

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Matt Peters, Assistant Director of Community Development

DATE: October 24, 2023

SUBJECT: Consider a Planned Development Overlay Amendment (Planning Application No. PA23-0260)

PREPARED BY: Scott Cooper, Senior Planner

RECOMMENDATION: That the City Council conduct a public hearing and introduce an ordinance amending the Planned Development Overlay (PDO-7) (Planning Application No. PA23-0260) entitled:

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING A PLANNED DEVELOPMENT OVERLAY AMENDMENT TO THE LINFIELD CHRISTIAN SCHOOL PLANNED DEVELOPMENT OVERLAY (PDO-7) GENERALLY LOCATED NORTH OF PAUBA RD., SOUTH OF RANCHO VISTA RD., EAST OF TEMECULA VALLEY HIGH SCHOOL, AND WEST OF GREEN TREE RD., AND MAKE A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN: 955-020-012, 017, 018, AND 019) (PA23-0260)

SUMMARY OF

ORDINANCE: An Ordinance for a Planned Development Overlay Amendment to the Linfield Christian School Planned Development Overlay (PDO-7) generally located on the property of Linfield Christian School north of Pauba Rd., south of Rancho Vista Rd., east of Temecula Valley High School, and west of Green Tree Rd. encompassing Assessor Parcel Numbers 955-020-012, 017, 018, and 019.

BACKGROUND: On September 16, 2003, the Linfield Christian School Planned Development Overlay (PDO-7) was approved and adopted by the City of Temecula City Council.

On June 23, 2023, Linfield Christian School submitted Planning Application PA23-0260, a Planned Development Overlay Amendment to adjust the boundaries of three (3) existing planning areas and the creation of two (2) new sub-areas within Planning Area 1. The Application does not

propose any development within the Linfield Christian School Planned Development Overlay District. The proposed amendment to the Planned Development Overlay is located on the property of Linfield Christian School north of Pauba Rd., south of Rancho Vista Rd., east of Temecula Valley High School, and west of Green Tree Rd. encompassing Assessor Parcel Numbers 955-020-012, 017, 018, and 019.

Planned Development Overlay Amendment

Planning Application PA23-0290 is a proposed Planned Development Overlay Amendment to the Linfield Christian School Planned Development Overlay. The proposed amendment includes an adjustment to the boundaries of three (3) existing planning areas and the creation of two (2) new sub-areas within Planning Area 1. The proposed amendment will create a more practicable and developable parcel configuration for Planning Areas 3A and 3B, while providing the main Linfield Christian School campus (Planning Area 1) with additional land area to develop athletic fields and academic programs for the students. The proposed amendment does not propose any development within the Linfield Christian School Planned Development Overlay District.

Planning Commission Recommendation

Staff presented the proposed amendment to the Planning Commission on September 6, 2023. The Planning Commission recommended (4-1 [Watts]) that the City Council approve the proposed amendment. There were seven (7) public speakers who spoke against the proposed amendment, stating concerns relating to residential development on the site, belief that the project could result in high density low income housing, traffic concerns, and quality of life for the surrounding residents.

ENVIRONMENTAL: The proposed PDO Amendment is exempt from the California Environmental Quality Act (CEQA) as there is no possibility the proposed amendment would have a significant impact on the environment pursuant to State CEQA Guidelines Section 15061(b)(3) and Section 15305 (Minor Alterations in Land Use Limitations) as the average slope of the property is less than 20%, the project does not propose any changes in land use or density and only involves the adjustments to the lot lines of three (3) Planning Areas and the creation of two (2) new sub-areas within Planning Area 1. The lot line adjustment will reduce Planning Area 3, which allows senior housing as a conditionally permitted use. As such, Planning Areas 1C and 1D were added to Planning Area 1 which will allow senior housing at the same density and same acreage as was removed from Planning Area 3. As such, there are no changes in land use or density as a result of the Planned Development Overlay (PDO) amendment.

ATTACHMENTS:

1. Aerial Map
2. Ordinance – Planned Development Overlay Amendment
3. Exhibit A – Planned Development Overlay Amendment
4. Planning Commission Resolution No. 2023-15 Recommending Approval of a Planned Development Overlay Amendment
5. Planning Commission Staff Report of September 6, 2023
6. Notice of Exemption
7. Notice of Public Hearing