

## PLANNING COMMISSION

Agenda Item No.: H,1  
Date: February 8, 2011

**CASE NUMBER:** PHG 10-0033

**APPLICANT:** Mossy Nissan (Darrold Davis, Project Architect)

**LOCATION:** 1546 Auto Park Way (APNs 232-542-05 and -06)

**TYPE OF PROJECT:** Modification to a Precise Development Plan

**PROJECT DESCRIPTION:** A modification to a Precise Development Plan (86-138-PD) for Mossy Nissan to remodel the auto dealership facade and service canopy.

**STAFF RECOMMENDATION:** Approval

**GENERAL PLAN DESIGNATION/TIER:** PC (Planned Commercial) Tier 1 - Vineyard subarea

**ZONING:** PD-C (Planned Development-Commercial)

### BACKGROUND/SUMMARY OF ISSUES:

The project site is located within the Escondido Auto Park and a Precise Development Plan (86-138-PD) originally was approved for the construction of the Nissan Dealership, which consists of three buildings totaling 30,442 SF, along with outdoor display and storage areas. Mossy Nissan proposes to remove a 2,680 SF section of the covered outdoor display area in front of the dealership building and remodel the facade with a more contemporary design that reflects the current Nissan corporate theme and colors. The project also includes a 936 SF expansion and remodel of the covered service drive-up canopy with the new contemporary architectural materials, along with new parking spaces and disabled access along the front of the dealership building. Interior spaces within the dealership also would be modified to correspond to the exterior remodel.

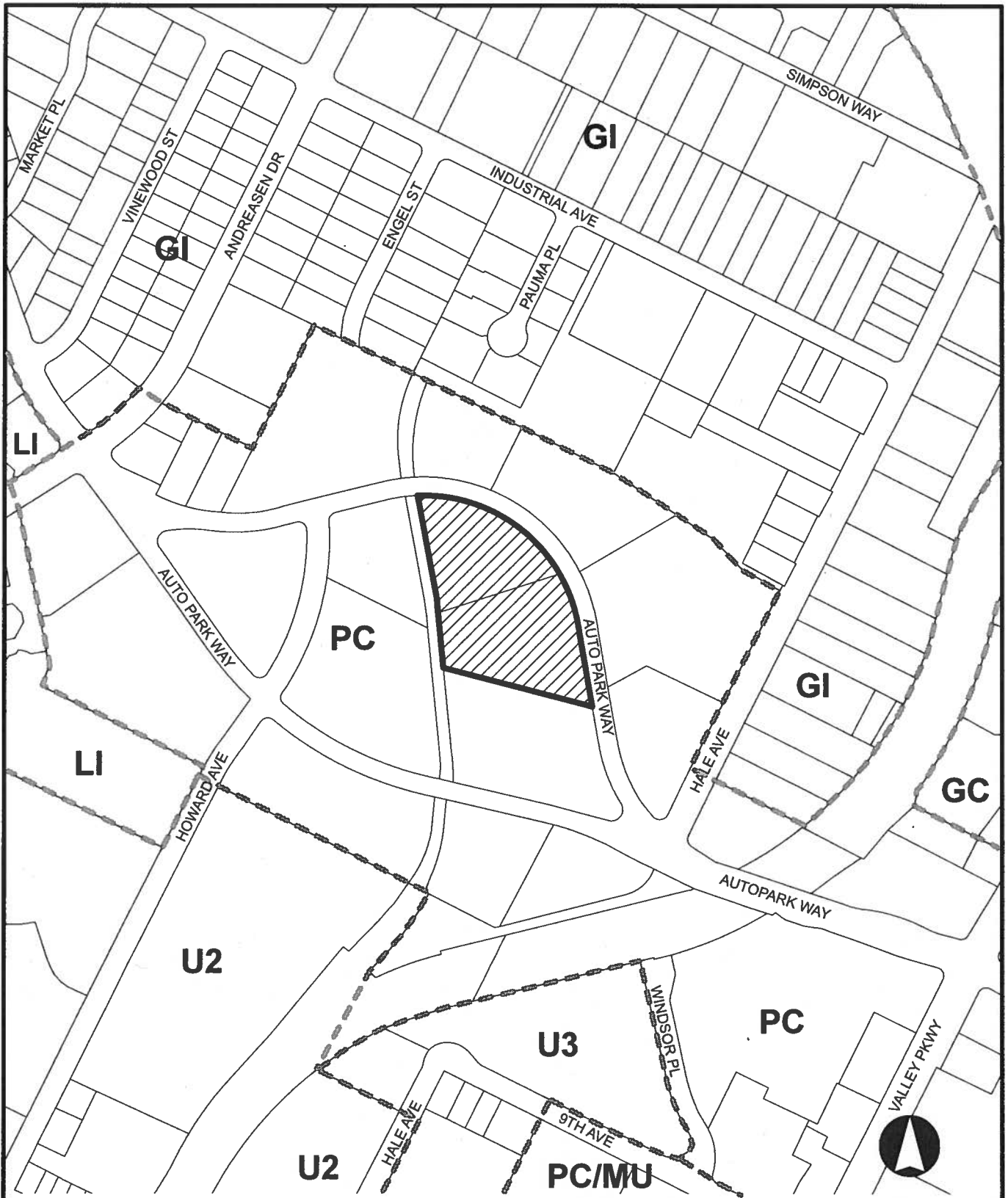
Staff has not identified any issues related to this proposal.

