

**CITY OF TEMECULA  
AGENDA REPORT**

**TO:** City Manager/City Council

**FROM:** Matt Peters, Director of Community Development

**DATE:** February 11, 2025

**SUBJECT:** Consider Fourth Amendment to the Temecula Regional Center Specific Plan (Long Range Project No. LR23-0494)

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**PREPARED BY:** Scott Cooper, Senior Planner

**RECOMMENDATION:** That the City Council conduct a public hearing and approve a fourth amendment to the Temecula Regional Center Specific Plan (Long Range Project No. LR23-0494) and adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
TEMECULA APPROVING AMENDMENT NO. 4 TO THE  
TEMECULA REGIONAL CENTER SPECIFIC PLAN (SP 7)  
(LONG RANGE PROJECT NO. LR23-0494)

**BACKGROUND:** The Temecula Regional Center Specific Plan was approved by the City Council on October 11, 1994, by the adoption of Resolution 94-101. On July 27, 1999, the City Council adopted Amendment No. 1 to the Temecula Regional Center Specific Plan by the adoption of Ordinance No. 99-19. On January 28, 2003, the City Council adopted Amendment No. 2 to the Temecula Regional Center Specific Plan by the adoption of Ordinance 03-02. On July 22, 2008, the City Council adopted Amendment No. 3 to the Temecula Regional Center Specific Plan by the adoption of Ordinance 08-03.

On December 19, 2023, the City of Temecula initiated a Specific Plan Amendment to the Temecula Regional Center for a technical change to the document so the square footage in the Specific Plan reflects existing conditions/entitled projects.

Specific Plan Amendment

For the purposes of the analysis below the Specific Plan is comprised of two (2) Planning Areas as shown on the aerial below which includes an overlay of Planning Area 1 and Planning Area 2.



Planning Area 1 consists of Bel Village, The Commons at Temecula, Regal Edwards Theater, and other dining and retail establishments including Islands and Chick-fil-A. Planning Area 2 includes

the Promenade Temecula mall “core”, Costco, the restaurants and retail outlets along Ynez Road and Winchester Road including Phil’s BBQ, Benihana, and Karl Strauss, and Barnes & Noble.

The analysis below was performed using gross leasable area provided to staff directly from Promenade Temecula as well as research done by staff into all existing issued building permits and projects that have been entitled and vested but not yet constructed.

The Specific Plan allocates specific gross leasable area that can be constructed in the various planning areas. Beginning in November 2023 and lasting until October 2024 the City of Temecula Community Development Department performed a square footage analysis of the Specific Plan to determine the gross leasable area square footage of constructed and/or entitled (vested but not yet constructed) projects versus the allowable gross leasable area square footage within the Specific Plan. The results of the analysis show that Planning Area 1 of the Specific Plan is underbuilt by 374,900 square feet of gross leasable area and Planning Area 2 is overbuilt/entitled by 34,754 square feet of gross leasable area (shown in table below).

<b>TEMECULA REGIONAL CENTER/PROMENADE TEMECULA SQUARE FOOTAGE SUMMARY FOR PLANNING AREAS 1 &amp; 2</b>					
Planning Area 1					
Specific Plan GLA Allowed	1,055,000 GLA	GLA Built/Entitled	680,100	GLA Sq Ft Remaining	374,900 Remaining
Planning Area 2					
Specific Plan GLA Allowed	1,375,000 GLA	GLA Built/Entitled	1,409,754	GLA Sq Ft Remaining	<b>(34,754) Overbuilt</b>

Given this analysis, and given that the last entitlement in Planning Area 2 occurred in 2014 with construction completed in 2016, the revised “baseline” gross leasable square footage for the Specific Plan shall be 2,464,754 square feet for Planning Areas 1 & 2 combined, 1,055,000 square feet for Planning Area 1, and 1,409,754 square feet for Planning Area 2. Moving forward, projects within either individual planning area that propose new square footage that exceeds the revised baseline square footage shall be required to perform an environmental analysis based on the California Environmental Quality Act requirements. Any reference in the Specific Plan to 1,375,000 gross leasable area in Planning Area 2 shall be replaced with 1,409,754 gross leasable area. Any reference in the Specific Plan to 2,430,000 gross leasable area in the entire Specific Plan area shall be replaced with 2,464,754 gross leasable area.

Planning Commission Recommendation

Staff presented the project to the Planning Commission on December 18, 2024. The Planning Commission recommended that the City Council approve the Resolution and make a finding of exemption. There were no public speakers at the meeting.

**FISCAL IMPACT:** The Resolution which approves a Fourth Amendment to the Temecula Regional Center Specific Plan has no fiscal impact on the City of Temecula.

**ENVIRONMENTAL:** The proposed Resolution, which approves an amendment to the Temecula Regional Center Specific Plan, is exempt from CEQA review pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the adoption of the proposed Resolution may have a significant effect on the environment. The adoption of the proposed Resolution will establish a new baseline of gross leasable area square footage for the Specific Plan based on projects that are already constructed or entiled/vested and does not propose any new gross leasable area square footage.

**ATTACHMENTS:**

1. Aerial Map
2. Resolution – Temecula Regional Center Specific Plan Fourth Amendment
3. Exhibit A – Temecula Regional Center Specific Plan Fourth Amendment
4. Planning Commission Resolution No. 2024-25 Recommending approval of the Temecula Regional Center Specific Plan Fourth Amendment
5. Notice of Exemption
6. Notice of Public Hearing