

PC RESOLUTION NO. 2024-

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF TEMECULA APPROVING PLANNING
APPLICATION NO. PA23-0030, A DEVELOPMENT PLAN
TO ALLOW THE CONSTRUCTION OF TWO
COMMERCIAL STRUCTURES TOTALING
APPROXIMATELY 4,414 SQUARE FEET LOCATED AT
29540 RANCHO CALIFORNIA ROAD, AND MAKING A
FINDING OF EXEMPTION UNDER THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA) (APN 921-320-
061)**

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

A. On January 18, 2023, Robert Vermeltfoort, on behalf of Better Buzz Coffee and Ono Hawaiian BBQ filed Planning Application No. PA23-0030, a Development Plan 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 April 17, 2024, 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. PA23-0030 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:

Development Plans, Development Code Section 17.05.010.F

A. 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.

B. 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.

Section 3. Environmental Findings. The Planning Commission hereby makes the following environmental findings and determinations in connection with the approval of the Development Plan Application:

A. 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 on a site smaller than five acres within city limits and is 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. 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 will not result in any significant impacts to traffic, noise, air quality, or water quality.

Section 4. Conditions, Statement of Operations, and Plans. The Planning Commission of the City of Temecula approves Planning Application No. PA23-0030, a Development Plan to allow the construction of two commercial structures totaling approximately 4,414 square feet located at 29540 Rancho California Road, subject to the Final Conditions of Approval set forth on Exhibit A, Statement of Operations set forth on Exhibit B, and the Plans 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 17th day of April, 2024.

Bob Hagel, Chair

ATTEST:

Luke Watson
Secretary

[SEAL]

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

I, Luke Watson, Secretary of the Temecula Planning Commission, do hereby certify that the foregoing PC Resolution No. 2024- was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 17th day of April 2024, by the following vote:

AYES: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS:

ABSTAIN: PLANNING COMMISSIONERS:

ABSENT: PLANNING COMMISSIONERS:

Luke Watson
Secretary