

PC RESOLUTION NO. 2021-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. 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, AND MAKING A FINDING OF EXEMPTION UNDER SECTION 15301 AND 15332 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 February 26, 2021, Kara Matthies, on behalf of Jackson House, filed Planning Application No. PA21-0337, 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 July 7, 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 hearing and after due consideration of the testimony, the Planning Commission approved Planning Application No. PA21-0337 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 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.

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 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.

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 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.

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 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.

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 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.

Section 4. Conditions. The Planning Commission of the City of Temecula approves Planning Application No. 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, 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 7th day of July, 2021.

John Telesio, Vice 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 7th day of July, 2021, by the following vote:

AYES: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS:

ABSTAIN: PLANNING COMMISSIONERS:

ABSENT PLANNING COMMISSIONERS:

Luke Watson
Secretary