

**STAFF REPORT – PLANNING
CITY OF TEMECULA
PLANNING COMMISSION**

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Luke Watson, Deputy City Manager

DATE OF MEETING: April 17, 2024

PREPARED BY: Eric Jones, Case Planner

PROJECT SUMMARY: Planning Application Numbers PA23-0030, PA23-0026, and PA23-0027, a Development Plan to allow the construction of two commercial structures totaling approximately 4,414 square feet and related Conditional Use Permits for drive-thru lanes. Structures will be used for a restaurant and coffee shop. The project is located at 29540 Rancho California Road.

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

CEQA: Categorically Exempt
Section 15332, Class 32, In-Fill Development Projects

PROJECT DATA SUMMARY

Name of Applicant: Robert Vermeltfoort, on behalf of Better Buzz Coffee and Ono Hawaiian BBQ

General Plan Designation: Community Commercial (CC)

Zoning Designation: Community Commercial (CC)

**Existing Conditions/
Land Use:**

Site:	Existing Vacant Restaurant Structure / Community Commercial (CC)
North:	Existing Parking Lot, Commercial Structure / Community Commercial (CC)
South:	Rancho California Road, Temecula Duck Pond / Open Space (OS)
East:	Existing Parking Lot, Gas Station / Community Commercial (CC)
West:	Existing Commercial Structure / Community Commercial (CC)

	<u>Existing/Proposed</u>	<u>Min/Max Allowable or Required</u>
Lot Area:	1.6 Acres Existing	0.6 Acres Minimum
Total Floor Area/Ratio:	0.06 Proposed	0.30 Maximum
Landscape Area/Coverage:	0.21 Proposed	0.20 Minimum
Parking Provided/Required:	78 Spaces Provided (Reciprocal Access and Parking Agreement Provides Parking for Entire Center)	61 Spaces Required

AFFORDABLE/WORKFORCE HOUSING

Located in Housing Element Vacant Sites Inventory? ☐ Yes ☒ No

Located in Affordable Housing Overlay Zone (AHOZ)? ☐ Yes ☒ No

AHOZ Gain/Loss: +/- N/A

BACKGROUND SUMMARY

On January 18, 2023, Robert Vermeltfoort submitted Planning Application Nos. PA23-0030 (Development Plan), PA23-0026 (Conditional Use Permit for a drive-thru for Better Buzz Coffee Roasters), and PA23-0027 (Conditional Use Permit for a drive-thru for Ono Hawaiian BBQ). 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

Site Plan

The project will consist of two structures. The first will house Ono Hawaiian BBQ and total approximately 2,839 square feet. The second will house Better Buzz Coffee Roasters and total approximately 1,719 square feet. The project site currently contains a vacant commercial structure that housed the former Claim Jumper restaurant. This structure will be demolished upon approval of a demolition permit.

Vehicular access to the site is via any of the six drive aisles available for the Temecula Town Center. Once on the project site, drivers can park in any of the seventy-eight spaces and dine inside. Per the City of Temecula Municipal Code, the project must be parked at a rate of 1-75 square feet gross floor area. This calculation requires a total of sixty-one spaces. The project actually proposes to include seventy-eight spaces (a recorded Reciprocal Access and Parking Agreement also exists for the entire center). Drivers can also opt to enter the double laned drive-thru each establishment offers.

Pedestrian access to the project site has not been altered from the existing configuration. However, the project will now include a ramp from Rancho California Road to the project site. The purpose of this ramp is to meet an Americans with Disabilities Act (ADA) requirement. The requirement is that the project must incorporate an accessible path of travel from the public right-of-way to the project site.

Architecture

Both structures are one-story and feature a modern architectural style. The Better Buzz structure features metal canopy elements as well as cementitious wood panels. Painted exterior stucco with a fine sand finish are also featured throughout the structure. The Ono Hawaiian structure features, cement plaster, reclaimed wood siding, metal siding, and a metal canopy. These elements work together to create visual interest for the project.

Landscaping

The project will feature revised landscaping to complement the new structures. Callistemon Dwarf Bottlebrush will be placed adjacent to the drive-thru lanes to shield them from view. Natchez Crape Myrtle trees will be placed in a variety of locations on the project site. The project will also feature a variety of other ground cover and bush species to help soften the development. The existing plant material on the slope adjacent to Rancho California Road and the adjacent Temecula Town Center entrance drive aisle will be protected in place.

Conditional Use Permits (CUP)

As mentioned previously, both establishments will feature a drive-thru. Drive-thru facilities require the approval of a CUP. The applicant has submitted a CUP application for each drive-thru. Per the City of Temecula Municipal Code (Section 17.10.020.O), drive-thru aisles shall have sufficient stacking area behind the menu board to accommodate six cars. The drive-thru for Better Buzz can accommodate nine cars and the drive-thru for Ono Hawaiian BBQ can accommodate eight cars.

