Development

DATE OF MEETING: January 20, 2021

PREPARED BY: Jaime Cardenas, Case Planner

PROJECT SUMMARY: Planning Application Number PA20-0724, a Modification Application to modify an existing building and a Conditional Use Permit for a wireless telecommunication facility to accommodate new wireless equipment located at 41258 Margarita Road.

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

CEQA: Categorically Exempt
Section 15301, Class 1, Existing Facilities
Section 15303, Class 3, Conversion of Small Structures

PROJECT DATA SUMMARY

Name of Applicant: Jared Hermelin

General Plan Designation: Professional Office (PO)

Zoning Designation: SP-6 (Campos Verdes Specific Plan)

**Existing Conditions/
Land Use:**

Site:	Existing Medical Offices / SP-6 (Campos Verdes Specific Plan)
North:	Existing Medical Building / SP-6 (Campos Verdes Specific Plan)
South:	Flood Control Basin / SP-6 (Campos Verdes Specific Plan)
East:	Church / SP-6 (Campos Verdes Specific Plan)
West:	Promenade Mall / SP-7 (Temecula Regional Center Specific Plan)

	<u>Existing/Proposed</u>	<u>Min/Max Allowable or Required</u>
Lot Area:	1.56 acres	No Minimum
Total Floor Area/Ratio:	.21	0.40 Maximum
Landscape Area/Coverage:	32% Existing	15% required
Parking Required/Provided:	62 Spaces Provided	58 Spaces Required

AFFORDABLE HOUSING

Located in Affordable Housing Overlay Zone (AHOZ)? ☐ Yes ☒ No

AHOZ Gain/Loss: +/-: N/A Units N/A

BACKGROUND SUMMARY

On June 26, 2002, the Planning Commission approved PA02-0120, a Development Plan application for the construction of two medical office buildings totaling 14,600 square feet at the vacant lot on the southeast corner of Margarita Road and North General Kearny Road.

On May 11, 2010, staff approved an Antenna Facility Application to construct a wireless antenna facility within two existing building towers.

On October 31, 2019, an application received a Pre-Application for application number PR19-1437 for a proposed 50-foot tall “mono-eucalyptus” wireless antenna facility at the southeast side of the property. At the pre-application meeting staff commented on the lack of quality, camouflage, and realistic appearance of the faux eucalyptus tree and staff recommended that the applicant should instead modify the existing wireless communications facility within the existing building.

On July 28, 2020, Jared Hermelin, on behalf of AT&T Wireless, submitted a Modification Application to modify both the original Development Plan and the existing Conditional Use Permit. The scope of work includes an increase in tower height from 34-feet to 50-feet to accommodate new wireless equipment to be camouflaged as a clock tower.

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 proposed project is located within Promenade Medical Plaza complex located east of the Temecula Promenade Mall and southeast of the Margarita Road and North General Kearny Road intersection. The proposed modification to the 1.56-acre site would allow for a height increase to a building tower element and would allow additional wireless telecommunication facilities within the southern tower of the 11,100 square foot medical building.

In addition to the new cellular antennas proposed to be located within the proposed clock tower, a new 15'x21' equipment enclosure is proposed within a planter area at the easternmost portion of the lot. This CMU block enclosure is to be finished and painted to match the existing building and will be screened from view with new landscaping surrounding the enclosure walls.

All new landscaping is consistent with the water efficient landscape design standards of Chapter 17.32 of the Temecula Municipal Code. The plant list surrounding the equipment enclosure includes nine (9)- 5-gallon California Wild Grape along the walls and 19 5-gallon shrubs including Wheeler's Dwarf, Indian Hawthorne, and Feathery Cassia.

Architecture

The proposed plan is consistent with the Campos Verdes Specific Plan (Planning Area 2; Commercial/Office District), the Citywide Design Guidelines and the City of Temecula Municipal Code. The Campos Verdes Specific Plan Architectural Guidelines recommends Eclectic Mediterranean as the master style for the community. The architecture of the proposed tower element incorporates various design elements consistent with this type of architecture including terra cotta tile roofing, monolithic forms accomplished by symmetrical continuous reglets and deep-set openings as seen at the tower entry elements and recessed windows, and exposed roof rafter tails.

The proposed tower element will be architecturally compatible with matching architectural elements incorporated including the continuation of the horizontal lines, decorative reglets and keystones above the recessed faux windows. The tower will match existing materials and colors of the building. The proposed monolithic tower height is warranted since it is designed in a manner that is compatible with the building and the Mediterranean architectural style. Furthermore, the height of the tower is justified by the incorporation of the clock tower which gives purpose to the tower.

The new eight-foot (8') tall equipment enclosure in the planter area at the rear of the property will be screened from view. Any visible portion of the wall will show that the equipment enclosure has a stucco and color finish that matches the color of the medical office buildings. The equipment enclosure will remain locked and protected from trespass with a metal mesh that is also painted to match the building.

LEGAL NOTICING REQUIREMENTS

Notice of the public hearing was published in the *SD Union Tribune* on January 7, 2021, and mailed to the property owners within the required 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 per Section Number 15301, Class 1, Existing Facilities for the building modification and exempt for the wireless facility upgrades under 15303, Class 3, Conversion of Small Structures.

The proposed Modification Application to modify an existing building and Conditional Use Permit for a wireless telecommunication facility to accommodate new wireless equipment and increase

the height of the existing building by 16 feet involves a negligible expansion of the existing and expected uses. These are considered minor alterations to an existing building and, therefore, are exempt from further environmental review pursuant to CEQA Guidelines Section 15301. In addition, the construction of additional wireless telecommunication facilities and a new 15'x21' equipment enclosure involves the construction of small structures and/or conversion of existing small structures and is therefore exempt from environmental review pursuant to CEQA Guidelines Section 15303.

FINDINGS

Modifications, Development Code Section 17.05.030.E

1. 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.

As conditioned, the proposed Modification to the Development Plan and CUP is consistent with the General Plan policies for the Professional Office (PO) land use designation. Specifically, Policy 9.3 of the Public Facilities element of the General Plan states, "Encourage installation of new technological infrastructure throughout the City including broad band, fiber optics, wireless and other developing technologies". The proposed project will be architecturally integrated with private funds and be consistent with the Citywide Design Guidelines. The site is properly planned and zoned and is physically suitable for the proposed modifications. The project is also consistent with other applicable requirements of State law and local ordinances, including the California Environmental Quality Act (CEQA), the City Wide Design Guidelines, and Fire and Building codes.

2. The overall development of the land is designed for the protection of the public health, safety, and general welfare.

As conditioned, the project will meet all requirements of the Development Code, General Plan, and Building and Fire Codes, which provide safeguards for the health, safety and general welfare of the community. The overall design of the site, building, landscaping, parking, and other associated site improvements, is consistent with, and intended to protect the health and safety of those working in and around the site. The project has been reviewed for and 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 protection of the public health, safety, and welfare.

- ATTACHMENTS:**
1. Vicinity Map
 2. Plan Reductions
 3. PC Resolution
 4. Exhibit A – Draft Conditions of Approval
 5. Notice of Public Hearing
 6. Notice of Exemption