

PC RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA26-0032, A CONDITIONAL USE PERMIT APPLICATION FOR A TYPE 47 ABC LICENSE FOR DUCKS IN A ROW RESTAURANT LOCATED AT 41923 2ND STREET, SUITE 107 AND TO MAKE FINDINGS OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15301 (APN 922-043-027)

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

A. On January 21, 2026, Regan Schneider filed Planning Application No. PA26-0032, a Conditional Use Permit Application in a manner in accord with the City of Temecula General Plan and Development Code.

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

C. The Planning Commission, at a regular meeting, considered the Application and environmental review on May 6, 2026, at a duly noticed public hearing as prescribed by law, at which time the City staff and interested persons had an opportunity to and did testify either in support or in opposition to this matter.

D. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission approved Planning Application No. PA26-0032 subject to and based upon the findings set forth hereunder.

E. All legal preconditions to the adoption of the Resolution have occurred.

Section 2. Further Findings. The Planning Commission, in approving the Application hereby finds, determines and declares that:

Conditional Use Permit, (Development Code Section 17.04.010 E)

A. The proposed conditional use is consistent with the general plan and the development code.

The proposed conditional use will allow Ducks in a Row to obtain a Type 47 Alcoholic Beverage Control license (ABC) (On-Sale General-Eating Place). The 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 Old Town Specific Plan Land Use

and Urban Development Standards which conditionally allows for restaurants to operate with a Type 47 ABC 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 the Downtown Core Planning Area of the Old Town Specific Plan. The Downtown Core is intended to accommodate a variety of land uses that will create a vibrant public realm. Uses include, but are not limited to art galleries, museums, restaurants, entertainment-oriented uses, small scale boutique retailers such as gift, specialty food, and antique shops and similar retail uses, offices and service-oriented uses. 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.

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

Ducks in a Row restaurant is proposed within an existing mixed-use building on a developed lot within the Specific Plan Implementation (SPI) 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.

C. 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 City 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 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.

D. 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 Old Town Specific Plan, 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.

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

The decision to conditionally approve the application for a Conditional Use Permit to allow Ducks in a Row to obtain a Type 47 ABC (On-Sale General-Eating Place) has been reviewed based on substantial evidence in view of the records as a whole before the Planning Commission.

Section 3. Environmental Findings. The Planning Commission hereby makes the following environmental findings and determinations in connection with the approval of the Conditional Use Permit Application

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 Old Town Specific Plan permits restaurants in the Downtown Core District where Ducks in a Row is proposed. 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. Therefore, the proposed project is deemed to be categorically exempt from further environmental review.

Section 4. Conditions. The Planning Commission of the City of Temecula approves Planning Application No. PA26-0032, a Conditional Use Permit application for a Type 47 ABC license for Ducks in a Row restaurant located at 41923 2nd Street, Suite 107 subject to the Final Conditions of Approval set forth on Exhibit A, Statement of Operations set forth on Exhibit B, and the Plan Reductions set forth on Exhibit C, attached hereto, and incorporated herein by this reference.

PASSED, APPROVED AND ADOPTED by the City of Temecula Planning Commission this 6th day of May, 2026.

Lanae Turley-Trejo, Chair

ATTEST:

Matt Peters
Secretary

[SEAL]

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

I, Matt Petters, Secretary of the Temecula Planning Commission, do hereby certify that the foregoing PC Resolution No. 2026- was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 6th day of May, 2026, by the following vote:

AYES: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS:

ABSTAIN: PLANNING COMMISSIONERS:

ABSENT: PLANNING COMMISSIONERS:

Matt Peters
Secretary