

**STAFF REPORT – PLANNING
CITY OF TEMECULA
PLANNING COMMISSION**

DATE OF MEETING: July 7, 2021

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Luke Watson, Director of Community Development

PREPARED BY: Jaime Cardenas, Case Planner

PROJECT SUMMARY: Planning Application Number PA21-0337, a Conditional Use Permit application for Jackson House to add outpatient alcoholism and drug treatment to an existing community care facility located at 28999 Old Town Front Street, Suite 103.

RECOMMENDATION: Adopt a Resolution approving the project subject to Conditions of Approval

CEQA: Categorically Exempt
Section 15301, Class 1, Existing Facilities and Section 15332, Class 32, Infill Development

PROJECT DATA SUMMARY

Name of Applicant: Kara Matthies, on behalf of Jackson House

General Plan Designation: Service Commercial (SC)

Zoning Designation: Service Commercial (SC)

**Existing Conditions/
Land Use:**

Site: Existing Commercial Building / Service Commercial (SC)

North: Existing Commercial Building / Service Commercial (SC)

South: Existing Commercial Building / Service Commercial (SC)

East: Existing Commercial Building / Highway/Tourist Commercial (HT)

West: Murrieta Creek / Open Space Conservation (OS-C)

Existing/Proposed

Min/Max Allowable or Required

Lot Area:	0.89 Acres	40,000 SF Minimum
Total Floor Area/Ratio:	N/A	N/A
Landscape Area/Coverage:	N/A	N/A
Parking Required/Provided:	76 Spaces Existing	61 Spaces Required

AFFORDABLE HOUSING

Located in Affordable Housing Overlay Zone (AHOZ)? ☐ Yes ☒ No

AHOZ Gain/Loss: +/- 0 Units

BACKGROUND SUMMARY

On December 11, 2019, Chad Engbrecht applied for a business license on behalf of Jackson House located at 28999 Old Town Front Street, Suite 101 and 106, to operate a community care facility focusing on social rehabilitation that “provides stabilizing treatment programs to persons in crisis.”

On February 26, 2021, a Conditional Use Permit application was submitted to allow Jackson House to expand their services to include alcoholism and drug rehabilitation services in the available adjacent suite within the same building located at 28999 Old Town Front Street, Suite 103.

ANALYSIS

The two-story, 17,200 square-foot building is located on a .89-acre project site located approximately 850-feet north of the Old Town Front Street/Temecula Parkway intersection. The existing licensed community care facility occupies approximately 6,000 square feet of the first floor (Suite 101 and 106). The proposed drug/alcohol rehabilitation facility would occupy 3,000 square feet (Suite 103). As a whole, Jackson House would occupy the entire first floor of the building totaling approximately 9,000 square feet.

A parking analysis identified the existing medical and office uses in the building and showed that a total of 61 parking spaces are required for the building. There will be no parking impacts associated with the intended use because there are 76 parking spaces (72 standard stalls, 4 accessible stalls) on the site. As such, the site is over-parked by 15 parking spaces.

Currently, Jackson House’s services include but are not limited to, the provision for direct family work, connections to prevocational and vocational programs, support system development, and other resources including income and treatment referrals. Based on these operations, the existing use is considered a “Community Care Facility” and is permitted by right in this Service Commercial (SC) zoning district.

Per the applicant’s Statement of Operations dated February 3, 2021, Jackson House intends to expand services to the existing care facility to provide “addiction and behavioral health” outpatient

treatment (day treatment) to clients. Per the Temecula Municipal Code, this use is characterized as an “alcoholism and drug treatment” facility and requires a Conditional Use Permit in the SC zoning district.

Per the applicant, the Jackson House day treatment program is for adults 18 and older and will operate Monday through Friday from 7:00 AM through 5:00 PM and Saturday between 7:00 AM and 3:00 PM. The addiction treatment facility will employ a clinical psychologist, nurses, counselors, and mental health technicians. Depending on clientele, there will be three to five professionals on site.

