

PC RESOLUTION NO. 2022-32

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING ADDENDUM NO. 2 TO THE OLD TOWN SPECIFIC PLAN PROGRAM ENVIRONMENTAL IMPACT REPORT (SCH NO. 2009071049)"

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

A. In May 2010, the City Council of the City of Temecula approved a comprehensive amendment to the Old Town Specific Plan ("Specific Plan"). At that time, the City certified a Final Program Environmental Impact Report, State Clearing House No. 2009071049 ("EIR"), to comply with the requirements of the California Environmental Quality Act ("CEQA") for approval of the Specific Plan Amendment.

B. Addendum No. 1 to the Old Town Specific Plan Final Program Environmental Impact Report was adopted May 26, 2020.

C. The Specific Plan provides standards and guidelines for development. Amendment N. 10 to the Specific Plan would update and modify those standards to allow for revisions to certain development and land use standards.

D. The City has caused an Addendum No. 2 ("Addendum") to be prepared for the Specific Plan Amendment in accordance with Section 15164 of the CEQA Guidelines because the Specific Plan Amendment does not require the preparation of a new or Supplemental Environmental Impact Report pursuant to CEQA Guidelines section 15164.

E. Addendum No. 2 to the Old Town Specific Plan Final Program Environmental Impact report, addresses potential environmental impacts that might result from the Specific Plan Amendment.

F. An Addendum need not be circulated for public review but is attached to the Final EIR in accordance with CEQA Guidelines Section 15164.

G. The City Council has reviewed and considered the Addendum No. 2 in conjunction with the Program EIR.

H. On October 19, 2022, the Planning Commission of the City of Temecula held a duly noticed public hearing on the proposed Addendum No. 2 to the Old Town Specific Plan Final Program Environmental Impact Report and proposed Amendment No. 10 to the Old Town Specific Plan (SP-5) at which time all persons interested in these actions had the opportunity and did address the Planning Commission.

I. The Planning Commission has reviewed the findings made in this Resolution and finds that they are based upon substantial evidence in the record of proceedings. The documents, staff reports, and other materials that constitute the record of proceedings on which this Resolution is based are on file and available for public examination on the City's website at www.TemeculaCA.gov.

J. All legal preconditions to the adoption of this Resolution have occurred.

Section 2. Further Findings. The Planning Commission, in recommending that the City Council approve the Resolution hereby finds, determines and declares that:

A. The City has reviewed the potential impacts of Amendment No. 10 to the Old Town Specific Plan (SP-5) and the potential benefits to the City of Amendment No. 10 to the Old Town Specific Plan (SP-5) and has concluded that Amendment No. 10 to the Old Town Specific Plan (SP-5) in the best interest of the City.

B. Amendment No. 10 to the Old Town Specific Plan (SP-5) is consistent with the City's General Plan including the goals and objectives thereof and each element thereof.

Section 3. Environmental Findings. Consistent with State CEQA Guidelines Section 15164, the Planning Commission, hereby makes the following environmental findings and determinations in connection with the approval of the Specific Plan Amendment:

A. Some changes or additions to the Program EIR are necessary, but none of the conditions described in the State CEQA Guidelines Section 15162 calling for the preparation of a Subsequent EIR have occurred.

B. There are no substantial changes proposed by the Amendments that will require major revisions of the previously certified Program EIR due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects;

C. No substantial changes have occurred with respect to the circumstances under which the Amendments are undertaken that will require major revisions of the previously certified Program EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

D. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previously certified Program EIR was adopted or Addendum No. 1 was adopted, showing that: (a) the Amendments will have one or more significant effects not discussed in the Program EIR; (b) there are significant effects previously examined that will be substantially more severe than shown in the Program EIR; (c) there are mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the City declines to adopt the mitigation measure or alternative; or (d) mitigation measures or alternatives which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment, but the City Declines to adopt the mitigation measure or alternative.

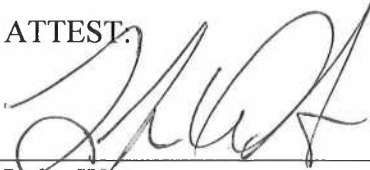
Section 4. Recommendation. The Planning Commission of the City of Temecula hereby recommends that the City Council adopt a resolution approving Addendum No. 2 to the Old Town Specific Plan Final Program Environmental Impact Report (SCH No. 2009071049) for Specific Plan Amendment No. 10 to the Old Town Specific Plan per Exhibit "A" attached hereto.

PASSED, APPROVED AND ADOPTED by the City of Temecula Planning Commission this 19th day of October, 2022.



