



Cathedral City

Legislation Text

File #: 2017-41, Version: 1

Planning Commission

MEETING DATE: 2/1/2017

CASE NO. Conditional Use Permit No. 15-007

APPLICANT: WEW Construction Inc., William Wright

LOCATION: North of Ramon Rd, south of Aliso Road and east of Avenida Del Yermo

REQUEST: To construct an approximately 4,157 square-foot pest control building (office and service bay), parking lot, related site improvements, and establish an outdoor storage area for vehicles on a vacant 20,920 square foot lot located in the PCC (Planned Community Commercial) Zoning District and Specific Plan No. 1-022. (APN: 678-322-024)

STAFF PLANNER:

Salvador Quintanilla, Associate Planner

RECOMMENDATION:

APPROVE an exemption to the California Environmental Quality Act (CEQA) pursuant to section 15332, Class 32 (In-Fill Development Projects).

APPROVE Conditional Use Permit No. 15-007 subject to the attached Conditions of Approval and based on the findings contained in the staff report.

FINDINGS:

APPROVAL OF AN EXEMPTION TO CEQA based on the finding that the project qualifies as Categorically Exempt under Section 15332, Class 32 (In-Fill Development Projects) of the State CEQA Guidelines.

APPROVAL OF CONDITIONAL USE PERMIT NO. 15-007, subject to the attached conditions of approval and based on the following findings:

1. The development of a commercial facility for a pest control business located on the north side of Ramon Road, south side of Aliso Road, and east of Avenida Del Yermo is consistent with the CG (General Commercial) designation of the General Plan and the development standards of the PCC Zoning District and Specific Plan No.1-022;
2. The project site is located in the PCC Zoning District and Specific Plan No. 1-022, and outdoor storage of vehicles is authorized as conditional uses per the City of Cathedral City Zoning Ordinance,

Chapter 9.30;

3. A pest control business is desirable for the development of the community in that it provides a needed service for local residents and businesses. The project is not detrimental to existing uses or to uses specifically permitted in the PCC District in which the use will be located.

4. The site for the proposed pest control business is adequate in size and shape to accommodate the use and City design requirements and standards have been implemented in addition to specific Conditions of Approval to ensure that the use is compatible with existing or permitted futures uses in the neighborhood;

5. The site for the proposed pest control business relates property to Ramon Road which is designed and improved to carry the type and quantity of traffic generated or to be generated by the use; and

6. The applicant agrees to comply with any and all the conditions imposed by the Planning Commission or be subject to a revocation hearing.

BACKGROUND:

The Applicant (Bill Wright representing WEW Construction Inc.) submitted a Conditional Use Permit application on October 8, 2015 for the construction of a new 4,157 square-foot commercial building for a pest control business which includes offices, restrooms, break room, garage bays and an outdoor storage area for the company vehicles on a vacant lot of approximately 20,920 square feet. The building will have approximately 2,092 square feet of office and miscellaneous space and approximately 2,065 square feet of garage space which will be used for servicing and storing company vehicles.

The project site is located on the south side of Aliso Road, north of Ramon Road, and east of Avenida Del Yermo within the PCC Zoning District and Specific Plan No. 1-022. The project requires review by the Architectural Review Subcommittee and final approval by the Planning Commission. The Planning Commission's decision may be appealed to the City Council.

The Architectural Review Subcommittee (ARC) originally reviewed the project on March 16, 2015. The ARC had a number of aesthetic concerns that required the building design to be reevaluated, and the project was continued. After working with staff, and a major redesign of the building, the project was reviewed by the ARC on December 7, 2016. The ARC was satisfied with the design changes and the project was recommended to move forward to the Planning Commission incorporating the following changes:

- Modify the roof line for a smoother transition between the two roof heights;
- Increase the thickness of the parapet/fire wall to a minimum of 12 inches on the east end of the building;
- Remove the stone veneer on the upper portion of the projection elements on the south elevation;

and

- Provide a decorative design pattern for the garage door panels.

The changes were incorporated into the site, architectural, and landscape plans prior to the Planning Commission meeting.

ANALYSIS:

General Plan and Zoning Consistency

The project is consistent with the CG (General Commercial) designation of the City's General Plan. The CG land use designation includes development of free-standing retail or service buildings. The project is consistent with the General Plan Land Use Element, Policy 4 of encouraging in-fill development as a means of optimizing use of existing roadways and utility infrastructure. The project site is an in-fill parcel that is surrounded by existing commercial and residential development.

The project is located within the PCC zoning district. The intent of the PCC district is to provide retail and service commercial uses that are necessary to provide a wide range of shopping facilities, goods and services. The proposed pest control business is a permitted use in the PCC zoning district. However, because the applicant has requested to store the company vehicles on site, a Conditional Use Permit is required. The project is consistent with all applicable PCC development standards including building height requirements.

