

**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: May 5, 2021

PREPARED BY: Eric Jones, Case Planner

**PROJECT
SUMMARY:**

Planning Application Number PA21-0132, a Development Plan to allow for the construction of an approximately 17,329 square foot industrial building and PA21-0524, a Minor Exception to allow for a reduction in landscape requirements. The project is generally located approximately 1,500 feet west of the Avenida Alvarado and Tierra Alta Way intersection.

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

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

PROJECT DATA SUMMARY

Name of Applicant: Mario Calvillo

**General Plan
Designation:** Industrial Park (IP)

Zoning Designation: Light Industrial (LI)

**Existing Conditions/
Land Use:**

Site: Vacant Lot / Industrial Park (IP)
North: Existing Industrial Structure / Industrial Park (IP)
South: Avenida Alvarado, Vacant Lot / Industrial Park (IP)
East: Vacant Lot / Industrial Park (IP)
West: Vacant Lot / Industrial Park (IP)

	<u>Existing/Proposed</u>	<u>Min/Max Allowable or Required</u>
Lot Area:	1.08 Acres (1.00 Acre with Lot Line Adjustment)	0.91 Acres (Minimum)
Total Floor Area/Ratio:	0.36 (0.39 with Lot Line Adjustment)	0.40 (Maximum)
Landscape Area/Coverage:	18.75% (Minor Exception)	20% (Minimum)
Parking Provided/Required:	31 Spaces	23 Spaces (Minimum)

AFFORDABLE/WORKFORCE HOUSING

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

AHOZ Gain/Loss: N/A

Affordability Mix: N/A

BACKGROUND SUMMARY

On January 25, 2021, Mario Calvillo, submitted Planning Application PA21-0132, a Development Plan to allow for the construction of an approximately 17,329 square foot industrial building on a vacant lot totaling 1.08 acres. On April 12, 2021, Mario Calvillo submitted Planning Application PA21-0524, a Minor Exception to allow for a reduction in the landscape coverage requirements.

It is important to note that the applicant has applied for a Lot Line Adjustment (LLA) for the project site. The LLA will bring the total parcel size to 1.00 acres and the proposed Floor Area Ratio to 0.39. These totals are within Code requirements. A Condition of Approval has been placed on the project requiring approval and recordation of the LLA before the issuance of building permits.

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 Light Industrial (LI) zoning district. The proposed industrial structure totals approximately 17,329 square feet and is one story. The project site is surrounded by existing industrial structures and vacant lots. The project is consistent with the City of Temecula Design

Guidelines for industrial development in that loading areas are screened from public view since they are located behind an architectural projection of the structure.

Access to the site will be taken from Avenida Alvarado. The access utilizes enhanced paving with score lines. The project is required to provide 23 parking spaces for an office/warehouse use per Table 17.24.040 of the Temecula Development Code. The project proposes 31 parking spaces. The project provides an outdoor employee break area adjacent to the parking area that includes a table with seats, umbrellas, trash receptacle, and enhanced paving.

Architecture

The architectural design of the project features four-sided architecture that incorporates painted concrete, metal canopies, and a prominent entrance to the building using a contrasting color and window glazing. The building is architecturally designed to match other buildings proposed along Avenida Alvarado and complementary to other recently approved industrial buildings within the City of Temecula.

Landscaping

The project, when completed, would provide 18.75 percent of landscaping. The Development Code requires 20 percent coverage. The applicant has filed a Minor Exception (Section 17.03.060) to make up the deficiency. This Section allows for a 15 percent reduction of the code requirement. This means the project could have 7,405 square feet of total landscaping and be in conformance with Code requirements. However, the applicant is proposing 8,194 square feet of landscaping. This is within the allowances of a Minor Exception. Plant types for the project include London Plane Tree, Holly Oak, Australian Willow, African Sumac, and Mondell Pine.

LEGAL NOTICING REQUIREMENTS

Notice of the public hearing was published in the *SD Union Tribune* on April 22, 2021 and mailed to the property owners within the required 600-foot radius.

ENVIRONMENTAL DETERMINATION

In accordance with the California Environmental Quality Act (“CEQA”), the proposed project has been deemed to be categorically exempt from further environmental review pursuant to Section 15332 of the CEQA Guidelines.

(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 industrial buildings are an allowable use within the Light Industrial 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 1.00 acre site. The proposed project is substantially surrounded by industrial development, vacant land zoned for industrial development, and major roadways.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The project site is not located within a Multi Species Habitation Conservation Strategy (MSHCP) criteria cell and therefore is not required by the Regional Conservation Authority and State and Federal agencies to take place in the Joint Project Review process. Therefore, 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 as the proposed use is allowed within the Light Industrial zoning district, and there is nothing unique about this project that would trigger the need for a traffic analysis. Therefore, the project is not anticipated to result in any significant effects relating to traffic, noise, air quality, or water quality as the project is an allowed use per the City of Temecula General Plan, and the zoning district.

(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

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 project is consistent with the applicable General Plan designation because industrial buildings are an allowable use within the Light Industrial district. Therefore, the proposed project is in conformance with the General Plan. The project 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.

Minor Exception (Code Section 17.03.060)

That there are practical difficulties or unnecessary hardships created by strict application of the code due to the physical characteristics of the property;

The proposal is for an approximately 17,329 square foot industrial building in the Light Industrial (LI) zone which requires 20 percent landscape coverage. This requirement creates practical difficulties and unnecessary hardships due to the shared driveway access with the immediately adjacent parcel to the west. The slight reduction in landscape requirements allows the site to be designed with the shared driveway in such a way as to allow Fire turnaround and drive aisle code requirements to be met. A reduction of landscape coverage from the required 8,712 square feet to the proposed 8,194 square feet is within the allowable 15 percent reduction of the Development Code and meets the intent of City's Development Standards with respect to landscape coverage.

The minor exception does not grant special privileges which are not otherwise available to surrounding properties and will not be detrimental to the public welfare or to the property of other persons located in the vicinity;

The Minor Exception does not grant any special privileges that would not otherwise be available to surrounding properties because not all surrounding properties have the same hardship as this property in having a shared driveway access that limits the amount of landscaping that can be constructed on site while meeting Fire Code requirements. Furthermore, the Minor Exception is not anticipated to be detrimental to the public welfare or to the property of other persons located in the vicinity as it will be required to comply with all Municipal Code requirements. The project will still provide 8,194 square feet of landscaping, which is only 518 square feet less than what is required.

The minor exception places suitable conditions on the property to protect surrounding properties and does not permit uses which are not otherwise allowed in the zone.

Suitable conditions have been placed on the Minor Exception to protect the surrounding properties. These can be found in the Conditions of Approval for the project. Furthermore, the Minor Exception does not permit uses which are otherwise allowed in the zone.

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