Gary Watts, 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 foregoing PC Resolution No. 2022-32 was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 19th day of October, 2022, by the following vote:

AYES: 4 PLANNING COMMISSIONERS: Hagel, Ruiz, Turley-Trejo, Watts

NOES: 0 PLANNING COMMISSIONERS: None

ABSTAIN: 0 PLANNING COMMISSIONERS: None

ABSENT: 1 PLANNING COMMISSIONERS: Telesio



Luke Watson
Secretary

RESOLUTION NO. 2022-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING ADDENDUM NO. 2 TO THE OLD TOWN SPECIFIC PLAN PROGRAM ENVIRONMENTAL IMPACT REPORT (SCH NO. 2009071049)

THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Procedural Findings. The City Council does hereby find, determine and declare that:

A. In May 2010, the City Council of the City of Temecula approved a comprehensive amendment to the Old Town Specific Plan (“Specific Plan”). At that time, the City certified a Final Program Environmental Impact Report, State Clearing House No. 2009071049 (“EIR”), to comply with the requirements of the California Environmental Quality Act (“CEQA”) for approval of the Specific Plan Amendment.

B. Addendum No. 1 to the Old Town Specific Plan Final Program Environmental Impact Report was adopted May 26, 2020.

C. The Specific Plan provides standards and guidelines for development. Amendment N. 10 to the Specific Plan would update and modify those standards to allow for revisions to certain development and land use standards.

D. Addendum No. 2 to the Old Town Specific Plan Final Program Environmental Impact Report, addresses potential environmental impacts that might result from the Specific Plan Amendment.

E. The City has caused an Addendum No. 2 (“Addendum”) to be prepared for the Specific Plan Amendment in accordance with Section 15164 of the CEQA Guidelines because the Specific Plan Amendment does not require the preparation of a new or Supplemental Environmental Impact Report pursuant to CEQA Guidelines section 15164.

F. An Addendum need not be circulated for public review but is attached to the Final EIR in accordance with CEQA Guidelines Section 15164.

G. The City Council has reviewed and considered the Addendum No. 2 in conjunction with the Program EIR.

H. On October 19, 2022, the Planning Commission of the City of Temecula held a duly noticed public hearing on the proposed Addendum No. 2 to the Old Town Specific Plan Final Program Environmental Impact Report and proposed Amendment No. 10 to the Old Town Specific

Plan (SP-5) at which time all persons interested in these actions had the opportunity and did address the Planning Commission.

I. After hearing all written and oral testimony on the proposed actions and duly considering the comments, the Planning Commission adopted Resolution No. 2022-32 recommending to the City Council that Addendum No 2 to the Old Town Final Program Environmental Impact Report be approved. The Planning Commission also adopted Resolution No. 2022-33 recommending to the City Council that the proposed Amendment No 10 to the Old Town Specific Plan (SP-5) be approved. Resolution No. 2022-32 and Resolution No. 2022-33 are hereby incorporated herein by this reference as if set forth in full.

J. On _____, the City Council of the City of Temecula held a duly noticed public hearing on the proposed Addendum No. 2 to the Old Town Specific Plan Final Program Environmental Impact Report and the proposed Amendment No.10 to the Old Town Specific Plan (SP-5) at which time all persons interested in the Project had the opportunity and address the City Council.

K. The City Council has reviewed the findings made in this Resolution and finds that they are based upon substantial evidence that has been presented to the City Council in the record of proceedings. The documents, staff report, and other materials that constitute the record of proceedings on which this Resolution is based are on file and available for public examination on the City's website at www.TemeculaCA.gov. The City Council has independently reviewed and considered the contents of Addendum No. 2 prior to deciding whether to approve the Specific Plan Amendment.

Section 2. Further Findings. Consistent with CEQA Guidelines Section 15164, the City Council finds and determines that Addendum No. 2 is the appropriate environmental document to analyze the proposed Amendment No. 10 to the Specific Plan ("Amendment") because:

A. Some changes or additions to the Program EIR are necessary, but none of the conditions described in State CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR have occurred.

B. There are no substantial changes proposed by the Amendment that will require major revisions of the previous Program EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

C. No substantial changes have occurred with respect to the circumstances under which the Amendment are undertaken that will require major revisions of the previous Program EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

D. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous

Program EIR was adopted or Addendum No. 1 was adopted, showing that: (a) the Amendment will have one or more significant effects not discussed in the Program EIR; (b) there are significant effects previously examined that will be substantially more severe than shown in the Program EIR; (c) there are mitigation measures or alternatives previously found not to be feasible which would in fact be feasible and would substantially reduce one or more significant effects of the project, but the City declines to adopt the mitigation measures or alternative; or (d) mitigation measures or alternatives which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment, but the City declines to adopt the mitigation measure or alternative.

Section 3. The City Council hereby adopts Addendum No. 2 which is attached hereto as Exhibit "A" and incorporated herein by this reference.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula
this day of , .

