

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Luke Watson, Deputy City Manager

DATE: November 29, 2022

SUBJECT: Approve Amendment to the Old Town Specific Plan to Revise Certain Development Standards and Land Use Standards

PREPARED BY: Eric Jones, Associate Planner

RECOMMENDATION: That the City Council adopt resolutions entitled:

RESOLUTION NO.

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)

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING AMENDMENT NO. 10 TO THE OLD TOWN SPECIFIC PLAN (SP-5) (LONG RANGE PROJECT NO. LR21-0279)

BACKGROUND: On May 25, 2010, the City Council adopted Ordinance 10-09 to approve a comprehensive amendment to the Old Town Specific Plan (OTSP). This specific plan amendment utilized form-based zoning to establish standards for building placement, building form, and building type to facilitate pedestrian friendly development, and emphasized implementation of these standards over specific land uses. While land uses are addressed in the Specific Plan, more emphasis was placed on the form-based development standards considering that specific uses will come and go over the life of the building, and if the appropriate types of buildings for a pedestrian oriented downtown were developed within Old Town, the appropriate types of land uses would also occur as a result.

Since the adoption of the 2010 Specific Plan Amendment, staff has had the opportunity to implement the plan on a variety of projects. These projects have ranged from simple land use determinations to complex development plan applications. Staff has also received feedback from

applicants regarding their experiences working with the Specific Plan. Staff's implementation of the plan, as well as the candid dialogue with applicants, have provided an opportunity to discover areas of the document that require amendment. Staff has identified nine amendments that will allow for refinement of the document. The amendments consist of simple clerical revisions as well as land use and development standard revisions that will provide greater flexibility for the development community and staff when working with the OTSP. A discussion of each amendment is below:

1. **Revise maximum building height standards for three and four-story buildings in the Downtown Core from fifty feet to fifty-five feet:** Applicants have expressed concern that the new California Mechanical and Energy Codes make it difficult to fit equipment such as ducting between floors in structures that have a maximum height of fifty feet. City building inspection staff have validated this concern. The extra five feet of height proposed will allow applicants greater flexibility when designing their projects.
2. **Create Raised Commercial Porch Frontage Type:** The OTSP currently contains a variety of building frontage types for applicants to choose from. The addition of a Raised Commercial Front Porch Frontage Type will allow structures to incorporate a two-foot-high raised porch. This height is ideal for applicants that wish to incorporate outdoor dining space in their building design.
3. **Revise commercial ground floor façade standards:** The OTSP currently prohibits aluminum shop front material and spandrel panels across the bulkhead only. The bulkhead is the area of the building typically found between the finished grade and first floor shop windows. The proposed amendment will prohibit these materials across the entire ground floor façade and not just the bulkhead.
4. **Revise parking structure setback standards:** The OTSP currently states that parking areas (including structures) shall be placed at least twenty-feet (preferably 50-feet) behind the build-to-line. The specific plan includes a footnote stating that this requirement shall apply to all stories. The amendment will revise the specific plan to state that parking structure levels above the ground floor can be built to the build-to-line. This will increase the amount of square footage available for parking.
5. **Revise architectural guidelines to clarify the need for varied rooflines and create standards for fencing in Old Town not associated with dining uses:** The OTSP language will be amended to ensure building facades that exceed fifty feet incorporate varied rooflines in their design. This requirement is consistent with the City of Temecula Design Guidelines and will help create visual interest for structures.

Requirements for fencing not associated with dining uses will be added. The new requirements will be consistent with the existing OTSP fencing requirements for fencing associated with dining. Chain link will be added to the list of prohibited materials.

6. **Revise non-conforming use language for Neighborhood Residential and Limited Mixed-Use Zones:** The OTSP currently states that single-family homes within the Neighborhood Residential Zone are not subject to Section III.G (Non-Conforming Uses and Structures). Single-family homes within the Residential/Limited Mixed Use (R/LMU) zone should have also been included in this section but were not. The amendment will ensure these homes are now included.

7. **Revise alley requirements to clarify utility locations:** The OTSP includes provisions to ensure utility equipment is placed within an alley when one exists. The amendment will revise this language to also ensure the equipment is placed underground in an alley unless proven unfeasible by the utility provider.
8. **Amend the Use Matrix to allow beer tasting, escape rooms, entertainment, and restaurant definitions. The nightclub category will be removed from the Use Matrix:** The Use Matrix will be revised to include beer tasting and escape rooms. These uses will require the approval of a Conditional Use Permit (CUP). The amendment will also include the recently approved entertainment license as well as restaurant definitions. Nightclubs will also be removed from the Use Matrix since these uses will now be categorized under the entertainment license provisions.
9. **Revise language related to Bed and Breakfast establishments:** Currently, the OTSP does not require a minimum lot size or that the primary residence be the principle use of the site. The City of Temecula Municipal Code requires that Bed and Breakfast establishments be developed on a minimum lot size of sixty thousand square feet. The Code also requires that the primary residence be the principal use of the site. The City desires consistency between the OTSP and Municipal Code. The amendment will revise the language to ensure that bed and breakfast establishments in Old Town are fully consistent with the Municipal Code.

These amendments were heard by the Planning Commission at a regularly scheduled public meetings on October 19, 2022. The Planning Commission voted unanimously to recommend City Council approval.

ENVIRONMENTAL: In accordance with the California Environmental Quality Act (CEQA), the proposed Specific Plan amendment will not have a significant impact upon the environment based on a completed EIR Addendum (No. 2). As a result, the City Council will take action on a recommendation to adopt an EIR Addendum in compliance with CEQA Section 15164.

FISCAL IMPACT: None

ATTACHMENTS:

1. Aerial Map
2. City Council Resolution – EIR Addendum
3. Exhibit A – EIR Addendum
4. City Council Resolution – Specific Plan Amendment
5. Exhibit A – Specific Plan Amendment (Underline/Strikeout)
6. Planning Commission Resolution No. 2022-32 – EIR Addendum
7. Planning Commission Resolution No. 2022-33 – Specific Plan Amendment
8. 10/19/202 Planning Commission Staff Report
9. Notice of Public Hearing
10. Draft Notice of Determination with County Clerk