

**ORDINANCE NO. 2025-07**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLE 17 OF THE TEMECULA ZONING CODE TO ADD A NEW ARTICLE XVII (BEDFORD COURT PLANNED DEVELOPMENT OVERLAY DISTRICT 16) (PA23-0280) TO CHAPTER 17.22 (PLANNED DEVELOPMENT OVERLAY ZONING DISTRICT) TO REVISE THE ZONING DESIGNATION FROM HIGHWAY TOURIST (HT) TO PLANNED DEVELOPMENT OVERLAY 16 (PDO-16) ON A 1.88 ACRE SITE GENERALLY LOCATED ON THE SOUTHWEST CORNER OF BEDFORD COURT APPROXIMATELY 160 FEET SOUTHWEST OF THE TEMECULA PARKWAY AND BEDFORD COURT INTERSECTION (APN 922-210-042) AND AMENDING THE TEMECULA ZONING MAP**

THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Procedural Findings. The City Council of the City of Temecula does hereby find, determine and declare that:

A. On May 4, 2023, the applicant submitted Planning Application PA23-0197, a Development Plan, PA23-0198, a Conditional Use Permit to allow a car wash, PA23-0204, a Tentative Parcel Map to create two parcels from one existing parcel, and PA23-0280, a Zone Change/Planned Development Overlay. On September 17, 2024 the applicant submitted PA24-0348, a Conditional Use Permit to allow for a drive-thru. Taken together, the applications will permit for the development and operation of a commercial center consisting of two structures that will house a carwash and coffee shop. These applications (collectively “Project”) were filed in a manner in accord with the City of Temecula General Plan and Development Code.

B. The Project was processed including, but not limited to a public notice, in the time and manner prescribed by State and local law, including the California Environmental Quality Act.

C. The Project was processed, including but not limited to all public notices, in the time and manner prescribed by State and local law, including the California Environmental Quality Act, Public Resources Code 21000, et seq. and the California Environmental Quality Act Guidelines, 14 Cal. Code Regs 15000 et seq. (collectively referred to as “CEQA”).

D. The City contracted with De Novo Planning Group (De Novo) for the independent preparation of an Initial Study to analyze the potential environmental effects of the Project. Based on the information contained in the Initial Study, De Novo concluded, and City staff concurred, that the Project could have a significant effect on the environment, but that mitigation measures could be implemented to reduce such impacts to a less than significant level. Based upon this determination, De Novo prepared, and City staff concurred in, a Draft Mitigated Negative Declaration (“Draft MND”) in accordance with CEQA Section 21080(c) and Section 15070 of the

State CEQA Guidelines. The Draft MND was subsequently circulated, comments were received, and responses to comments were prepared resulting in the preparation of the Final Mitigated Negative Declaration (“Final MND”).

E. On April 16, 2025, the Planning Commission held a duly noticed public hearing on the Project and considered the Final MND and Mitigation Monitoring and Reporting Program, at which time the City staff and interested persons had an opportunity to, and did testify either in support of or opposition to this matter.

F. Following consideration of the entire record of information received at the public hearings and due consideration of the proposed Project, the Planning Commission adopted Resolution Nos. 2025-10, 2025-11, 2025-12, 2025-13, 2025-14, and 2025-15, recommending that the City Council approve the Project and the Final MND and Mitigation Monitoring and Reporting Program.

G. On May 13, 2025, the City Council of the City of Temecula considered the Project, the Final MND, and Mitigation Monitoring and Reporting Program at a duly noticed public hearing at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The Council considered all the testimony and any comments received regarding the Project, Final MND, and Mitigation Monitoring and Reporting Program prior to and at the public hearing.

H. Following consideration of the entire record before it at the public hearing and due consideration of the Project the City Council adopted Resolution No. 2025-28 “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPTING THE FINAL MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE BEDFORD COURT PROJECT CONSISTING OF APPROXIMATELY 1.88 ACRES GENERALLY LOCATED ON THE SOUTHWEST SIDE OF BEDFORD COURT APPROXIMATELY 160 FEET SOUTHWEST OF THE TEMECULA PARKWAY AND BEDFORD COURT INTERSECTION (APN 922-210-042)”.

