

PC RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA25-0090, A MODIFICATION APPLICATION TO A DEVELOPMENT PLAN FOR AN APPROXIMATELY 735 SQUARE FOOT COFFEE SHOP WITH A DRIVE THRU ON THE 0.94-ACRE PARCEL LOCATED AT 43995 MAHLON VAIL ROAD AND MAKE A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN 960-020-077)

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

A. On February 21, 2025, Nicholas Salazar submitted PA25-0090, a Modification Application to a Development Plan requesting to replace the previously approved in line retail building with an approximately 735 square foot coffee shop with a drive thru on the remaining vacant lot (“the Project”). The Project was 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.

C. The Planning Commission, at a regular meeting, considered the Project and environmental review on April 1, 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. PA25-0090, 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 Plan (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 General Plan and Vail Ranch Specific Plan allow for restaurant and retail uses at the project site. Therefore, the project is consistent with the General Plan for Temecula. The project, as conditioned, is also consistent with other applicable requirements of State law and local Ordinances, including the California Environmental Quality Act (CEQA), the Citywide Design Guidelines, and Fire and Building codes.

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

As conditioned, the project will meet all requirements of the Development Code, General Plan, and Building and Fire Codes, which provide safeguards for the health, safety and general welfare of the community and the overall design of the site, building, landscaping, parking, circulation and other associated site improvements, is consistent with, and intended to protect the health and safety of those working in and around the site. The project has been reviewed for and has been found to be consistent with all applicable policies, guidelines, standards and regulations intended to ensure that the development will be constructed and function in a manner consistent with the protection of the public health, safety, and welfare.

Section 3. Environmental Findings. The Planning Commission hereby makes the following environmental findings and determinations in connection with the approval of the Modification 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, In-Fill Development Projects);

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The project is consistent with the applicable General Plan designation because restaurant/fast-food uses are an allowable use within the Vail Ranch Specific Plan. The project also meets all applicable General Plan and Zoning policies and regulations.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project is located within City limits and is located on a site that is 0.94 acres in size. The proposed project is substantially surrounded by an urbanized environment zoned for commercial development and roadways.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The project is not located within a Multi Species Habitation Conservation Strategy (MSHCP) criteria cell. The project has been conditioned that, if Burrowing Owl is found, the qualified biologist shall implement the necessary steps to prevent any taking of species as specified in the MSHCP prior to any ground disturbance. Furthermore, project site is surrounded by urban uses and the site was previously graded. As such, it has no value as habitat for endangered, rare, or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The proposed project was required to prepare a Project-Specific Water Quality Management Plan (WQMP) that was reviewed and conceptually accepted for entitlement by City Staff as the WQMP meets the requirements of the City of Temecula. A traffic analysis was not required as part of this project as the proposed use is allowed within the commercial district, and there is nothing unique about this project that would trigger the need for a traffic analysis. Nonetheless, a stacking analysis was conducted to ensure the site may adequately accommodate enough vehicles behind the ordering menu. Therefore, the project is not anticipated to result in any significant effects relating to traffic, noise, air quality, or water quality as the project is an allowed use per the City of Temecula General Plan, and the zoning district.

(e) The site can be adequately served by all required utilities and public services.

The project site is surrounded by development and is able to be serviced by all required utilities and public services.

Section 4. Conditions. The Planning Commission of the City of Temecula approves Planning Application No. PA25-0090, a Modification Application to a Development Plan for an approximately 735 square foot coffee shop with a drive thru on the 0.94-acre parcel located at 43995 Mahlon Vail Road (APN 960-020-077), subject to the Conditions of Approval set forth on Exhibit A, Conditions of Approval and plan reductions set forth in Exhibit B, attached hereto, and incorporated herein by this reference.

PASSED, APPROVED AND ADOPTED by the City of Temecula Planning Commission this 1st day of April, 2026.

Lanae Turley-Trejo, Chair

ATTEST:

Matt Peters
Secretary

[SEAL]

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

I, Matt Peters, Secretary of the Temecula Planning Commission, do hereby certify that the forgoing 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 1st day of April, 2026, by the following vote:

AYES: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS:

ABSTAIN: PLANNING COMMISSIONERS:

ABSENT: PLANNING COMMISSIONERS:

Matt Peters
Secretary