

PC RESOLUTION NO. 19-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA19-0997, A CONDITIONAL USE PERMIT TO ALLOW FOR TYPE 74 (CRAFT DISTILLER) AND TYPE 23 (SMALL BEER MANUFACTURER) ABC LICENSES FOR A PROPOSED DISTILLERY, BREWERY AND RESTAURANT LOCATED AT 27901 JEFFERSON AVENUE, AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (APN 921-050-003).

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

A. On July 16, 2019, Burley Wright, on behalf of Hendo's Brewing & Spirits, LLC, filed Planning Application No. PA19-0997, 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 November 6, 2019, 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. PA19-0997 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 Permits, Development Code Section 17.04.010.E

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

The business will operate as a full-service restaurant with the primary purpose of offering a full menu of food within an existing building. The Type 23 and Type 74 ABC Licenses will allow for onsite and off-site consumption of alcoholic beverages and wholesale. The proposed conditional use will be consistent with the City of Temecula General Plan, which identifies that the site is located in the Uptown Temecula Specific Plan. The Uptown Temecula Specific Plan provides that restaurants that serve alcohol and have an ancillary light manufacturing component are

conditionally permitted uses in the Uptown Center (UC). The sale of distilled spirits under a Type 74 (Craft Distiller) and beer under a Type 23 (Small Beer Manufacturer) license 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, buildings and structures and the proposed conditional use will not adversely affect the adjacent uses, buildings or structures.

The business will operate within an existing building. As conditioned, the proposed conditional use for the Type 74 (Craft Distiller) and Type 23 (Small Beer Manufacturer) licenses will be compatible with the nature, condition and development of adjacent uses, buildings and structures because the surrounding area includes similar uses such as restaurants and retail establishments. The proposed conditional use will not adversely affect the adjacent uses, buildings or structures because the surrounding buildings are designed for restaurant, retail, light manufacturing, and other commercial uses in the vicinity of the project.

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 the 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 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 the Development Code and the Uptown Temecula Specific Plan and required by the Planning Commission in order to integrate the use with other uses in the commercial area because the existing and proposed expansion meets all the requirements of the Development Code and Specific Plan.

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

The project will meet all the requirements of the Development Code, Fire Code and the Building Code, which provided 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. 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 Director of Community Development, Planning Commission, or City Council on appeal.

The decision to conditionally approve the application for a Conditional Use Permit has been based on substantial evidence in view of the record 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:

A. In accordance with the California Environmental Quality Act, the proposed project has been deemed to be categorically exempt from further environmental review (Section 15301, Class 1, Existing Facilities);

The Conditional Use Permit will allow a new restaurant within the Uptown Temecula Specific Plan to obtain ABC Type 74 (Craft Distiller) and Type 23 (Small Beer Manufacturer) licenses. The restaurant will be located within an existing structure. All access to public utilities are available to the site. The project consists of the operation and maintenance of an existing private structure involving a negligible kitchen and dining mezzanine expansion not exceeding a 2,500 square foot expansion nor 50% of the floor area. The project site is not located in and environmentally sensitive area. The proposed use, with issuance of a Conditional Use Permit, will be in conformance with all zoning requirements contained in the Development Code and the Uptown Temecula Specific Plan. As a result, the restaurant represents a negligible addition to the commercial district.

Section 4. Conditions. The Planning Commission of the City of Temecula approves Planning Application No. PA19-0997, a Conditional Use Permit to allow ABC Type 74 and Type 23 ABC licenses for Hendo's Barrel House, a future restaurant located at 27901 Jefferson Avenue, subject to the Conditions of Approval set forth on Exhibit A, attached hereto, and incorporated herein by this reference.

Section 5. **PASSED, APPROVED AND ADOPTED** by the City of Temecula Planning Commission this 6th day of November, 2019.

Gary Watts, Chairperson

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 forgoing PC Resolution No. 19- 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 November, 2019, by the following vote:

AYES: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS:

ABSENT: PLANNING COMMISSIONERS:

ABSTAIN: PLANNING COMMISSIONERS:

Luke Watson
Secretary