I. All legal preconditions to the adoption of this Resolution have occurred.

Section 2. Legislative Findings. The City Council in approving the hereby makes the following findings regarding the zone change:

A. The proposed Ordinance is in conformance with the General Plan for Temecula and with all applicable requirements of State law and other Ordinances of the City;

*The proposed Zone Change/Planned Development Overlay Ordinance conforms to the City of Temecula General Plan Land Use Element. The proposed Zone Change/Planned Development Overlay Ordinance directly responds to Goal 1 Policies LU-1.1, and LU-1.6 of the General Plan Land Use Element.*

*In addition to employing the City’s planned development overlay zoning district tool, the proposed project is also consistent with the above General Plan Land Use Element goals and policies in that it: provides a mix of community-serving commercial uses; has been*

*planned and evaluated for consistency with the General Plan and its implementing programs (e.g., the planned development overlay zoning district); and has been designed to minimize impacts on surrounding land uses and infrastructure through required design guidelines, building orientation, circulation and access improvements, and other features and requirements of proposed Planned Development Overlay 16. Additionally, mitigation measures are identified in the Mitigation Monitoring and Reporting Program to further reduce the potential for impacts to surrounding uses and infrastructure.*

B. The proposed Ordinance is consistent with the Municipal Code and Development Code for the City of Temecula;

*The proposed Zone Change/Planned Development Overlay Ordinance is internally consistent with the Municipal Code and the Development Code in terms of referencing key components of these documents.*

Section 3. Zoning Code Amendment. The City Council hereby amends Chapter 17.22 (PLANNED DEVELOPMENT OVERLAY ZONING DISTRICT (PDO-16)) of Title 17 (Zoning) of the Temecula Municipal Code by adding a new Article XVII, entitled “Bedford Court Planned Development Overlay District 16” to read as provided in Exhibit “A”, attached to this Ordinance and incorporated herein as thought set forth in full.

Section 4. Zoning Map Amendment. Based upon the findings contained in Section 2 of this Ordinance, the City Council hereby amends the Official Zoning Map of the City of Temecula to change the zoning classification for the property located on 1.88 acres generally located at the southern end of Bedford Court approximately 160 feet southwest of the Temecula Parkway and Bedford Court intersection (APN 922-210-042) from Highway Tourist (HT) to Planned Development Overlay (Bedford Court Planned Development Overlay-16). The amended Zoning Map is attached as Exhibit “B” to this Ordinance and is incorporated herein by this reference as though set forth in full.

Section 6. Severability. If any portion, provision, section, paragraph, sentence, or word of this Ordinance is rendered or declared to be invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining portions, provisions, sections, paragraphs, sentences, and words of this Ordinance shall remain in full force and effect and shall be interpreted by the court so as to give effect to such remaining portions of the Ordinance.

Section 7. Effective Date. This Ordinance shall take effect thirty (30) days after its adoption.

Section 8. Notice of Adoption. The City Clerk shall certify to the adoption of this Ordinance and cause it to be published in the manner required by law.

**PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Temecula  
this 27<sup>th</sup> day of May, 2025.

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Brenden Kalfus, Mayor

ATTEST:

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Randi Johl, City Clerk

[SEAL]

STATE OF CALIFORNIA     )  
COUNTY OF RIVERSIDE    ) ss  
CITY OF TEMECULA         )

I, Randi Johl, City Clerk of the City of Temecula, do hereby certify that the foregoing Ordinance No. 2025-07 was duly introduced and placed upon its first reading at a meeting of the City Council of the City of Temecula on the 13<sup>th</sup> day of May, 2025, and that thereafter, said Ordinance was duly adopted by the City Council of the City of Temecula at a meeting thereof held on the 27<sup>th</sup> day of May, 2025, by the following vote:

AYES:                   COUNCIL MEMBERS:

NOES:                   COUNCIL MEMBERS:

ABSTAIN:               COUNCIL MEMBERS:

ABSENT:                COUNCIL MEMBERS:

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Randi Johl, City Clerk