

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Matt Peters, Director of Community Development

DATE: May 13, 2025

SUBJECT: Adopt Resolutions and Introduce Ordinance Related to Bedford Court Project (APN 922-210-042) (Planning Application Nos. PA23-0280, PA23-0204, PA23-0197, PA23-0198, and PA24-0348)

PREPARED BY: Eric Jones, Associate Planner II

RECOMMENDATION: That the City Council conduct the public hearing, adopt the following resolutions, and introduce the following ordinance:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPTING THE MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM IN CONNECTION THEREWITH 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)

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING TENTATIVE PARCEL MAP 38924 (PA23-0204) TO DIVIDE ONE EXISTING PARCEL TOTALING 1.88 ACRES INTO TWO PARCELS AT THE SOUTHWEST END OF BEDFORD COURT APPROXIMATELY 160 FEET SOUTHWEST OF THE TEMECULA PARKWAY AND BEDFORD COURT INTERSECTION (APN 922-210-042)

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING A CONDITIONAL USE PERMIT (PA23-0198) TO ALLOW A CAR WASH AT THE SOUTHWEST END OF BEDFORD COURT APPROXIMATELY 160 FEET SOUTHWEST OF THE TEMECULA PARKWAY AND BEDFORD COURT INTERSECTION (APN 922-210-042)

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING A CONDITIONAL USE PERMIT (PA24-0348) TO ALLOW A RESTAURANT DRIVE-THRU AT THE SOUTHWEST END OF BEDFORD COURT APPROXIMATELY 160 FEET SOUTHWEST OF THE TEMECULA PARKWAY AND BEDFORD COURT INTERSECTION (APN 922-210-042)

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING A DEVELOPMENT PLAN (PA23-0197) TO ALLOW FOR THE CONSTRUCTION OF TWO STRUCTURES TOTALING APPROXIMATELY 4,546 SQUARE FEET AT THE SOUTHWEST END OF BEDFORD COURT APPROXIMATELY 160 FEET SOUTHWEST OF THE TEMECULA PARKWAY AND BEDFORD COURT INTERSECTION (APN 922-210-042)

ORDINANCE NO.

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

SUMMARY OF ORDINANCE: An Ordinance for a zoning map amendment to revise the zoning designation from Highway Tourist (HT) to Planned Development Overlay 16 (PDO-16) on an approximately 1.88 acre site generally located approximately 160 feet southwest of the Temecula Parkway and Bedford Court intersection (APN: 922-210-042).

BACKGROUND: The proposed project will allow for the development of approximately 4,546 square feet of commercial space on an approximately 1.88 acre site. The project will include a Zone Change application to revise the zoning designation from Highway Tourist to Planned Development Overlay 16 (PDO-16), a Tentative Parcel Map application to create two parcels from one existing parcel, a Development Plan application to allow for the construction of two structures that will house a car wash and coffee shop. The project also includes Conditional Use Permit applications for the car wash and drive-thru component of the coffee shop. These applications are collectively known as the Bedford Court Development.

The applicant for the proposed project conducted two voluntary community outreach meetings near the proposed project. These community outreach meetings were held at the adjacent commercial center on October 8th and 9th 2024. No residents or interested parties attended these community outreach meetings. Additionally, the Mitigated Negative Declaration (MND) was noticed and placed on the City's CEQA webpage (www.TemeculaCA.gov/CEQA) for over 30 days.

Staff shared the project with the City Council General Plan Update Ad-Hoc Subcommittee on August 8, 2023. The subcommittee members included Council members Stewart and Alexander. Discussion from this meeting centered around the location of the car wash, potential noise generated by the project, and site circulation. Staff informed the subcommittee that they would work with the applicant on these items.

Staff presented the project to the Planning Commission on April 16, 2025 at a publicly noticed hearing with the recommendation that the Planning Commission recommend City Council approval subject to the Conditions of Approval and mitigation measures contained in the Mitigated Negative Declaration (MND). There were no public speakers at the Planning Commission hearing and staff received no public correspondence either in favor or against the project. In addition, the applicant informed the Planning Commission that they will accept the draft Conditions of Approval without modifications.

Planning Commission discussion about the project centered around concerns related to the proximity of the car wash to the existing residential, noise impacts generated by the project, and operational hours. PDO-16 will reduce the current Development Code car wash to residential property line separation requirement from 200' to 75'. Staff provided information to the Planning Commission illustrating that despite this decrease in separation, the noise study prepared for the project indicated that noise impacts do not meet or exceed the noise impact threshold (70 decibels) as described in the City of Temecula General Plan. It is also worth noting that the drive-thru facility

does not utilize speakers as orders are taken directly from outdoors employees or the pick-up window. Furthermore, the Mitigation Monitoring and Reporting Program for the project did not require mitigation specific to noise. In addition, the Planning Commission spoke with the applicant regarding the hours of operation for the project. The applicant stated the proposed hours were standard for their operations. The Planning Commission ultimately approved the application by a vote of 4-0.

ENVIRONMENTAL: A Draft Mitigated Negative Declaration concerning the project was prepared in accordance with the provisions of the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration recommends feasible mitigation measures for those environmental impacts that can be mitigated to a less than significant impact. These are located in the following areas for the Bedford Court Project: Biological Resources, Geology and Soils, Cultural Resources, and Tribal Cultural Resources. The City Council must adopt the Mitigated Negative Declaration for the project, including the Mitigation Monitoring and Reporting Program.

FISCAL IMPACT: None

ATTACHMENTS:

1. Plan Reductions
2. Resolution - Adopting Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program
Exhibit A - Mitigation Monitoring and Reporting Program
3. Resolution - Tentative Parcel Map (TPM)
Exhibit A - Conditions of Approval
4. Resolution - Car Wash - Conditional Use Permit (CUP)
Exhibit A - Conditions of Approval
5. Resolution - Drive-thru Conditional Use Permit (CUP)
Exhibit A - Condition of Approval
6. Resolution - Development Plan (DP)
Exhibit A - Conditions of Approval
Exhibit B - Agency Letters
7. Ordinance - Amending Title 17 of the Temecula Zoning Code to Add Planned Development Overlay 16 (PDO-16)
Exhibit A - Proposed Planned Development Overlay 16
Exhibit B - Amended Zoning Map
8. Planning Commission Resolution No. 2025-10 -
Recommending Adoption of the Prepared Mitigated Negative Declaration (MND) and a Mitigation Monitoring and Reporting Program
9. Planning Commission Resolution No. 2025-11 – Zone Change/Planned Development Overlay (DPO)
10. Planning Commission Resolution 2025-12 - Tentative Parcel Map (TPM)

11. Planning Commission Resolution 2025-13 - Car Wash Conditional Use Permit (CPU)
12. Planning Commission Resolution 2025-14 - Drive-thru Conditional Use Permit (CUP)
13. Planning Commission Resolution 2025-15 - Development Plan (DP)
14. Planning Commission Staff Report of April 16, 2025
15. Draft Mitigated Negative Declaration with Appendices – Available online at www.TemeculaCA.gov/CEQA
16. Final Mitigation Negative Declaration – Available online at www.TemeculaCA.gov/CEQA
17. Notice of Public Hearing