Specific Plan

The project is within Specific Plan No. 1-022. All properties within this specific plan are required to take vehicle access from an alley located at the rear of each property. Direct access from Aliso Road and Ramon Road is prohibited. The alley will ultimately be accessible from Avenida Del Yermo and Avenida Los Ninos, as the adjacent properties are developed. The portion of the alley fronting the property has been legally established, including reciprocal agreements, through the Engineering department and will be constructed by the applicant. The project is consistent with the development requirements of the specific plan.

Site Plan

The project site is a rectangular-shaped property that fronts on Aliso Road. The proposed building will be located at the easterly portion of the site with the parking lot wrapping around from the west side to the rear (south) of the property. The main building entrance and vehicle bays will be on the south elevation. View of the parking lot from Aliso Road will be mostly screened by a block wall, building and landscaping provided within the parking lot area. A trash enclosure is proposed to be located at the southwest portion of the project site, adjacent to the alley, allowing easy access for servicing.

Primary vehicle access to the project site will be through the 20-foot-wide alley, located on the south side of the property. Initially, the alley will only be accessible from Avenida Del Yermo. As the adjacent properties are developed, the alley will continue through to Avenida Los Ninos. There will be two

access points/gates from the alley into the parking area.

The applicant is proposing to construct a six foot high block wall along Aliso Road and a tubular steel fence with pilasters along the other sides of the property. Additionally, six foot high tubular steel sliding gates are proposed at the access points to the parking area. The site will have four retention basins along the north and south side of the site and light standards in the parking area.

Parking and Circulation

For buildings less than 8,000 square feet in size, the Zoning Ordinance requires one parking space for each 250 square feet of office area and 500 square feet of garage/bay area. Based on these ratios, the minimum parking required for the building is 14 spaces (9 for the office, 5 for the garage/bay area). A total of 17 spaces will be provided within the on-site parking area, which includes two handicap spaces (one will be van accessible).

Although deliveries will be infrequent, an 8.5' x 33' single loading zone will be located adjacent to the north side of the alley. This location will permit direct access from the primary and secondary entrance to the site, with trucks and larger vehicles able to enter/exit the site and maneuver using both access points.

Drainage

The applicant is proposing that all on-site drainage be routed to multiple retention basins located throughout the property. The conceptual design has been approved by the Engineering Department with final design to be approved prior to grading permit issuance.

Architecture

The building is proposed to have a Spanish architectural style. The applicant is proposing a two tier gable style roof with concrete tile. This gable style roof will enhance the Spanish style design. The applicant is proposing to add faux exposed rafters, which accent the architectural character of the building. The building arches and the "pop-outs" throughout the building will have a decorative banding that accents the design of the column. The front and side elevations will be visible from the street and will be architecturally enhanced, consistent with the rear elevation (the primary entrance to the building). The north, west and south sides of the building will have arches, thicker trims for the windows and doors, stone veneer at the base of the building, and metal ornaments that complement the architectural style. The south elevation will have two "pop-out" elements that enhance the architectural design of the building. The bay doors will be decorative and consistent with the garage doors in the surrounding area. Exterior walls will be stucco and painted in muted earth tone colors. The east elevation will not have any architectural feature as it will likely abut a future commercial building.

The building will have two tower elements on the roof that complement the character of the building. These tower elements will screen the roof mounted equipment from public view. The character and the design of the proposed building are consistent with the Spanish architectural style in the

surrounding area.

Landscaping

The landscape plan is consistent with the desert landscape requirements of the Coachella Valley. Enhanced desert landscaping will be provided within the City right-of-way along Aliso Road which will soften the building's appearance and enhance the streetscape. In addition to flowering shrubs, granite boulders will also be placed within the front planter area. Parking lot trees include Chilean Mesquites and Mediterranean Fan Palms will be provided throughout the site. Landscape planters will have a variety of desert flowering shrubs. Decomposed granite will be provided within all planter areas.

ENVIRONMENTAL ANALYSIS:

Staff has determined that the project meets all the conditions for a Categorical Exemption under Section 15332, Class 32 (In-Fill Development Projects) of the State CEQA Guidelines.

NOTE: The City of Cathedral City Planning Department is custodian of the documents or other material, which constitute the record of proceedings upon which this decision is based.

PUBLIC NOTIFICATION:

This project and the environmental determination were noticed in accordance with the City Municipal Code and CEQA.

ATTACHMENTS:

1. Conditions of Approval
2. Site Plan/Landscape Plan
3. Elevations
4. Floor Plan
5. Public Hearing Notice
6. Airport Land Use Commission (ALUC) Development Review Letter