### REASONS FOR STAFF RECOMMENDATION:

1. Staff feels the proposed façade modifications and service area expansion are appropriate since the color and other portions of the main building would be modified accordingly to be consistent with the more contemporary design of the exterior improvements, and the new design would not conflict with the design of the other service buildings located on the site. The new contemporary design would be compatible with other more modern dealership buildings located throughout the Auto Park and adjacent industrial developments. In addition, the Design Review Board has recommended approval of the plans.

Respectfully submitted,

  
Jay Paul  
Associate Planner

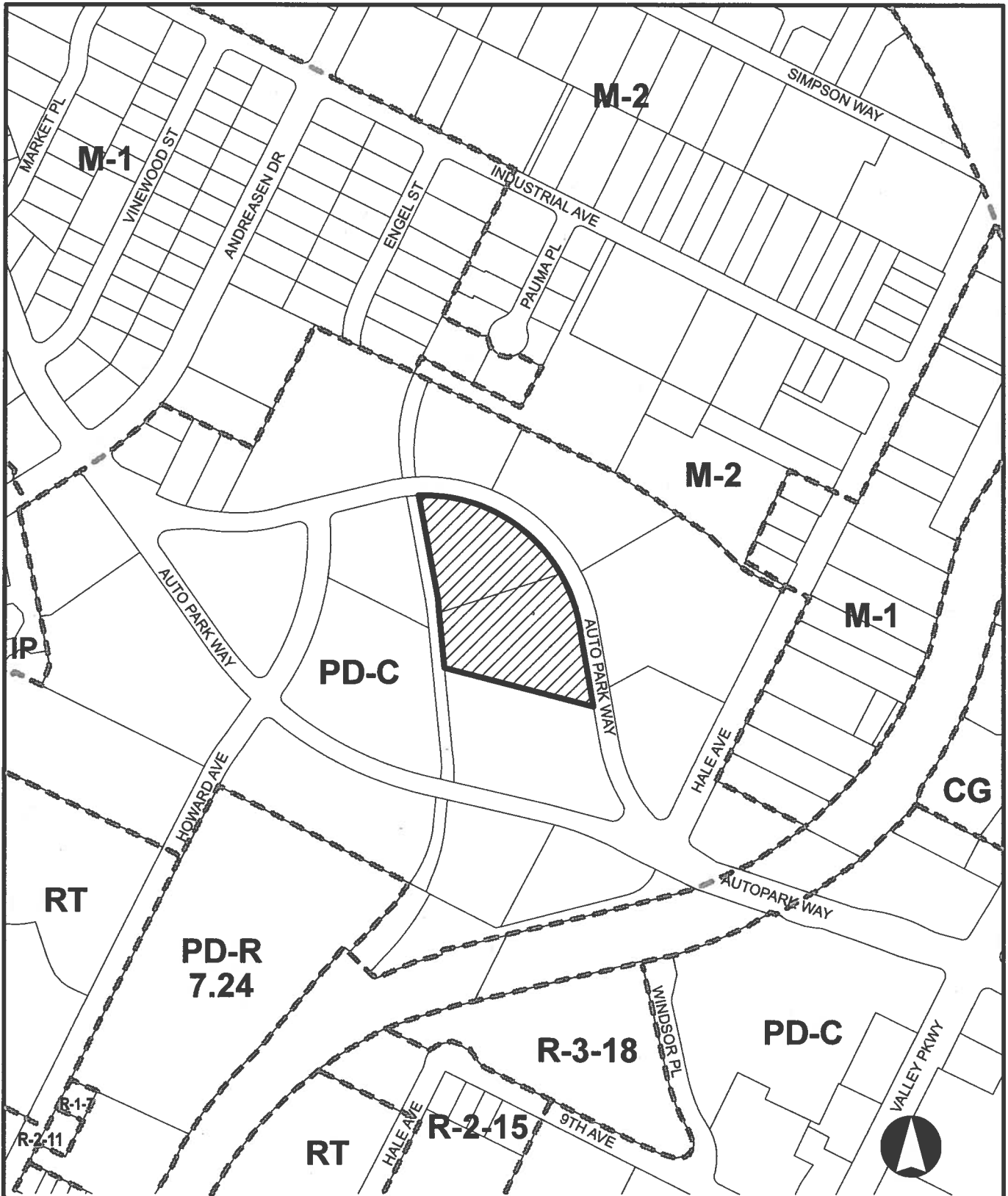


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**PROPOSED PROJECT  
PHG 10-0033**