Matt Rahn, Mayor

ATTEST:

Randi Johl, City Clerk

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF TEMECULA)

I, Randi Johl, City Clerk of the City of Temecula, do hereby certify that the foregoing Resolution No. 2022- was duly and regularly adopted by the City Council of the City of Temecula at a meeting thereof held on the day of , , by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Randi Johl, City Clerk

ADDENDUM NO. 2 TO OLD TOWN SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2009071049)

**Prepared by the City of Temecula
In its capacity as a Lead Agency**

PROJECT TITLE: Old Town Specific Plan Amendment #10 (LR21-0279)

PROJECT APPLICANT: City of Temecula

PROJECT DESCRIPTION: Planning Application No. LR21-0279, an amendment to the Old Town Specific Plan to revise certain development standards and land use standards. Proposed amendments include:

1. Revise maximum building height standards for three and four-story buildings in the Downtown Core district from 50 feet to 55 feet;
2. Add provisions to allow for raised outdoor patios (24-inch height) for commercial structures;
3. Revise commercial ground floor façade standards to prohibit the use of aluminum shop front or spandrel panels;
4. Clarify existing parking structure setback language so that it applies to all parking structure stories;
5. Revise architectural guidelines to clarify varied roofline and fencing language;
6. Revise non-conforming use language for Residential and Limited Mixed-Use Zones so that it is consistent with existing language in the specific plan;
7. Revise alley requirements to clarify utility locations, trash service, and deliveries requirements;
8. Amend Use Matrix to allow beer tasting, escape rooms, and Entertainment Licenses;
9. Clarify existing language related to bed and breakfast establishments for consistency with the City of Temecula Municipal Code.

PURPOSE: This addendum to the Environmental Impact Report is being prepared pursuant to CEQA Guidelines Section 15164 which allows for a lead agency to prepare an addendum to a previously adopted Environmental Impact Report. Specifically, CEQA Guidelines Section 15164(b) provides that an addendum to an adopted Environmental Impact Report may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent Environmental Impact Report have occurred.

Pursuant to CEQA Guidelines Section 15162, no subsequent Environmental Impact Report shall be prepared for the project unless, on a basis of substantial evidence in light of the whole record, one or more of the following is determined:

1. Substantial changes are proposed in the project that will require major revisions of the previous Environmental Impact Report due to the involvement of new, significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance identifies one or more significant effects not discussed in the previous Environmental Impact Report.

FINDINGS CONCERNING ENVIRONMENTAL IMPACTS OF THE PROJECT:

In accordance with the California Environmental Quality Act (CEQA), the environmental impacts of the original project were studied in a Final Program Environmental Impact Report (“FPEIR”) (SCH# 2009071049) that was certified on May 11, 2010 and in a subsequent addenda prepared in May 26, 2020 which is now final. In compliance with CEQA Guidelines Section 15164 an Addendum to the EIR has been prepared which concludes that the proposed amendment to the Specific Plan which includes: Provisions to allow for raised outdoor patios (24-inch height) for commercial structures, revise commercial ground floor façade standards to prohibit the use of aluminum shop front or spandrel panels, clarify existing parking structure setback language so that it applies to all parking structure stories, revise architectural guidelines to clarify varied roofline and fencing language, revise non-conforming use language for Residential and Limited Mixed-Use Zones so that it is consistent with existing language in the specific plan, revise alley requirements to clarify utility locations, trash service, and deliveries requirements, amend Use Matrix to allow beer tasting, escape rooms, and Entertainment Licenses, and clarify existing language related to bed and breakfast establishments do not result in any new or greater environmental impacts than were previously analyzed, disclosed, and mitigated and no further environmental review is necessary. None of the circumstances in CEQA Guidelines Section 15162 exist to require any additional environmental review and no further documentation is necessary with the exception of aesthetics due to increased building height.

The project includes a revision to the maximum building height standards for three and four-story buildings in the Downtown Core District from 50 feet to 55 feet. An analysis of how this increase will impact aesthetics in the project area is below:

AESTHETICS. Would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a	Have a substantial adverse effect on a scenic vista?				X
b	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c	Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Comments:

Old Town Specific Plan Amendment No. 10 (LR21-0279)
Addendum to Initial Environmental Study

1.a., b. According to the City of Temecula General Plan Community Design Element, the Old Town Specific Plan (OTSP) area is not identified as having any scenic vistas. In addition, the OTSP does not identify any scenic resources that include, but are not limited to, trees, rock outcroppings, or historic buildings within a State scenic highway. Furthermore, there are no State scenic highways identified within the project area. No impacts are anticipated.

1.c., d. A height increase from 50' to 55' for three and four-story structures will be permitted within the Downtown Core District of the OTSP as a result of the project. This district already allows for 100' hotel structures within the Hotel Overlay. Thus, the visual character of the district has already been analyzed with the incorporation of buildings that will be substantially taller than what is proposed. This is also true with how these 100' buildings will generate light, glare, and impact to day and nighttime views. The project will not allow buildings that are taller than the previously analyzed 100' height. Therefore, the project will not substantially degrade the existing visual character or quality of the project site or its surroundings nor will it adversely impact day or nighttime views in the area beyond what has already been analyzed.

By: _____

Title: _____

Date: