

**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: September 1, 2021

PREPARED BY: Jaime Cardenas, Case Planner

**PROJECT
SUMMARY:**

Planning Application Number PA21-0641, a Modification Application to a Development Plan for facade and site changes including a new outdoor patio area, new walkway, relocated accessible parking and a trash enclosure for the Vail Ranch Center building located at 31845 Temecula Parkway, Building F

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: Kyle Godat

**General Plan
Designation:** Community Commercial (CC)

Zoning Designation: Community Commercial (CC)

**Existing Conditions/
Land Use:**

Site: Commercial Shopping, Parking Lot/ Community Commercial (CC)

North: Existing Commercial Buildings / Community Commercial (CC)

South: Existing Commercial Buildings / Community Commercial (CC)

East: Existing Shopping Mall / Community Commercial (CC)

West: Existing Commercial Buildings / Community Commercial (CC)

	<u>Existing/Proposed</u>	<u>Min/Max Allowable or Required</u>
Lot Area:	32,670 Square Feet (Existing Lot) / 30,000 Square Feet (No Lot Size Changes)	Existing 25.6-Acre Lot Commercial Center/ Required 10- Acre Minimum
Landscape Area/Coverage:	32,751 SF (Existing)	20% Required (No Changes)
Parking Required/Provided:	1,250 Spaces (Existing)	930 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 5, 2021, Kyle Godat on behalf of Brixmor Property Group submitted Planning Application PA21-0641, a Modification Application for a facade change to Building F and site changes including new outdoor dining patio area, new walkway, relocating accessible parking and expanding a trash enclosure for the Vail Ranch Center located at 31845 Temecula Parkway, Building F.

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 exiting 7,500 square-foot building was originally constructed in 1997 on a .75-acre parcel of the 25.6-acre Vail Ranch Center located at the southwest corner of the Temecula Parkway and Redhawk Parkway. The building was constructed with a modern southwest architectural style that consisted of a rectangular building form, Spanish “S” tile roof, arch accents and an earth-toned color palette. The site currently accommodates two (2) Americans with Disabilities Act (ADA) parking spaces and a single-bin trash enclosure.

The existing Kahoots Pet Store has relocated within the commercial center and Brixmor Property Group now intends to subdivide 6,200 square feet of the building into three new leasable suites. The northernmost 2,000 square-foot suite facing Temecula Parkway will be modified to accommodate a future restaurant. A 3,200 square-foot suite will be designated for an office/medical use, another leasable 1,000 square-foot suite and lastly the 1,300 square-foot Dairy Queen will remain.

While the building undergoes interior tenant improvement changes to accommodate new tenants, the exterior will also undergo a redesign. The southwestern architectural building style will be replaced by a contemporary design with horizontal lines across the building and accentuating materials including a new roofline, new canopy over the windows and doors, a redesigned facade

with detailed fronts on the north and south ends of the building. On the north end (future restaurant location), a proposed wooden patio area with wrought iron fencing will wrap around the building to accommodate seated guests. The building will be illuminated with decorative lighting throughout and will be painted with a color palette that provides building contrast while retaining color compatibility with the commercial center.

The site will be modified to remove and replace the two (2) existing ADA parking stalls to accommodate the future restaurant patio area and walkway. The existing single-bin trash enclosure will be expanded to fit 3-bins.

LEGAL NOTICING REQUIREMENTS

Notice of the public hearing was published in *The Press-Enterprise* on August 19, 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.

The proposed Modification to the Development Plan involves minor interior and exterior alterations of an existing building involving negligible expansion of use.

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 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.

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, 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. Draft Notice of Exemption to County Clerk