

PC RESOLUTION NO. 2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA22-0035, A DEVELOPMENT PLAN FOR AN APPROXIMATELY 285,125 SQUARE FOOT, 350 ROOM, SEVEN (7) STORY, FULL SERVICE HOTEL THAT INCLUDES AN APPROXIMATELY 174,382 SQUARE FOOT PARKING GARAGE LOCATED ON THE EAST SIDE OF FRONT STREET BETWEEN FIRST STREET AND SECOND STREET AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APNS: 922-072-005, 007, 010, 011, 013, 016, 018, 020, 021, AND 023)

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

A. On January 7, 2022, Steve Kim filed Planning Application No. PA22-0035 a Development Plan. On January 10, 2022, Steve Kim filed Planning Application No. PA22-0037 a Tentative Parcel Map. These applications (collectively “Project”) were filed in a manner in accord with the City of Temecula General Plan and Development Code.

B. The Project was processed including, but not limited to a public notice, in the time and manner prescribed by State and local law.

C. On September 6, 2023, the Project was considered by the Planning Commission at a duly noticed public hearing. At the conclusion of the hearing the Planning Commission voted to accept the staff recommendation of redesign of the project in order to comply with the development standards of the Old Town Specific Plan.

D. On May 15, 2024, the Project was considered by the Planning Commission at a duly noticed public hearing. At the conclusion of the hearing the Planning Commission voted for redesign of the project in order to further comply with the development standards of the Old Town Specific Plan.

E. The Planning Commission, at a regular meeting, considered the Project and environmental review on November 20, 2024, 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.

F. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission approved Planning Application No. PA22-0035, subject to and based upon the findings set forth hereunder.

G. 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:

Development Plan (Development Code Section 17.05.010.F):

- 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.

Hotels are an allowable use within the Downtown Core zoning district of the Old Town Specific Plan. Therefore, the use is consistent with the General Plan for Temecula and the Old Town Specific Plan as well as the requirements for State law and other Ordinances of the City. Additionally the project meets Policies 6.3 and 6.4 of the General Plan by expanding Old Town's role in local tourism by providing additional hotel rooms as well as providing lodging along the freeway.

- B. The overall development of the land not 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 and around the site as the site exceeds the number of required parking spaces and adheres to the development standards of the Old Town Specific Plan. 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 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 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 hotels are an allowable use within the Downtown Core zoning designation of the Old Town Specific Plan. The project also meets all applicable General Plan policies and Zoning regulations including General Plan Land Use Policy 7.1 which encourages revitalization of Old Town through implementation of the Old Town Specific Plan and General Plan Economic Development Policy 6.4 which encourages development of lodging along the freeway.

(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 2.15 acres in size. The proposed project is substantially surrounded by industrial development, vacant land zoned for industrial development, and major roadways.

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

The proposed project is located on a project site that is located within an MSHCP criteria cell. As part of the entitlement on this site the project went through the HANS/JPR process with the Regional Conservation Authority in which JPR 22-01-26-01 determined that the project is consistent with both the criteria and other plan requirements and no conservation of land was required. The JPR also determined that the project site did not contain any riparian/riverine/vernal pools on the site. The project site is not located within a narrow endemic plant species survey area or an area that requires additional surveys for plants. The property is not located adjacent to existing or proposed conservation areas.

(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 Downtown Core zoning district of the Old Town Specific Plan, and there is nothing unique about this project that would trigger the need for a traffic analysis. 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. PA22-0035, a Development Plan for an approximately 285,125 square foot, 350 room, seven (7) story, full service hotel that includes an approximately 174,382 square foot parking garage located on the east side of Front Street between First Street and Second Street, and makes a finding of exemption under the California Environmental Quality Act (CEQA), subject to the Final Conditions of Approval set forth on Exhibit A and Plan Reductions set forth in Exhibit B, attached hereto, and incorporated herein by this reference.

PASSED, APPROVED, AND ADOPTED by the City of Temecula Planning Commission this 20th day of November, 2024.

Bob Hagel, Chair

ATTEST:

Matt Peters
Secretary

[SEAL]

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

I, Matt Peters, Secretary of the Temecula Planning Commission, do hereby certify that the forgoing PC Resolution No. 2024- was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 20th day of November, 2024, by the following vote:

AYES: PLANNING COMMISSIONERS:
NOES: PLANNING COMMISSIONERS:
ABSTAIN: PLANNING COMMISSIONERS:
ABSENT: PLANNING COMMISSIONERS:

Matt Peters
Secretary