

**PC RESOLUTION NO. 2021-**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF TEMECULA APPROVING PLANNING  
APPLICATION NO. PA21-0793, A DEVELOPMENT PLAN  
FOR AN APPROXIMATELY 5,708 SQUARE FOOT  
RESTAURANT WITH OUTDOOR PATIO DINING  
LOCATED AT 29363 RANCHO CALIFORNIA RD., AND  
MAKING A FINDING OF EXEMPTION UNDER SECTION  
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 June 8, 2021, Nina Raey filed Planning Application No. PA21-0793 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 November 17, 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. PA21-0793, 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 in accordance with Temecula Municipal Code Section 17.05.010.F (Development Plan):

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;

*The project is consistent with the applicable General Plan designation because a restaurant is an allowable use within Planning Area 2 of the Rancho Highlands Specific Plan. Therefore, the proposed project is in conformance with the General Plan. The project is also consistent with other applicable requirements of State law and local Ordinances, including the Citywide 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;

*The overall design of the project, including the site, building, parking, circulation and other associated site improvements, is consistent with, and intended to protect the health and safety of those working and living in an around the site as the project is consistent with the General Plan, City Wide Design Guidelines, and Development Code. The project has been reviewed for, and as conditioned, 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 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 Development Plan:

A. In accordance with the California Environmental Quality Act, the proposed project has been deemed to be categorically exempt from further environmental review (Section 15332, In-Fill Development Projects);

(a) 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.

*The project is consistent with the applicable General Plan designation because a restaurant use is an allowable use within Planning Area 2 of the Rancho Highlands Specific Plan. The project also meets all applicable General Plan and Zoning policies and regulations.*

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

*The project is located within City limits and is located on a site that is 1.51 acres in size. The proposed project is substantially surrounded by commercial buildings, residential development, and major roadways.*

(c) The project site has no value as habitat for endangered, rare or threatened species.

*The project site is not located within a Multi Species Habitation Conservation Strategy (MSHCP) criteria cell and therefore is not required by the Regional Conservation Authority and State and Federal agencies to take place in the Joint Project Review process. Therefore, the project site has no value as habitat for endangered, rare or threatened species.*

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

*The proposed project was required to prepare a Project-Specific Water Quality Management Plan (WQMP) that was reviewed and conceptually accepted for entitlement by City Staff as the WQMP meets the requirements of the City of Temecula. A traffic analysis was not required as part of this project as the proposed use is allowed within the zoning district, and there is nothing unique about this project that would trigger the need for a traffic analysis. Furthermore, the previous building located on this project site was a restaurant that was larger in size than what is proposed. Therefore, the project is not anticipated to result in any significant effects relating to traffic, noise,*

*air quality, or water quality as the project is an allowed use per the City of Temecula General Plan, and the zoning district.*

(e) The site can be adequately served by all required utilities and public services.

*The project site is surrounded by development and is able to be serviced by all required utilities and public services.*

Section 4. Conditions. The Planning Commission of the City of Temecula approves Planning Application No. PA21-0793, a Development Plan for an approximately 5,708 square foot restaurant with outdoor patio dining located at 29363 Rancho California Rd. and makes a finding of exemption under Section 15332 of the California Environmental Quality Act (CEQA), 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 17th day of November, 2021.

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Gary Watts, Chairperson

ATTEST:

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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 17th day of November, 2021, by the following vote:

AYES:           PLANNING COMMISSIONERS:

NOES:           PLANNING COMMISSIONERS:

ABSTAIN:       PLANNING COMMISSIONERS:

ABSENT:        PLANNING COMMISSIONERS:

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Luke Watson  
Secretary