

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

DATE OF MEETING: April 21, 2021

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 Number PA20-1478, a Modification Application to a Development Plan to add a 235 square foot hallway, a new tower element to the south facade and updated paint and materials to the existing Del Taco restaurant building located at 27453 Ynez Road

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

CEQA: Categorically Exempt
Section 15301, Class 1, Existing Facilities

PROJECT DATA SUMMARY

Name of Applicant: Steve Shaw, on behalf of Del Taco

General Plan Designation: Community Commercial (CC)

Zoning Designation: Community Commercial (CC)

**Existing Conditions/
Land Use:**

Site:	Existing Commercial Building / Restaurant / Community Commercial (CC)
North:	Existing Commercial Building / Bank / Community Commercial (CC)
South:	Existing Commercial Building / Bank / Community Commercial (CC)
East:	Ynez Road / Commercial Buildings / Community Commercial (CC)
West:	Parking Lot / Existing Commercial Buildings / Community Commercial (CC)

	<u>Existing/Proposed</u>	<u>Min/Max Allowable or Required</u>
Lot Area:	.87 Acres	10- Acres
Total Floor Area/Ratio:	.05 FAR	0.30 FAR
Parking Required/Provided:	34 parking spaces	28 parking spaces

AFFORDABLE HOUSING

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

AHOZ Gain/Loss: +/- 0 Units

BACKGROUND SUMMARY

On December 28, 2020, Steve Shaw, on behalf of Del Taco, submitted Planning Application PA20-1478, an application to modify a development plan to add a 235 square foot hallway, a new tower element to the south facade and updated paint and materials to the existing Del Taco restaurant.

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

The project site is located within the Tower Plaza commercial center, approximately 950 feet north of the Rancho California and Ynez Road intersection. The proposed exterior improvements include a 235 square foot addition to the south elevation of the building, a façade redesign and new paint scheme.

Currently the restrooms are accessed from the exterior of the building. The proposed 5'6" by 45' hallway addition creates an enclosed connection between the dining room and restrooms. There will be no landscaping eliminated by this addition and the drive through will not be affected.

The mansard roof of the building will be removed to create a squared off façade. A tower element will be incorporated at the south corner of the building to break up the flat planes of the building. The exterior walls will be furnished with sconces between windows, a metal flashing trim, a new stone veneer base, and finishes to match the current national Del Taco design. The exterior paint scheme includes earth tones including Sherwin Williams Luau Green, Java Brown, Chinese Red, and Modern Gray.

The façade changes are considered minor and consistent with the General Plan and Municipal Code. Additionally, the addition with the interior restroom improvements to the restaurant will improve the operation and convenience for patrons.

LEGAL NOTICING REQUIREMENTS

Notice of the public hearing was published in the *U-T San Diego* on April 8, 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 (Section 15301, Class 1, Existing Facilities).

The proposed Modification to the Development Plan involves minor interior and exterior alterations of an existing building involving a negligible expansion of use beyond that existing at the time of the Planning Commission's determination. The proposed project will add a 235 square foot hallway, a new tower element to the south facade and updated paint and materials to the Del Taco restaurant. Pursuant to CEQA Guidelines Section 15301, the addition is considered negligible as it will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The structure itself is currently 1,895 square feet in size before the addition and, therefore, the proposed improvements are considered minor alterations to an existing building.

FINDINGS

Modification to Development Plan (Development Code Section 17.05.030.E)

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 is consistent with the General Plan policies for the Community Commercial (CC) land use designation. Specifically, Policy 2.9 of the Community Design element of the General Plan states, "Establish rehabilitation programs for older commercial centers to prevent blight and maintain the quality of the built environment". The proposed project will significantly rehabilitate a portion of an existing commercial center with private funds. The site is properly planned and zoned and is physically suitable for the use proposed. 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.

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, circulation 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