

**STAFF REPORT – PLANNING
CITY OF TEMECULA
PLANNING COMMISSION**

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Matt Peters, Director of Community Development

DATE OF MEETING: June 4, 2025

PREPARED BY: Yannin Marquez, Case Planner

PROJECT SUMMARY: Planning Application Number PA24-0506, a Type 21 (Off-Sale General) Public Convenience or Necessity for 88 Ranch Marketplace located at 27473 Ynez Road.

RECOMMENDATION: Adopt a Resolution approving the application subject to Conditions of Approval

CEQA: Categorically Exempt
Section 15301, Class 1 Existing Facilities

PROJECT DATA SUMMARY

Name of Applicant: Steve Rawlings

General Plan Designation: Community Commercial (CC)

Zoning Designation: Community Commercial (CC)

**Existing Conditions/
Land Use:**

Site: Commercial Center/ Community Commercial (CC)

North: Commercial Center/ Community Commercial (CC)

South: Office Building/ Professional Office (PO)

East: Commercial Center/ Community Commercial (CC)

West: I-15 Freeway

BACKGROUND SUMMARY

On December 23, 2024, Steve Rawlings submitted a Finding of Public Convenience or Necessity application (PC or N) for the existing 88 Ranch Marketplace grocery store, specializing in Asian products, to obtain a Type 21 (Off-Sale General) Alcoholic Beverage Control (ABC) license for the specialty grocery store located at 27473 Ynez Road.

Staff has worked with the applicant to ensure that all concerns have been addressed, and the applicant concurs with the recommended Conditions of Approval.

ANALYSIS

The existing store is located in Census Tract 432.16. Census Tract 432.16 currently has 17 active off-sale licenses. Eight (8) of those are Type 21 licenses. Under the California Department of Alcoholic Beverage Control's (ABC) regulations, Census Tract 432.16 is considered "over-concentrated." According to ABC's regulations, four (4) off-sale licenses are permitted before a PC or N is required. The applicant is seeking a PC or N to fulfill the demands of customers looking to purchase beer, wine, and distilled spirits along with their specialty items, produce, meats, and general supply items.

The Type 21 (Off-Sale General) ABC License allows for the sale of beer, wine, and distilled spirits for off-site consumption. A grocery store may offer the incidental sale of alcoholic beverages as a permitted use.

The anticipated alcohol sales will be ancillary to the specialty grocery store. The store is 35,000 square feet in size and the square footage allocated for alcohol sales is 108 square feet (less than 1% of the total store). The proposed hours and days of operation will be seven (7) days per week from 8:00 a.m. to 8:00 p.m. There is no live entertainment proposed.

LEGAL NOTICING REQUIREMENTS

Notice of the public hearing was published in *The Press-Enterprise* on May 22, 2025, and mailed to the property owners within the required 600-foot radius.

ENVIRONMENTAL DETERMINATION

In accordance with the California Environmental Quality Act, the proposed project has been deemed to be categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities, licensing and permitting that involves negligible or no changes in use qualify for a categorical exemption. Alcohol sales are common ancillary uses in grocery stores and the sale of beer, wine, and distilled spirits (off-sale) involves a negligible expansion of an existing use. Additionally, all access and public utilities are available to the site, and the use is in conformance with all zoning requirements of the Development Code.

FINDINGS

Finding of Public Convenience or Necessity (Section 17.09.060 (C)(7))

The proposed use is consistent with the General Plan and Development Code.

The existing use is consistent with the City of Temecula General Plan which specifies that the Community Commercial designation includes retail, professional office, and service-oriented businesses including supermarkets, department stores, theaters, restaurants, professional and medical offices, and specialty retail stores. The sale of beer, wine and distilled spirits would serve as an incidental use to the establishment operations. The existing use is consistent with the Development Code which allows grocery stores. Per Temecula Municipal Code Section 17.09.040.B.1, the sale of alcoholic beverages at grocery stores is a permitted use when the primary use is permitted by right.

Whether or not the proposed use is compatible with the nature, condition and character of adjacent land uses.

The use is compatible with the nature, condition and development of adjacent uses, buildings and structures as the use is located in a developed commercial center containing other retail and restaurant businesses, and the proposed conditional uses will not adversely affect the adjacent uses, buildings or structures.

Whether or not the proposed use would have an adverse effect on adjacent land uses.

The proposed use will not adversely affect the adjacent uses, buildings or structures as the surrounding uses are commercial in nature. In addition, the site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, buffer areas, landscaping, and other development features prescribed in the Development Code.

Whether or not the proposed use would result in an excessive number of similar establishments in close proximity.

The project is located in a Census Tract which ABC considers “over-concentrated” with off-sale licenses. Per ABC, four (4) off-sale licenses are allowed in this tract. Currently 17 off-sale licenses exist, with eight (8) of those being Type 21 licenses. Therefore, a Finding of Public Convenience or Necessity is required for the project to be the ninth establishment with a Type 21 off-sale ABC License within the Census Tract. A license for a project in the census tract for a Type 21 (off-sale general) would not result in an excessive number of similar establishments as it would be the ninth off-sale license and would allow the applicant, a specialty grocery store, to be competitive with similar businesses in the census tract and the City of Temecula.

- ATTACHMENTS:**
1. Aerial Map
 2. PC Resolution
 3. Exhibit A – Draft Conditions of Approval
 4. Exhibit B - Statement of Operations and Justification
 5. Exhibit C – Plan Reductions
 6. Notice of Public Hearing
 7. Notice of Exemption