



Vermeltfoort Architects Inc.
Architecture and Planning

MEMORANDUM

DATE: 1/3/2023
TO: City of Temecula
FROM: Robert Vermeltfoort
RE: Section D: Statement of Operations
Development Plan
29540 Rancho California Road, Temecula, CA

PROJECT #: 21035

The proposed building and site improvements are to be located at 29540 Rancho California Road (at the northeast corner of Rancho California Road and Ynez Road. This project will include the removal of an existing +/- 12,050 square foot building (Claim Jumper) and associated parking/landscaping/etc.

We are proposing the construction of a 1,575 square foot wood-framed drive-thru building for Better Buzz Coffee Roasters, with a small outdoor seating area. The current zoning for the area is CC – Community Commercial. The existing use is a vacant building. We feel this is an ideal location for the construction of this building as it is within an existing shopping center, and will not increase the traffic demand than what the previous user had. There will also be a 2,839 square foot drive-thru building for Ono Hawaiian BBQ on the same site, under a separate Conditional Use Permit application.

The hours of operation for this restaurant will be from 5am – 8pm, 7 days a week. The number of employees will be about 24-5 people per shift. We are proposing ample parking stalls for both employees and customers/visitors, by providing at total of 78 parking spaces (58 combined stalls are required for both users). The estimated customers for this restaurant will be 100 per day. This is a restaurant, so food will be served, but alcohol will not be offered. No live entertainment will be provided on this site.

The landscaping will be lush and match the existing plants and trees within the existing and adjacent shopping centers, utilizing drought resistant plants, shrubs and trees.

If you have any questions, please do not hesitate to contact the office of VAI.

Thank you,
Robert Vermeltfoort