GENERAL PLAN



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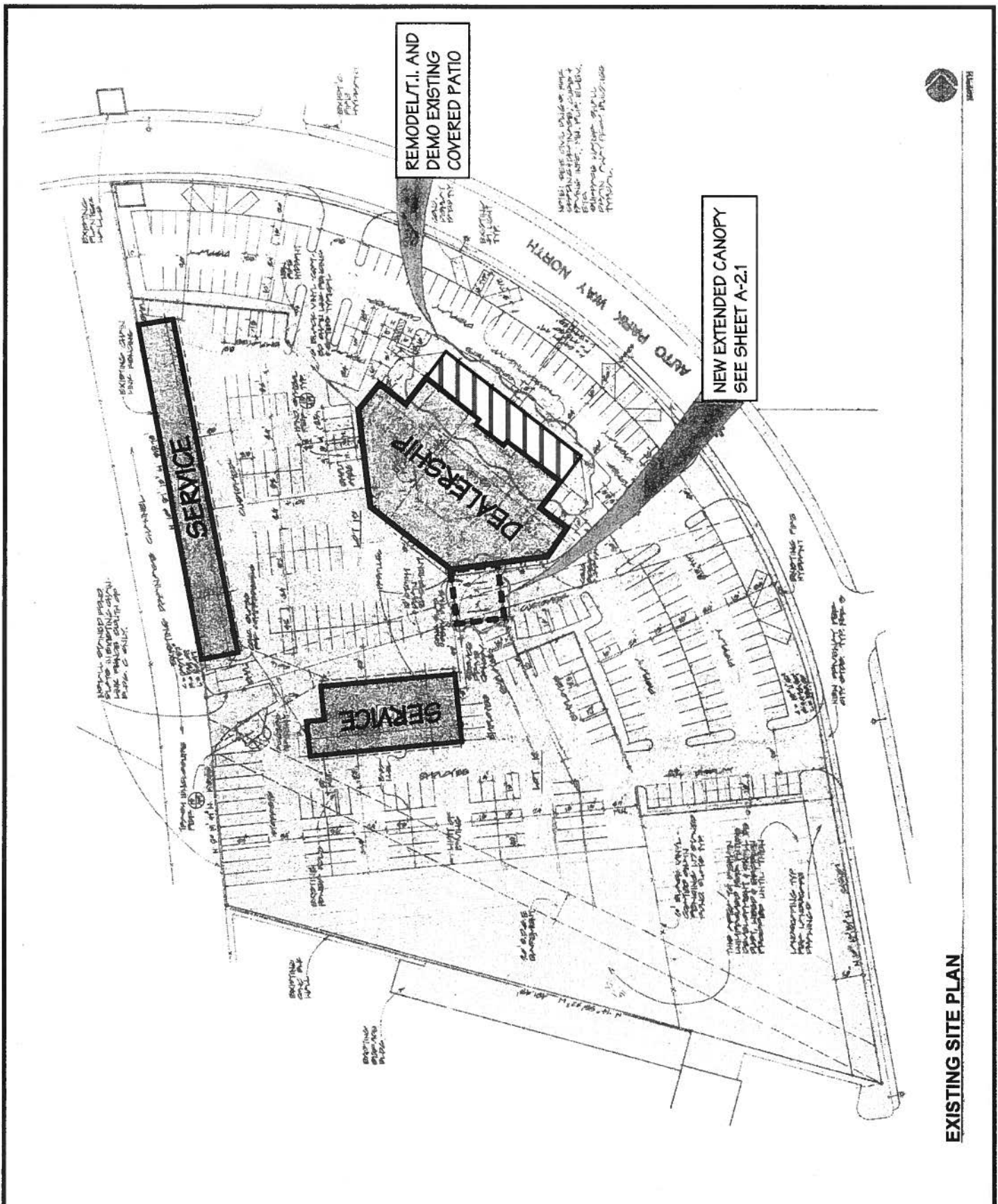
**PROPOSED PROJECT  
PHG 10-0033**



