

PC RESOLUTION NO. 2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA22-0930, MINOR EXCEPTION FOR A TWO FOOT INCREASE IN THE HEIGHT OF THE BUILDING FOR AN ARCHITECTURAL TOWER ELEMENT LOCATED ON THE ON THE WEST SIDE OF OLD TOWN FRONT STREET APPROXIMATELY 400 FEETSOUTH OF SANTIAGO ROAD AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN: 922-100-048)

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

A. On August 19, 2022, Sam Mohan filed Planning Application No. PA22-0929 a Development Plan; Planning Application No. PA22-0930 a Minor Exception; and Planning Application No. PA22-0931 a Variance. 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. The Planning Commission, at a regular meeting, considered the Project and environmental review on June 19, 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.

D. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission approved Planning Application No. PA22-0930, 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:

Minor Exception (Development Code Section 17.03.060.D):

- A. That there are practical difficulties or unnecessary hardships created by strict application of the code due to the physical characteristics of the property.

The proposal is for a 3.7% increase in the allowable height within the Downtown Core zoning district of the Uptown Temecula Specific Plan from 55'-0" to 57'-0". Due to the narrow width of the project site and the existing storm drain on the southern end of the parcel that cannot be constructed upon the building is forced vertical within a constrained area. The allowance of the two-foot increase in height will allow for a roofline

architectural element which will enhance the architecture of the building and will allow the project to meet the development standards of the Specific Plan with respect to architecture.

- B. The Minor Exception does not grant special privileges which are not otherwise available to surrounding properties and will not be detrimental to the public welfare or to the property of other persons located in the vicinity.

Permitting this Minor Exception will not grant special privileges to the applicant that are not otherwise available to surrounding properties because of the unique configuration of the property. The result of permitting this Minor Exception will not be detrimental to the public welfare or to the property of other persons as the increase in height allows the project to meet the intent of the Specific Plan's architectural standards with a roofline architectural element which will exceed the 55'-0" height limit. The project has been reviewed 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 protection of 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 Minor Exception 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.

(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 0.98 acres in size. The proposed project is substantially surrounded by commercial development, vacant land zoned for commercial development, a major roadway, and Murrieta Creek.

(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 23-09-26-01 determined that the project is

consistent with 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 lacks suitable riparian habitat to support riparian birds.

(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. PA22-0930, a Minor Exception for a two foot increase in the height of the building for and architectural tower element located on the west side of Old Town Front Street approximately 400' south of Santiago Road, and makes a finding of exemption under the California Environmental Quality Act (CEQA).

PASSED, APPROVED, AND ADOPTED by the City of Temecula Planning Commission this 19th day of June, 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 19th day of June, 2024, by the following vote:

AYES: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS:

ABSTAIN: PLANNING COMMISSIONERS:

ABSENT: PLANNING COMMISSIONERS:

Matt Peters
Secretary