

**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: September 17, 2025

PREPARED BY: Yannin Marquez, Case Planner

PROJECT SUMMARY: Planning Application No. PA25-0207, a Conditional Use Permit to allow for a California Alcoholic Beverage Control (ABC) Type 47 (On-Sale General – Eating Place) license for Temecula Korean BBQ restaurant located at 41925 Motor Car Parkway, Units G and H.

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

CEQA: Categorically Exempt
Section 15301, Class 1 Existing Facilities

PROJECT DATA SUMMARY

Name of Applicant: Garry Choi

General Plan Designation: Community Commercial (CC)

Zoning Designation: Community Commercial (CC)

**Existing Conditions/
Land Use:**

Site: Commercial Center, Community Commercial (CC)

North: Existing Commercial Center/ Community Commercial (CC)

South: Existing Commercial Building Solana Way/ Service Commercial (SC)

East: Existing Parking Lot/ Service Commercial (SC)

West: Existing Commercial Service Station/ Community Commercial (CC)

BACKGROUND SUMMARY

On June 5, 2025, Garry Choi submitted Planning Application PA25-0207, a Conditional Use Permit, to allow for a California Alcoholic Beverage Control (ABC) Type 47 (On-Sale General – Eating Place) license for the existing restaurant. The restaurant is located at 41925 Motor Car Parkway, Units G and H.

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 proposed 2,100 square-foot Temecula Korean BBQ restaurant is located within the Temecula Plaza commercial center and is currently surrounded by other food, retail and general services uses, including Familia Restaurant Grill, Micheal's Market and Liquor and Tina Salon. It is a full-service restaurant that operates Monday through Sunday from 2:00 PM to 10:00 PM, specializing on grill meats and seafood with a California Alcoholic Beverage Control (ABC) Type 41 (On-Sale Beer and Wine–Eating Place) license. The request for a Type 47 (On-Sale General -Eating Place) license will allow for spirit-based drinks on the menu to accompany the meals.

Staff has confirmed with ABC that the Planning Commission does not make the finding of Public Convenience or Necessity (PCN) for restaurants. ABC will process the findings of Public Convenience or Necessity upon approval of the Conditional Use Permit after the license application process has been initiated. The applicant must state their case in support of the PCN to ABC rather than the local jurisdiction in the request of a Type 47 On-Sale for Bona Fide Public Eating Place (Restaurant) license. Conditions of approval have been added to the Conditional Use Permit that requires a full menu to be available at all hours that alcohol is served, and that termination of alcohol sales shall be no less than one half hour prior to the closing for all days of operation.

LEGAL NOTICING REQUIREMENTS

Notice of the public hearing was published in *The Press-Enterprise* on September 5, 2025, and mailed to the property owners within the required 600-foot radius.

ENVIRONMENTAL EXEMPTION

In accordance with the California Environmental Quality Act, the proposed project has been deemed to be categorically exempt from further environmental review.

The project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15301 of the CEQA Guidelines, Class 1, Existing Facilities, which provides that licensing and permitting that involves negligible or no changes in use qualify for a categorical exemption. The existing restaurant, Temecula Korean BBQ, currently holds a Type 41 license which allows for the sale of beer and wine. Alcohol sales are incidental uses and the sale of distilled spirits (on-

sale) involves a negligible change in 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

Conditional Use Permit (Development Code Section 17.04.010 E)

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

Temecula Korean BBQ restaurant will operate as a full-service restaurant with the primary purpose of offering a full menu of food within a restaurant building. The proposed conditional use is consistent with the Community Commercial zone which conditionally allows for restaurants to operate with a Type 47 On-Sale General license for Bona Fide Public Eating Place (Restaurant). The project is consistent with the applicable General Plan designation because a restaurant is an allowable use within Community Commercial District. Therefore, the proposed project is in conformance with the General Plan. The sale of distilled spirits would serve as an incidental use to the establishment's operations.

The proposed conditional use is compatible with the nature, condition and development of adjacent uses, buildings and structures and the proposed conditional use will not adversely affect the adjacent uses, buildings or structures.

Temecula Korean BBQ restaurant is proposed within an existing commercial center on a developed lot within the Community Commercial (CC) General Plan land use designation. As conditioned, the proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures, and the proposed conditional uses will not adversely affect the adjacent uses, buildings or structures. The existing retail center contains other retail and alcohol-serving restaurant uses that are compatible with the proposed use.

The site for a proposed conditional use 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 this development code and required by the planning commission or council in order to integrate the use with other uses in the neighborhood.

The application will allow for a Type 47 On-Sale General license for a Bona Fide Public Eating Place at a restaurant. The site for the proposed conditional use is already operating as an existing restaurant and is therefore adequate in size and shape to accommodate the yards, walls, fences, buffer areas, landscaping, and other development features prescribed in the Development Code and required by the Planning Commission or City Council in order to integrate the use with other uses in the neighborhood, as the site is already developed with an existing restaurant.

The nature of the proposed conditional use is not detrimental to the health, safety and general welfare of the community.

As conditioned, the project meets all requirements of the Community Commercial District, General Plan, Development Code, Fire Code and the Building Code which provide safeguards for

the health, safety and general welfare of the community. Therefore, the project is not anticipated to be detrimental to the health, safety and general welfare of the community.

The decision to approve, conditionally approve, or deny the application for a Conditional Use Permit be based on substantial evidence in view of the record as a whole before the Planning Commission or City Council on appeal.

The decision to conditionally approve the application for a Conditional Use Permit has been based on substantial evidence in view of the record as a whole before the Planning Commission.

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