LOCATION/ZONING



0 10 20 30 40 50



REMODEL, I. AND DEMO EXISTING COVERED PATIO

NEW EXTENDED CANOPY SEE SHEET A-2.1

SERVICE

SERVICE

DEALERSHIP

AUTO PARK WAY NORTH

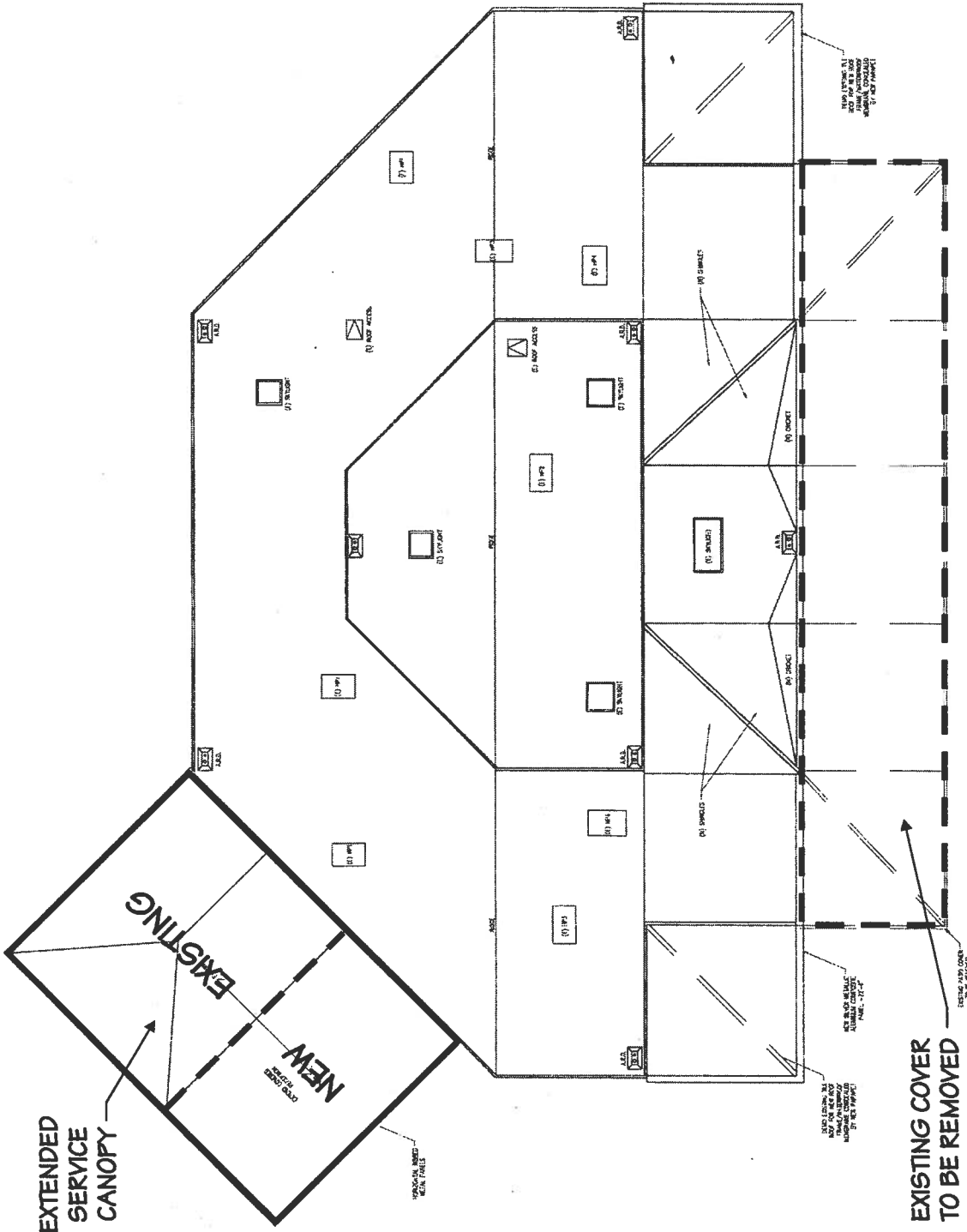
EXISTING SITE PLAN

PROPOSED PROJECT  
PHG 10-0033



SITE PLAN



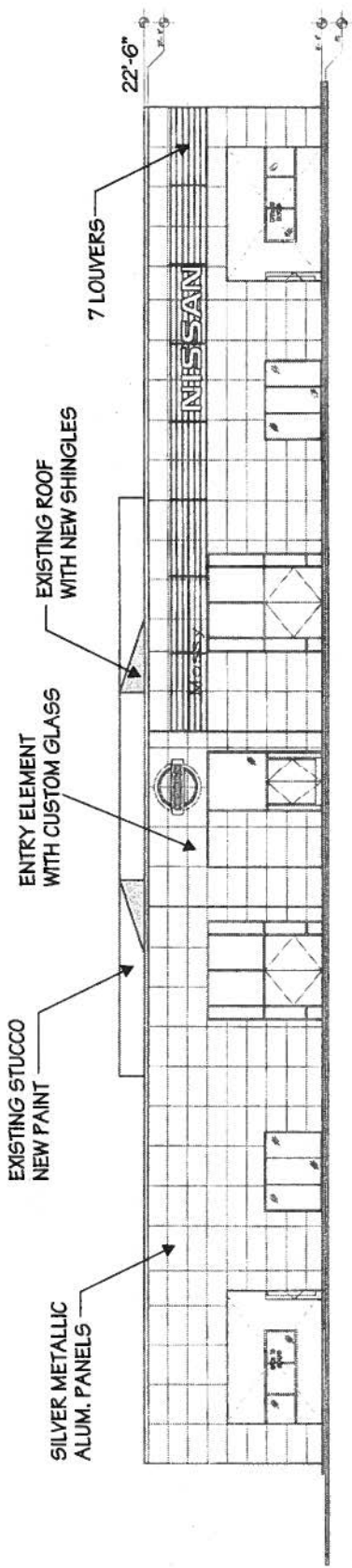


01 ROOF PLAN

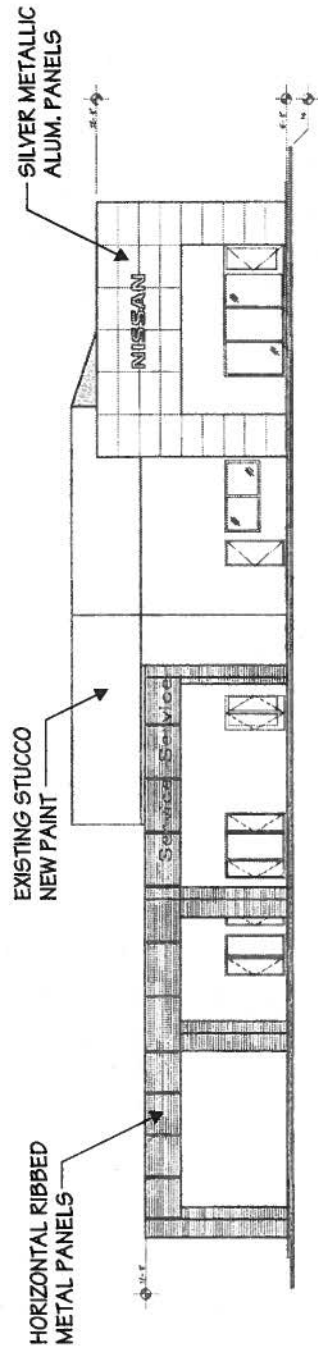
**PROPOSED PROJECT  
PHG 10-0033**



ROOF PLAN



01 BUILDING A - CONCEPTUAL NORTHEAST EXTERIOR ELEVATION

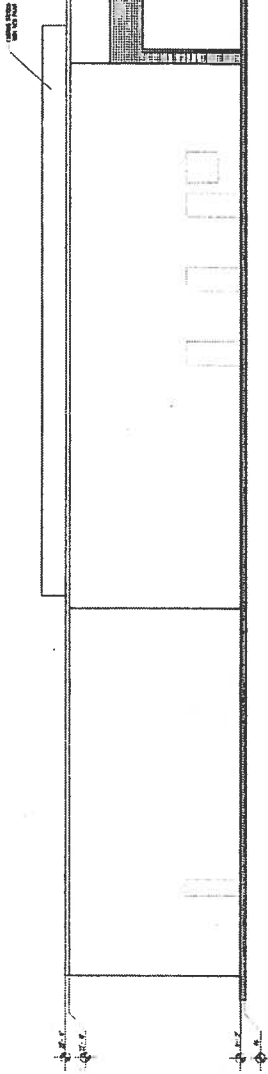


02 BUILDING A - CONCEPTUAL SOUTHEAST EXTERIOR ELEVATION

**PROPOSED PROJECT  
PHG 10-0033**

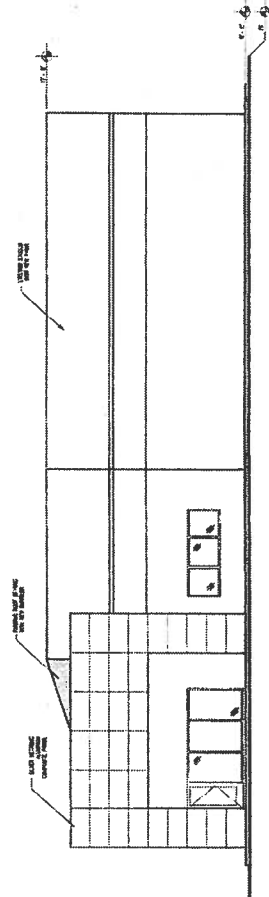


HORIZONTAL RIBBED METAL PANELS



SERVICE AREA

03 BUILDING A - CONCEPTUAL NORTHWEST EXTERIOR ELEVATION



04 BUILDING A - CONCEPTUAL SOUTHWEST EXTERIOR ELEVATION

PROPOSED PROJECT  
PHG 10-0033



ELEVATIONS



# ANALYSIS

## A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - PD-C zoning (Planned Development Commercial) / Mazda, Audi and Chevrolet dealerships are located north across Auto Park Way. The architecture of these buildings are of a more modern/contemporary design. The Audi dealership contains the same colors and materials proposed for the Nissan Dealership.

SOUTH - PD-C zoning (Planned Development-Commercial) / Buick-Pontiac-Cadillac dealership is located to the south. This building reflects the original Southern California/Mediterranean design elements used for several dealerships within the Auto Park.

EAST - PD-C zoning (Planned Development-Commercial) / Quality Chevrolet dealership is located east across Auto Park Way. The architecture of this dealership is a more modern/contemporary design.

WEST - PD-C zoning (Planned Development-Commercial) / Brecht BMW auto dealership. The architecture of this dealership is a more modern/contemporary design.

## B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service -- The Police Department expressed no concern regarding the proposed project and their ability to serve the site.
2. Effect on Fire Service -- The Fire Department indicated that adequate services can be provided to the site and the proposed project would not impact levels of service.
3. Traffic -- The project site takes access from Auto Park Way North, which is classified as a one-way Collector (42' R-O-W) on the City's Circulation Element. The project is not anticipated to generate any additional vehicle trips since building square footage would not increase. The Engineering Department indicated the project would not have any impacts to existing traffic or circulation within the area.
4. Utilities -- Water and sewer is available from existing mains in the adjoining streets or easements. The Engineering Department indicated the project would not result in a significant impact to public services or utilities.
5. Drainage -- The Engineering Department has determined the project would not materially degrade the levels of service of the existing drainage facilities. The existing trash enclosure(s) would need to include roof structures in accordance with current storm water requirements.

## C. ENVIRONMENTAL STATUS

1. In accordance with CEQA Section 15301 (Minor Alteration of Existing Facilities) the proposed project is exempt from environmental review.
2. In staff's opinion, no significant issues remain unresolved through compliance with code requirements and the recommended conditions of approval.
3. The project will have no effect on fish and wildlife resources as no habitat exists on site or within the project area that would support fish and wildlife resources. The site also does not contain any sensitive or protected habitat onsite.

## D. GENERAL PLAN ANALYSIS:

The General Plan land use designation for the site is Planned Commercial, which allows a variety of commercial activities within a self-contained, comprehensively planned commercial center. The Auto Park Master Plan established specific development standards, architectural features and permitted uses for the properties within the Auto Park. The permitted uses include auto-related sales and services.

