

STAFF REPORT – PLANNING
CITY OF TEMECULA
OLD TOWN LOCAL REVIEW BOARD

September 13, 2021

PLANNING APPLICATION NO. PA21-0619

Prepared By: Eric Jones, Associate Planner

APPLICATION INFORMATION:

APPLICANT: Stu McIntosh

PROPOSAL: A Modification application to allow architectural and site plan revisions to be conducted on an existing commercial site.

LOCATION: 41915 Third Street.

EXISTING ZONING: Old Town Specific Plan (SP-5)

SURROUNDING ZONING: North: Alley, Vacant Lot
South: 3rd Street, Vacant Lot
East: Mercedes Street, Civic Center Parking Garage
West: Existing Commercial Structure

GENERAL PLAN DESIGNATION: Specific Plan Implementation (SPI)

EXISTING LAND USE: Existing Commercial Structure

SURROUNDING LAND USES: North: Alley, Vacant Lot/Specific Plan Implementation (SPI)
South: Third Street, Vacant Lot/Specific Plan Implementation (SPI)
East: Mercedes Street, Civic Center Parking Garage/Specific Plan Implementation (SPI)
West: Existing Commercial Building/Specific Plan Implementation (SPI)

BACKGROUND

On April 26, 2021, Stu McIntosh submitted planning application number PA21-0619. The application is for a Major Modification to an existing commercial structure and related site. The modifications are designed to accommodate a future restaurant. The structure has housed restaurants for the past several years.

ANALYSIS

Site Plan

The project site features an existing structure with a covered patio area that has been utilized as a restaurant. Main pedestrian access to the use will continue to be off Third Street. A secondary access will be located along Mercedes Street. Trash will continue to be serviced along the existing rear alley. With regard to the existing patio, the applicant intends to enhance this area by installing a stone fireplace. The site also features fencing along Mercedes Street. This fence is located within the existing public right-of-way and will be removed as part of the project. There are currently no sidewalk improvements along Third Street or Mercedes Street.

The proposed plans indicate that frontage for the project site will ultimately be improved to Old Town Specific Plan (OTSP) standards. These improvements were originally intended to be completed in conjunction with a separately approved development plan for a different project on Third Street. Construction timing for this separate project has not met original estimates. Therefore, staff is in discussions to determine if interim improvements or improvements utilizing the full implementation of OTSP sidewalk standards should be made at this time.

Architecture

The existing structure is considered existing legal non-conforming since it was constructed well before the current specific plan was adopted. This means it does not entirely conform to the architectural styles listed in the OTSP. However, the style it most closely resembles is Western Frontier. The applicant has utilized various materials and features that are indicative of this style. These include wooden façade, extensive glazing along the front elevation, decorative braced columns, and retention the existing flat roof.

Primary revisions to the structure include the following:

- Public entrance doors and related windows will be added along Third Street and Mercedes Street.
- New awning structure.
- Vintage mixed wood board siding will be added to the overall façade.
- Combination wood and metal fencing will be incorporated on Third Street as well as along the alley.

The existing shade structure will also receive revisions as part of the project. These revisions include:

- New corrugated metal will replace the existing fabric cover.
- Framing and wood cladding will be constructed around the existing support columns.
- Additional architecturally compatible extensions to provide more protection from the elements.

It should be noted that the applicant has proposed no new square footage to the original structure as part of the project.

Landscaping

The project will ultimately incorporate street trees that are consistent with the specific plan once the public right-of-way improvements are installed.

RECOMMENDATION

Staff has determined that the proposed project is in conformance with the OTSP. Staff is requesting that the Old Town Local Review Board review, provide comments, and recommend that the project be approved.

- ATTACHMENTS**
1. Site Plan
 2. Floor Plan
 3. Elevations
 4. Photo Simulations