



Legislation Text

File #: 21-1024, **Version:** 1

FROM:

Planning

TITLE:

Master Case No. 21-059; Conditional Use Permit No. 21-010; and Design Review No. 21-022 are for site and architectural review and operation of a dealership comprised of a 30,660 square foot truck and trailer sales and rental facility with ancillary wash and repair uses on a site of approximately 4.39 adjusted gross acres.

RECOMMENDATION:

Based on the information contained within this staff report, and subject to the attached findings, and conditions of approval, staff recommends that the Planning Commission adopt Resolution PC No. 2021-____, and:

1. Determine that the project is Categorically Exempt pursuant to Section No. 15332 Class 32 (In-Fill Development) of the California Environmental Quality Act (CEQA) and Section No. 3.22 of the 2019 Local Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption; and,
2. Approve Conditional Use Permit No. 21-010; and,
3. Approve Design Review No. 21-022.

APPLICANT:

Daniel Hartman
Lord Constructors, Inc.
1920 W 11th Street
Upland, Ca 91786

LOCATION:

The project site is located at 15762 Valley Boulevard (APN: 0235-141-06).

REQUEST:

Conditional Use Permit No. 21-010 is a proposal to operate a truck and trailer sales and rental facility with ancillary wash, and repair services. Design Review No. 21-022 is a proposal for site and architectural review of a dealership comprised of a 30,660 square foot truck and trailer sales and rental facility with ancillary wash and repair uses.

PROJECT PLANNER:

Rina Leung, Senior Planner

I. BACKGROUND INFORMATION:

Land Use Designations:

Property	General Plan	Zoning	Existing Land Use
Site:	General Industrial (I-G)	Light industrial (M-1)	Vacant
North:	Public Facilities (P-PF)	Public Facilities (P-PF)	Poplar Elementary School
South:	General Industrial (I-G)	Light industrial (M-1)	Warehouse and industrial Uses
East:	General Industrial (I-G)	Light industrial (M-1)	Dealership
West:	General Industrial (I-G)	Light industrial (M-1)	Truck Rental and Leasing

II. **PROJECT DESCRIPTION:**

A. Site Area: 4.39 adjusted gross acres

B. Building Analysis:

Office: 5,160 square feet
Storage Mezzanine: 3,400 square feet
Parts: 9,775 square feet
Wash Bay: 2,125 square feet
Shop/Service Bays: 10,200 square feet
Total: 30,660 square feet

C. Parking:

Vehicle Spaces: Required: 72 spaces
Provided: 72 spaces

Additional Spaces:

Trailer: 22 spaces
Tractor/Van: 37 spaces
Display: 12 spaces
Total: 71 spaces

D. Landscaping:

Minimum Required: 15 percent
Proposed: 15 percent

III. **ANALYSIS:**

The applicant, Lord Constructors, Inc., is requesting that the Planning Commission review and approve the construction and operation of a dealership comprised of a 30,660 square foot truck and trailer sales and rental facility with ancillary wash and repair with seven (7) bays. The project is located at 15762 Valley Boulevard on a 4.39 adjusted gross acres site.

Conditional Use Permit No. 21-010:

An application to operate a truck and trailer sales and rental facility with a sales display area and

ancillary wash along with repair from 7:00am to 7:00pm, seven (7) days a week with approximately 10-15 employees. The facility operator Pride Group Enterprises specializes in transportation equipment retail, wholesale, rental, and leasing. According to the applicant and site plan, they will be installing electric chargers on site to facilitate the sales and rental of their commercial electric vehicles and are working towards achieving 100 percent electric vehicle fleet. The electric chargers will be used to charge the vehicles at the dealership and also be available to the public.

In addition, the dealership includes a service department comprised of service bays to provide minor repair service to customers along with service of their incoming inventory of trucks and trailers. The applicant anticipates minor repair service at this dealership; such as, oil changes, tire changes, brake repair, and tune-ups. The facility also includes a wash bay, which will be equipped with a handheld water spray, drain, and clarifier to rinse off trucks and trailers.

Design Review No. 21-022:

As previously mentioned, the proposed dealership building is comprised of two stories with approximately 30,660 total square feet that includes offices, storage, shop, along with a wash bay; the building will be located on the center of the site. The dealership includes seven (7) bays and 71 trailer spaces, which includes 12 display spaces, and 72 vehicle spaces. The office area is located on the south portion of the building near the street. The use of windows, reveals, vertical green bands, accent Alucobond aluminum composite panels, pop outs, and varied roof lines are included to enhance the visual interest of the building and add to the overall modern architectural style.

There are two (2) driveways along Valley Boulevard. Automobile and display parking is provided along the front of the site. The service/bay area along with additional parking is located within a gated area on the interior of the site. Fencing along the perimeter of the site is comprised of tubular steel and block wall along with the planting of Bougainvillea, Austrian Willow, and Desert Willow that will buffer the site from the adjacent school and dealership uses.

The project site is physically suitable in size and shape to support the development of the proposed facility. Applicable building codes, zoning codes, and fire codes and standards, will make for a safe, attractive, and well-designed project. The General Plan designates this area as General Industrial (I-G) and the surrounding area is currently developed with a combination of industrial, warehouse, and dealership uses along with a school to the north. The project design incorporates safety measures such as, sidewalks, curb and gutter, and lighting to facilitate pedestrians walking in the area. The building is placed along the interior of the site with the service area enclosed within a fenced area to secure the site and also bay doors are oriented facing away from the Valley Boulevard and the adjacent school. Additionally, the applicant has proposed an eight (8) foot tall block wall along with the planting of Austrian Willow trees on the north property line adjacent to the school to buffer the use from the school site. The proposal provides a development that has been designed with features (architectural relief, added landscaping, street improvements, and lighting) to enhance the character of the surrounding neighborhood.

Environmental:

The project has been determined not to have a significant effect on the environment and is Categorically Exempt pursuant to Section 15332 (Infill Development) of the California Environmental Quality Act and Section No. 3.22 of the 201 Local Guidelines for Implementing CEQA. The CEQA exemption 15332 is based on the following: (a) The project is consistent with the applicable general plan designation, all applicable general plan policies, and the applicable zoning designation 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; (c) The project site has no value as habitat for endangered, rare, or threatened species; (d) Approval of the project will not result in any significant effects related to traffic, noise, air quality or water quality; and € The site can be adequately served by all required utilities and public services. Further, there are no unusual circumstances present under 15300.2 that could provide an exception under 15300.2.

MOTION:

Approve staff's recommendation.

ATTACHMENTS:

1. Vicinity Map
2. Site Plan
3. Elevations
4. Planning Commission Resolution, Findings and Conditions of Approval
5. Notice of Exemption
6. Public Hearing Notice

ATTACHMENTS:

1. Full-Sized Plans
2. Reduced 11" x 17" Plans
3. Categorical Exemption Memorandum