## **E. PROJECT ANALYSIS**

### **Appropriateness of the Proposed Alterations**

The existing architecture of the building is a traditional Southern California/Mediterranean influence that utilizes white stucco exterior walls, exposed rafter tails and a clay tile roof. Some of the earlier dealerships constructed in the 1980s also utilized the Southern California/Mediterranean design elements, but most have been remodeled over the years to incorporate more contemporary/modern themes to correspond to national branding requirements. The newer dealerships (such as Audi) have been constructed with more modern designs. Mossy Nissan is requesting to modify the exterior design of the main dealership building to reflect the Nissan corporate design themes and colors. These elements include removal of the existing covered display area in front of the building and to replace this area with more convenient and additional customer parking. The applicant indicated many exposed portions of the canopy structure have been damaged over the years from exposure to the elements and need to be removed. New storefront windows and doors would be incorporated into the front facade, along with a new main entry element. The front and corners of the building would be clad in an aluminum composite material (similar to the Audi dealership) along with metal louvered elements along a portion of the front facade. The service area canopy would be expanded and clad in a silver metal ribbed material. The landscaping along the front of the building would be modified to correspond to the new entry feature and parking spaces. A portion of the interior of the building is proposed to reconfigure portions of the indoor display area, offices and service write-up spaces.

The Design Review Board reviewed and recommended approval of the project on December 16, 2010, vote 6-0), and did not raise any concerns regarding the proposed modifications. However, the Boardmembers recommended additional palm trees be incorporated into the landscape design along the front and sides of the building to provide complementary vertical elements next to the building without blocking view into the display areas, and the project has been conditioned accordingly. The Auto Park Design Review Committee also has reviewed the preliminary design, materials and colors, and has not raised any concerns regarding the project. The building and sign plans will require final approval by the Auto Park Design Review Committee prior to issuance of building permits. Staff feels the proposed facade improvements and service area expansion are appropriate and in substantial conformance with the Auto Park Master Plan since the design and materials would be consistent with the existing buildings on the site and neighboring building designs. The facility would require 122 parking space and 154 spaces would be available for customers and employees.

# SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

## A. PHYSICAL CHARACTERISTICS

The subject property is fairly level and is paved and developed with an existing auto dealership. There is no native vegetation or sensitive resources located on the site.

## B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 4.95 acres (two parcels, Lots 12 and 13)
2. Total Building Area Existing: 30,442 SF (three buildings)
  - Building "A" Showroom/Office (Two Story) 22,666 SF
  - Building "B" Service 4,896 SF
  - Building "C" Service 5,760 SF
3. Proposed Remodel Building "A"
  - Remove Front Display 2,680 SF (remove covered patio/outdoor display area)
  - Service Area Cover 936 SF (expanded service drive-up cover)
4. Building "A" Colors and Materials:
  - Existing: White stucco walls, white heavy laminated wooded beams, flat and sloped roof elements with "Mission" clay tile roof, red/orange tones
  - Proposed: Aluminum composite exterior walls panels – light silver, light gray stucco walls with dark gray accents, silver tone metal louvers on portion of front facade, Nissan red cladding at front entry, light silver ribbed cladding on service canopy, new storefront windows and entry doors, new roof shingles on remaining portion of slope roof elements.
5. Parking: Row of six parking spaces to be removed adjacent to service canopy. Eleven new parking spaces (including 2 disabled spaces) to be added along front of dealership building for a net increase of five spaces.
6. Landscaping: The project site is currently landscaped. Landscape planter to be expanded where the row of parking spaces adjacent to service canopy. New landscape planters (including palm trees) to be added along front facade and parking spaces consistent with existing landscape theme.
7. Signage: Signage indicated on the plans are conceptual only. Any new signage is subject to conformance with the Auto Park signage criteria and approval of the Auto Park Design Review Committee.

## C. CODE COMPLIANCE ANALYSIS

1. Parking:

| <u>Use</u>   | <u>Area</u> | <u>Ratio</u> | <u>Spaces Required</u> |
|--------------|-------------|--------------|------------------------|
| Sales/Office | 8,232 SF    | 1/250        | 33                     |
| Display      | 21,825 SF   | 1/1000       | 22                     |
| Service:     | 12,952 SF   | 1/250        | 52                     |
| Storage:     | 11,743 SF   | 1/800        | 15                     |

**Total required: 122 spaces**  
**Total provided: 154 spaces**

## **EXHIBIT "A"**

### **FINDINGS OF FACT PHG 10-0033**

#### **Precise Plan Modification**

1. The location and design of the proposed development is consistent with the goals and policies of the Escondido General Plan relating to Planned Developments, which states the Auto Park area is to be developed with comprehensively planned automobile dealerships, automotive/commercial related uses and a variety of commercial and office facilities. The proposal involves a remodel of the facade and interior spaces of the existing Mossy Nissan auto dealership.
2. The proposed development will be well integrated with its surrounding since the proposal involves a remodel of the exterior of the auto dealership and expansion of the service drop-off area, and the proposed exterior modifications would be compatible with the other auto dealerships located throughout the Escondido Auto Park. The site is suitable for the proposed use because the project would not require any extensive grading or result in any adverse impacts to surrounding uses or environmental resources. The project will not be visually obstructive or disharmonious with surrounding areas, or harm major views from adjacent properties, since the auto dealership building is existing and is surrounded by existing commercial and industrial uses. There are no significant views from adjoining properties that would be affected by the proposed development. The Design Review Board recommended approval of the proposed project and architectural modifications on December 16, 2010.
3. All vehicular traffic generated by the development would be accommodated safely and without causing undue congestion upon the adjoining streets, as indicated by the Engineering Department.
4. The proposed location and design allows the project site to continue to be adequately serviced by existing public facilities since City sewer and water service currently is provided to the site and will not be affected by this project.
5. The overall design of the proposed addition produces an attractive and efficient business environment that utilizes quality building materials, ample landscaping and adequate on-site parking.
6. The proposed Precise Plan modification shall have a beneficial effect by providing services needed/requested by city residents and the business community.
7. In accordance with CEQA Section 15301 (Minor Alteration of Existing Facilities) the proposed project is exempt from environmental review. The project would not result in any adverse impacts to the environmental. The project will have no effect on fish and wildlife resources as no habitat exists on site or within the project area that would support fish and wildlife resources. The site also does not contain any sensitive or protected habitat onsite.

