



DATE: April 8, 2021
TO: Planning Commission
FROM: Chris Borchert, Principal Planner
BY: Ryan Leonard, Senior Planner
SUBJECT: Conditional Use Permit CUP21-00001; Applicant: Loyal Brothers;
APN: 3064-561-15

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2021-06, approving CUP21-00001.

BACKGROUND

Proposal: A Conditional Use Permit (CUP) has been filed to allow a semi-truck repair and maintenance facility and the construction of a 12,800 square foot truck service garage. The proposed building will include 12 service bays, 1,600 square feet of office space and a 1,600 square foot parts department. The project is located on approximately 5 gross acres (Attachment 1).

Location: On the north side of Muscatel Street, approximately 300 feet east of Caliente Road.

Current General Plan, Zoning and Land Uses: Within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan. The surrounding land is all designated as Commercial Industrial Business Park as noted on Attachment 2. The site is currently vacant. Light industrial/warehouse facilities exist to the south. The properties to the east and west are vacant. The property to the north is vacant but it is improved with a drive approach that serves as the entrance to the former Compleitive Edge Motocross Park (the park has been closed since December 2018) (Attachment 3).

ISSUES/ANALYSIS

Land Use: The proposed project consists of the development of a semi-truck repair and maintenance facility. Development of the site includes the construction of a 12,800 square foot service garage. The development also consists of the construction of a parking lot, asphalt paving, landscaping, drainage and access improvements. The site is designed with the service garage on the southern half of the site fronting Muscatel Street. Access to the service garage will be from a 50-foot-wide driveway approach off of Muscatel Street.

The north-half of the site is proposed to be paved, fenced and will include 43 tractor/trailer spaces for storage. A 6-foot-high wrought iron fence/rolling gate is proposed across the middle of the site to separate the north and south-half of the site. A 50-foot wide driveway entrance which is proposed to be gated will provide secondary access to the site off Aspen Road.

The applicant has indicated that the 43 tractor/trailer spaces are to be used strictly for the semi-truck repair and maintenance operations. They would not be used for long term parking or leased out for storage.

Muscatel Street is currently an unimproved dirt road, while Aspen Road is a partially improved roadway with asphalt concrete pavement adjacent to the majority of the site. The project will be required to pave Muscatel Street from Caliente Road to across the project frontage, as well as construct new curb, gutter, and sidewalk across the project frontages of both Aspen Road and Muscatel Street.

The project requires a minimum of 49 parking spaces based on 3 spaces per service bay, plus 4 spaces per 1,000 square feet of non-service bay area. The project proposes 49 conventional parking spaces for employees/customers and 43 oversized parking spaces for tractor trailers. As proposed, the project complies with the minimum number of parking spaces.

The architecture of the proposed service garage complies with the architectural requirements of the Specific Plan (Attachment 4). The exterior of the building includes variation in wall and roof planes and the use of a variety of exterior colors and materials. A stacked stone tower is designed at the front corner of the building to create an entry feature on the south and west elevations. Stacked stone siding and columns are predominantly featured along the south and west facades. The building also features steel awnings over the glass entrances and varying accent colors.

The project also provides a surplus of landscaping. The minimum required landscape coverage is 10% of the developed site; the project provides 30,069 square feet (15.3%) of total landscape coverage.

A 6-foot-high tubular steel fence is proposed across the perimeter of the site. Both driveway approaches are proposed to be gated after hours for security purposes. As a condition of approval, staff is requiring that the rear half of the site that is proposed to be used for truck parking be screened with an 8-foot-high block wall. The block wall shall extend across both side property lines, as well as along the project frontage along Aspen Road (with the exception of the rolling gate). This condition of approval will ensure that the truck parking area will be properly screened from the public right-of-way as well as from Highway 395.

The truck repair facility proposes to operate from 8:00 a.m. to 8:00 p.m. Monday through Saturday. Approximately 20-25 employees are anticipated to work at the facility each day, with a maximum of 18 employees working on the largest shift.

Lastly, the City is currently in the early stages of forming a Community Facilities District (CFD) that will levy a special tax on future prospective industrial developments. The purpose of the CFD is to fund public services that are necessary to serve industrial developments (i.e. increased road maintenance, traffic improvements, etc.). As a condition of approval, the applicant shall be required to participate in a CFD once it is formed. As a further condition of approval, if the applicant constructs the project prior to the formation of a CFD, the developer will enter into an agreement with the City to ensure the same financial assurances otherwise offered by a CFD.

Drainage: Any additional runoff created on-site will be detained in an approved storm drain storage system. An underground drainage system is proposed to store the necessary volume. Upon completion of the on-site drainage improvements, the impact of the project upon properties downstream is not considered significant.

Water and Sewer: The development will connect to an existing 16-inch water line located in Muscatel Street. The proposed development is allowed to use an approved on-site septic system.

Environmental: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. This exemption applies to developments on sites no larger than five acres, which are consistent with the General Plan and are substantially surrounded by urban uses. Prior to issuance of a grading permit, a pre-construction survey conducted by an approved biologist shall be performed to determine whether the site contains burrowing owls. The project would also be required to comply with the City's Desert Native Plant Protection Ordinance which requires the project applicant to prepare and submit a protected plant plan prior to the issuance of any grading permits. The protected plant plan will determine if the site contains any Joshua Trees, and whether they can be relocated or protected in place.

Conclusion: The project conforms to the policies of the City's General Plan as well as the intent of the Specific Plan. In addition, the area surrounding the project site is oriented towards trucking related uses including truck repair and trucking companies.

FISCAL IMPACT

None.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Site Plan
2. General Plan/Specific Plan Zoning
3. Aerial photo
4. Elevations
5. Resolution No. PC-2021-06, with list of conditions