Jackson House expects to provide counseling services to 15-25 clients at any given time. Services are provided as group therapy wherein each group consists of approximately 10 clients. Jackson House intends to provide two (2) to three (3) groups at any given time. In the event of emergency medical issues, staff may contact medical staff for transportation to the nearest hospital (Temecula Valley Hospital), which is approximately 2.5 miles away.

Staff has worked with the applicant to ensure that all concerns have been addressed, and the applicant concurs with the recommended Conditions of Approval.

LEGAL NOTICING REQUIREMENTS

Notice of the public hearing was published in *The Press Enterprise* on June 24, 2021 and mailed to the property owners within the required 600-foot radius.

ENVIRONMENTAL DETERMINATION

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 and Section 15332, Class 32, Infill Development).

The proposed alcoholism/drug treatment facility is exempt from further environmental review pursuant to CEQA Guidelines Section 15301. The proposed use will be conducted in an existing building and involves a negligible expansion of the existing and expected uses. The alcoholism/drug treatment facility will be part of an existing Community Care Facility. All access to public utilities are available to the site. The proposed use, with issuance of a Conditional Use Permit, is in conformance with all zoning requirements contained in the Development Code and General Plan.

The proposed alcoholism/drug treatment facility is also exempt from further environmental review pursuant to CEQA Guidelines Section 15332. 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. Specifically, the General Plan designation and zoning designation for this site is Service Commercial. Alcoholism/drug treatment facilities are conditionally permitted uses in the Service Commercial zone. In addition, the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project site itself is 0.89 acres. The project site has no value, as habitat for endangered,

rare or threatened species as it is a fully developed 17,200 square foot building. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality as the project site is an existing commercial site and the site is only anticipated to service between 15 to 25 clients at any given time. The site is currently adequately served by all required utilities and public services.

FINDINGS

Conditional Use Permit (Development Code Section 17.04.010.E)

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

The proposed conditional use is consistent with the General Plan. The services offered by Jackson House is consistent with the General Plan (Land Use - Policy 1.8) which emphasizes the significance to “Encourage future development of a community hospital and related services...”. The conditional use is also consistent with the Development Code as licensed alcoholism and drug treatment facilities are permitted in the Service Commercial District with a conditional use permit.

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 conditional use will allow a proposed licensed alcoholism and drug treatment facility. This type of use is permitted in the Service Commercial (SC) district upon the approval of a Conditional Use Permit. Medical and professional office-related uses are common throughout the City including in this district. In addition, the use has been reviewed to ensure consistency with the City of Temecula Development Code. This Code contains provisions designed to provide for the use’s compatibility with the nature, condition and development of adjacent uses, buildings and structures. The use is considered compatible with the nature, condition and development of adjacent uses, buildings and structures as the adjacent uses also include professional uses. The conditional use is not anticipated to adversely affect the adjacent uses, buildings or structures. The project will allow for a proposed outpatient drug and alcohol treatment facility to offer addiction and social rehabilitation within an existing building. The application does not propose any exterior revisions to the approved structure or site. Therefore, the operation of this facility is a negligible expansion of use beyond that which exists under the current conditions.

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 Development Code, 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 Development Code and required by the Planning Commission in order to integrate the use with other uses in the neighborhood.

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 Building Code, which provide safeguards for the health, safety and general welfare of the community. Furthermore, the use is compatible with the General Plan's Growth Management/Public Facilities Element implementation program to maintain, expand, and develop public/quasi-public facilities by encouraging health-related facilities in the Temecula area to meet the needs of the growing population including rehabilitation centers, walk-in medical centers, clinics and full-service hospitals. This facility does not create a condition that is detrimental to 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.

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.

- ATTACHMENTS**
1. Vicinity Map
 2. Plan Reductions
 3. PC Resolution
 4. Exhibit A - Draft Conditions of Approval
 5. Statement of Operations
 6. Notice of Public Hearing
 7. Draft Notice of Exemption for County Clerk