## **EXHIBIT "B"**

### **CONDITIONS OF APPROVAL**

PHG 10-0033

#### **General**

1. This development shall be subject to all conditions of the Auto Park Master Plan (80-173-PD) and any previous Master and Precise Development Plans (86-138-PD) approved for the project/site, except as modified herein.
2. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued, including any applicable City Wide Facilities fees.
3. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Engineering Department, Building Division, and Fire Department. Fire sprinklers shall be required, as determined by the Fire Department
4. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
5. All requirements of the Public Art Partnership Program, Ordinance No. 86-70, shall be satisfied prior to Building Permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
6. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting (Ordinance No. 86-75).
7. A minimum of 122 striped parking spaces shall be provided for customers and employees in conjunction with this commercial development. Said parking spaces shall be striped and dimensioned per City standards, and this requirement shall be noted on the building plans.
8. Parking for disabled persons shall be provided/maintained (including "Van Accessible" spaces) in full compliance with chapter 2-71, Part 2 of Title 24 of the State Building Code, including signage. All parking stalls shall be provided with six-inch curbing or concrete wheel stops in areas where a vehicle could reduce minimum required planter, driveway or sidewalk widths.
9. Access for use of heavy fire fighting equipment, as required by the Fire Marshal, shall be provided to the job site at the start of any construction and maintained until all construction is complete. Also, there shall be no stockpiling of combustible materials and no foundation inspections until adequate fire suppression requirements are in place to the satisfaction of the Fire Marshal.
10. Colors, materials and design of the project shall conform to the exhibits and references in the staff report and presented to the Design Review Board, to the satisfaction of the Planning Division. The final building plans shall be approved by the Auto Park Design Review Committee prior to permit issuance.
11. A separate sign permit and building permit shall be required prior to the installation of any signs. All proposed signage shall be consistent with the Auto Park design criteria and the City of Escondido Sign Ordinance (Ord. 92-47) and shall be approved by the Auto Park Design Review Committee, prior to permit issuance.
12. All new utilities shall be underground.
13. All rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building.

14. All project generated noise shall comply with the City's Noise Ordinance (Ord. 90-08) to the satisfaction of the Planning Division.
15. The City of Escondido hereby notifies the applicant that the County Clerk's Office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable) a certified check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180 day statute of limitations will apply.

### **Landscaping**

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted prior to issuance of building permits, along with the current plan check fee at the time of submittal. The landscape and irrigation plans shall comply with the provisions, requirements and standards outline in the City's Water Efficient Landscape Regulations (Zoning Code Article 62).
2. Additional specimen-sized palm trees shall be incorporated into the plan along the front and side facades of the building, to the satisfaction of the Planning Division.
3. All vegetation shall be maintained in a flourishing manner, and kept free of all foreign matter, weeds and plant materials not approved as part of the landscape plan. All irrigation shall be maintained in fully operational condition.

### **ENGINEERING CONDITIONS OF APPROVAL**

1. On-site trash enclosure/containment areas shall be upgraded to conform to the City's Storm Water Management requirements, which includes the installation of a solid-roof over the enclosure area.

### **BUILDING DEPARTMENT CONDITIONS**

1. The final building/site plans shall indicate an accessible path of travel from the public way to the remodeled areas.



CITY OF ESCONDIDO  
 PLANNING DIVISION  
 201 NORTH BROADWAY  
 ESCONDIDO, CA 92025-2798  
 (760) 839-4671

**Notice of Exemption**

To: San Diego County Recorder's Office  
 Attn: Linda Kesian  
 P.O. Box 121750  
 San Diego, CA 92112-1750

From: City of Escondido  
 201 North Broadway  
 Escondido, CA 92025

**Project Title/Case No.:** PHG 10-0033

**Project Location - Specific:** 1546 Auto Park Way (APNs 232-542-05 and -06).

**Project Location - City:** Escondido, **Project Location - County:** San Diego

**Description of Project:** A modification to a Precise Development Plan for Mossy Nissan to remodel the auto dealership facade and service canopy. Mossy Nissan proposes to remove a 2,680 SF section of the covered outdoor display area in front of the dealership building and remodel the facade with a more contemporary design that reflects the current Nissan corporate theme and colors. The project also includes a 936 SF expansion and remodel of the covered service drive-up canopy with the new contemporary architectural materials, along with new parking spaces and disabled access along the front of the dealership building. Interior spaces within the dealership also would be modified to correspond to the exterior remodel.