The applicant also submitted a queuing analysis for the project prepared by Trames Solutions, Inc. The consultant studied existing Ono Hawaiian BBQ restaurants and Better Buzz Coffee shops that have similar characteristics to the proposed project. This analysis determined that the proposed drive-thru lanes can accommodate the needs of the project and the project is not anticipated to impede the flow of the adjacent drive aisle or the public right of way.

LEGAL NOTICING REQUIREMENTS

Notice of the public hearing was published in *The Press-Enterprise* on April 4, 2024 and mailed to the property owners within the required 600-foot radius.

ENVIRONMENTAL DETERMINATION

In accordance with the California Environmental Quality Act, the proposed project has been deemed to be categorically exempt from further environmental review (Section 15332, Class 32, In-Fill Development Projects).

The project will allow for the construction of two structures each housing quick service restaurants with drive-thru facilities on a site smaller than five acres within city limits and surrounded by urban uses. The proposed uses and overall design of the project are consistent with the General Plan for Temecula as well as applicable zoning regulations. The project site has been fully developed and used as a restaurant for decades and therefore has no value as habitat for endangered, rare, or threatened species. In addition, the site can be serviced by all utilities. Finally, the project will not result in any significant effects relating to traffic. The queuing analysis conducted by Trames Solutions, Inc. demonstrated that the drive-thru will not impede traffic in and out of the project site. In addition, the construction of the restaurants with the drive-thru lanes will not result in any significant impacts to noise, air quality, or water quality.

FINDINGS

Development Plans (Section 17.05.010.F)

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

The project will allow for the construction of two restaurant structures. Restaurants are an allowable use within Community Commercial zoning districts. In addition, the project will feature a drive-thru for each structure. Drive-thru lanes require the approval of a Conditional Use Permit per the City of Temecula Development Code. The applicant has applied for a Conditional Use Permit for each structure as part of the proposed project. Therefore, the uses for the project are in conformance with the General Plan for Temecula and with all applicable requirements of State law and other Ordinances of the City.

The overall development of the land is designed for the protection of the public health, safety, and general welfare.

The project has been reviewed and conditioned to ensure consistency with the Building Code, Development Code, and Fire Code. These codes contain provisions designed to protect the public health, safety, and general welfare. In addition, the project will be required to go through the Building Permit and Grading Permit process. Negative impacts are not anticipated for the project.

Conditional Use Permit (Section 17.04.010.E.1)

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

The conditional use will allow for the development of two restaurant structures with drive-thru facilities in a Community Commercial zoning district. Drive-thru lanes are an allowable use in Community Commercial districts upon the approval of a Conditional Use Permit. Therefore, the conditional use is consistent with the General Plan and Development Code.

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.

The proposed conditional use permits will allow for the operation of two drive-thru lanes. The lanes will be integrated into the project site. In addition, each lane will be shielded from view with appropriate landscaping. Finally, potential impacts from the lanes were studied by a traffic consultant. This consultant determined that the drive-thru lanes will not adversely affect the adjacent drive aisles or right-of-way. This means the lanes are designed to be compatible with the nature, condition and development of adjacent uses, buildings and structures. The lanes will not cause adverse impacts to adjacent uses, buildings or structures.

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 site for the conditional use is located within a fully developed commercial center with a variety of uses. The site's size and shape is large enough to accommodate the conditional use with regard to accommodating the yards, walls, fences, parking and loading facilities, buffer areas, landscaping, and other development features prescribed in the Development Code and required by Planning Commission. The project is required to provide 61 parking spaces but proposes to provide 78 parking spaces. The proposed conditional use meets or exceeds all Development Code requirements with regard to drive-thru and will be well integrated with other uses in the center.

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

The conditional use has been reviewed and conditioned to ensure consistency with the Building Code, Development Code, and Fire Code. These codes contain provisions designed to ensure uses are not detrimental to the health, safety, and general welfare of the community. Negative Impacts are not anticipated.

That 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 Director, Planning Commission, or City Council on appeal.

The decision to conditionally approve the project is based on substantial evidence in view of the record as a whole before the Planning Commission.

- ATTACHMENTS:**
1. Vicinity Map
 2. PC Resolution (Development Plan)
 3. Exhibit A – Draft Conditions of Approval
 4. Exhibit B – Plan Reductions

5. PC Resolution (Ono Hawaiian BBQ – CUP)
6. Exhibit A – Draft Conditions of Approval
7. Exhibit B – Statement of Operations
8. Exhibit C – Plan Reduction
9. PC Resolution (Better Buzz – CUP)
10. Exhibit A – Draft Conditions of Approval
11. Exhibit B - Statement of Operations
12. Exhibit C - Plan Reduction
13. Notice of Public Hearing
14. Draft Notice of Exemption