

PC RESOLUTION NO. 2020-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA20-0566, A CONDITIONAL USE PERMIT TO ALLOW A PROPOSED WEDDING AND EVENT CENTER TO SELL BEER, WINE, AND DISTILLED SPIRITS WITH A TYPE 47 LICENSE AND OFFER LIVE ENTERTAINMENT AND CONVERT THE USE INTO A BONA FIDE EATING ESTABLISHMENT AT A FUTURE DATE AND MAKING A FINDING OF EXEMPTION UNDER SECTION 15301 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (APN 909-240-023)

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

A. On May 1, 2020, Steve Rawlings filed Planning Application No. PA20-0566, 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 December 2, 2020, 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. PA20-0566 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 Development Code.

The proposed conditional use is consistent with the City of Temecula General Plan, which specifies Specific Plan Implementation (SPI) for this site, and conditionally allows establishments to operate with a Type 47 (On-Sale General – Eating Place) and live entertainment. In addition, the project is in conformance with the Uptown Temecula Specific Plan because this document allows the proposed use upon approval of a

Conditional Use Permit. The project will continue to be consistent with the General Plan, Development Code, and Uptown Specific Plan if the use is converted to a restaurant in the future because restaurants are permitted uses. The Conditional Use Permit for a Type-47 License with live entertainment can be applied to any future restaurant use at the project location.

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 Permit for a Type 47 (On-Sale General – Eating Place) and live entertainment is compatible with the nature, condition and development of adjacent uses, buildings and structures because the surrounding area includes similar uses where people congregate such as a hookah lounge and bowling alley. The proposed conditional use will not adversely affect the adjacent uses, buildings or structures even if it is converted to a restaurant. This is because the proposed use will be conducted within a building designed for such uses and because restaurants serving alcohol and offering live entertainment are permitted upon the approval of a Conditional Use Permit. With regard to live entertainment, the entertainment will only be conducted indoors.

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 existing building was constructed in conformance with the Building Code, and Fire Code. Therefore, 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 Uptown Temecula Specific Plan and Development Code and required by the Planning Commission in order to integrate the use with other uses in the neighborhood. This will continue to hold true if the use is converted to a restaurant in the future. In addition, the live entertainment and alcohol service will only occur indoors.

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

The project meets all the requirements of the 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. This will continue to hold true if the use is converted to a restaurant in the future.

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 for a California Alcoholic Beverage Control Type 47 License and live entertainment involves no expansion or negligible expansion of the existing use. Wedding/event centers are a permitted use at the project site. Type 47 Licenses and live entertainment are also permitted uses upon the approval of a Conditional Use Permit. In addition, the live entertainment will only occur indoors and during limited hours. Finally, there will not be any physical changes to the structure or site as part of this application. As such, this project represents no expansion of the structure, site, or allowable uses.

Section 4. Conditions. The Planning Commission of the City of Temecula approves Planning Application No. PA20-0566, a Conditional Use Permit to allow a proposed wedding and event center to sell beer, wine, and distilled spirits with a Type 47 License and offer live entertainment and making a finding of exemption under Section 15301 of the California Environmental Quality Act, subject to the Conditions of Approval set forth on Exhibit A, attached hereto, and incorporated herein by this reference.

PASSED, APPROVED AND ADOPTED by the City of Temecula Planning Commission
this 2nd day of December, 2020.

Lanae Turley-Trejo, 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. 2020- was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 2nd day of December 2020, by the following vote:

AYES: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS:

ABSTAIN: PLANNING COMMISSIONERS:

ABSENT: PLANNING COMMISSIONERS:

Luke Watson
Secretary