**Name of Public Agency Approving Project** City of Escondido

**Name of Person or Agency Carrying Out Project**

Name Mossy Nissan (Darrold Davis, CCBG Architects, Inc.) Telephone (619) 234-2212

Address 3677 Voltaire St, San Diego, CA 92106


Private entity  School district  Local public agency  State agency  Other special district

**Exempt Status:** Categorical Exemption. Section 15301, Class 1, "Existing Facilities."

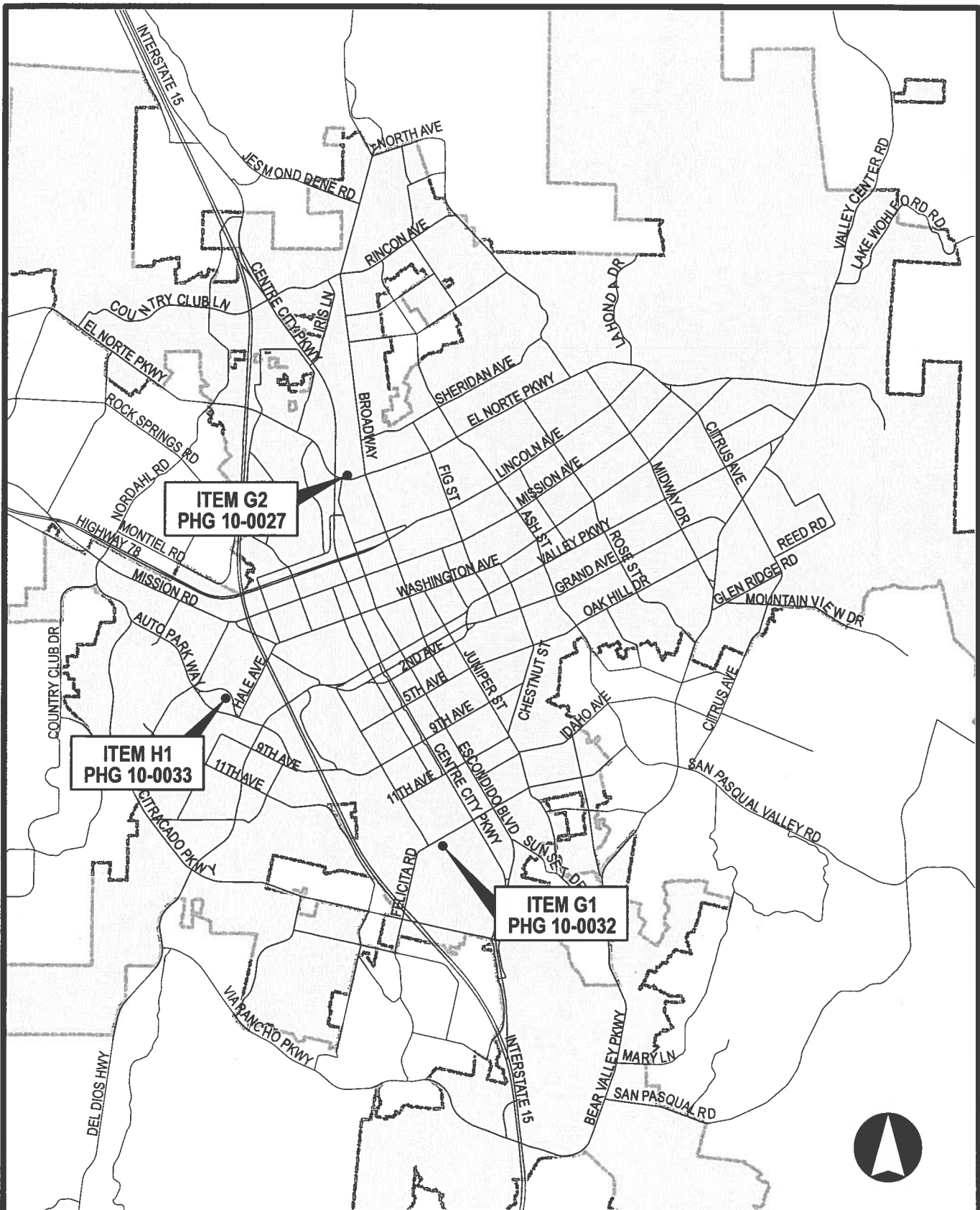
**Reasons why project is exempt:**

1. The project site is completely disturbed and developed with an auto dealership and surrounded on all sides by other auto dealerships within the Escondido Auto Park. As described above, the project only involves modifications to the facade of the existing building and parking areas, and no significant increase in square footage is proposed.
2. The site is in an urban area where all public services and facilities are available to allow for the proposed use.
3. The project would not create any significant increase in vehicle trips, nor impact vehicular circulation on or around the site. Appropriate parking is provided on the site to accommodate all uses. The project would not result in the destruction of desirable natural features, nor be visibly obtrusive or disharmonious with surrounding areas. The site also does not contain any sensitive or protected habitat.

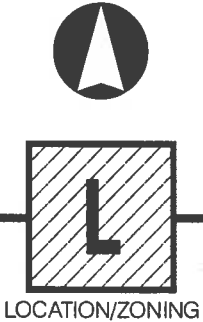
**Lead Agency Contact Person:** Jay Paul, Planning Division Area Code/Telephone/Extension (760) 839-4537

Signature:  February 3, 2011  
 Jay Paul, Associate Planner Date

Signed by Lead Agency Date received for filing at OPR: N/A



**PLANNING COMMISSION AGENDA ITEMS  
FEBRUARY 8, 2011**



LOCATION/ZONING