

**PC RESOLUTION NO. 2021-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA20-1478, A MODIFICATION APPLICATION TO A DEVELOPMENT PLAN TO ADD A 235 SQUARE FOOT HALLWAY, A NEW TOWER ELEMENT TO THE SOUTH FAÇADE AND UPDATED PAINT AND MATERIALS TO THE DEL TACO RESTAURANT BUILDING LOCATED AT 27453 YNEZ ROAD, AND MAKING A FINDING OF EXEMPTION UNDER SECTIONS 15301 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES**

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

A. On December 28, 2020, Steve Shaw, on behalf of Del Taco, submitted Planning Application PA20-1478, a Modification to a Development Plan, 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 21, 2021, 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's Hearing and after due consideration of the testimony, the Planning Commission approved Planning Application No. PA20-1478 subject to Conditions of Approval, after finding that the project proposed in Planning Application No. PA20-1478 conformed to the City of Temecula's General Plan and Development Code.

Section 2. Further Findings. The Planning Commission, in approving Planning Application No. PA20-1478 hereby makes the following findings as required by Section 17.05.030.E (Modifications to an approved Development Plan) of the Temecula Municipal Code:

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.

*As conditioned, the proposed Modification to the Development Plan is consistent with the General Plan policies for the Community Commercial (CC) land use designation. Specifically, Policy 2.9 of the Community Design element of the General Plan states, "Establish rehabilitation programs for older commercial centers to prevent blight and maintain the quality of the built environment". The proposed project will significantly rehabilitate a portion of an existing commercial center with private funds. The site is properly planned and zoned and is physically suitable for the use proposed. The project is also consistent with other applicable requirements of State law and local*

*ordinances, including the California Environmental Quality Act (CEQA), the City Wide 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. 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 Major 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 per Section 15301, Class 1 (Existing Facilities).

*The proposed Modification to the Development Plan involves minor interior and exterior alterations of an existing building involving a negligible expansion of use beyond that existing at the time of the Planning Commission's determination. The proposed project will add a 235 square foot hallway, a new tower element to the south facade and updated paint and materials to the Del Taco restaurant. Pursuant to CEQA Guidelines Section 15301, the addition is considered negligible as it will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The structure itself is currently 1,895 square feet in size before the addition and, therefore, the proposed improvements are considered minor alterations to an existing building.*

Section 4. Conditions. The Planning Commission of the City of Temecula hereby approves Planning Application No. PA20-1478, a Modification Application to a Development Plan to add a 235 square foot hallway, a new tower element to the south facade and updated paint and materials to the Del Taco restaurant building located at 27453 Ynez Road, 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 21<sup>st</sup> day of April, 2021.

---

Ron Guerriero, 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. 2021-     was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 21st day of April, 2021, by the following vote:

AYES:                   PLANNING COMMISSIONERS:

NOES:                   PLANNING COMMISSIONERS:

ABTAIN:                PLANNING COMMISSIONERS:

ABSENT:                PLANNING COMMISSIONERS:

---

Luke Watson,  
Secretary