

PC RESOLUTION NO. 2024-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING AMENDMENT NO. 4 TO THE TEMECULA REGIONAL CENTER SPECIFIC PLAN (SP 7) (PLANNING APPLICATION NO. LR 23-0494)"

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

A. The Temecula Regional Center Specific Plan (Specific Plan No. 7) was approved by the City Council on October 11, 1994 by the adoption of Resolution No. 94-101. Amendment No. 1 to the Temecula Regional Center Specific Plan (SP 7) was approved on July 27, 1999 by the adoption of Ordinance No. 99-19. Amendment No. 2 to the Temecula Regional Center Specific Plan (SP 7) was approved on January 28, 2003 by the adoption of Ordinance No. 03-02. Amendment No. 3 to the Temecula Regional Center Specific Plan (SP 7) was approved on July 22, 2008 by the adoption of Ordinance No. 08-03. The Temecula Regional Center Specific Plan as originally approved and as amended by Amendments Nos. 1-3 shall be referred to in this Resolution as the "Specific Plan".

B. On December 19, 2023, the City of Temecula processed Planning Application No. LR23-0494, a Specific Plan Amendment in a manner in accord with the City of Temecula General Plan and Development Code.

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

D. On December 18, 2024, the Planning Commission of the City of Temecula held a duly noticed public hearing on the proposed Amendment No. 4 to the Temecula Regional Center Specific Plan (SP 7) at which time all persons interested in these actions had the opportunity and did address the Planning Commission.

E. All legal preconditions to the adoption of the Resolution have occurred.

Section 2. Further Findings. Pursuant to Temecula Municipal Code Section 17.16.020, the Planning Commission, in recommending that the City Council approve Amendment No. 5 to the Specific Plan hereby finds, determines and declares that:

A. The proposed specific plan amendment is consistent with the general plan and development code.

The Temecula Regional Center Specific Plan discusses the consistency between the Specific Plan and the General Plan. Amendment No. 4 to the Specific Plan does not make any material changes to the Specific Plan that would impact the consistency

findings set forth in the Specific Plan. The findings of consistency contained in the Temecula Regional Center Specific Plan are applicable and are incorporated herein by this reference. Policy 2.5 of the General Plan Economic Development Element is to promote retail and other support activities that provide a broader selection of high-quality goods and services for residents, workers and tourists, including apparel, general merchandise, home furnishings and appliances. The Temecula Regional Center Specific Plan provides for opportunities for a broader selection of high-quality goods and services and the Fourth Amendment to the Specific Plan details the amount of gross leasable area square feet available for the goods and services. Amendment No. 4 to the Specific Plan is also consistent with the City's development code because the City will require that all new construction comply with the City's design and building standards.

B. The proposed specific plan amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the city.

Amendment No. 4 to the Specific Plan would not be detrimental to the public interest, health, safety, convenience or welfare of the City because the Specific Plan clearly defines land uses, and establishes development standards, regulations and building criteria for each land use type. The Fourth Amendment to the Specific Plan revises the amount of gross leasable area square feet within each planning area to reflect existing conditions. These square footages are based on projects that have either already been entitled or were entitled several years ago and, therefore, the public interest, health, safety convenience or welfare will not be impacted by this technical change.

C. The subject property is physically suitable for the requested land use designations and the anticipated land use developments.

The subject property is an existing regional mall and associated shopping centers all within the Specific Plan. The Amendment No. 4 to the Specific Plan does not propose any development or create any new land use designations.

D. The proposed specific plan amendment shall ensure development of desirable character which will be compatible with existing and proposed development in the surrounding neighborhood.

No development or development standards are proposed as a part of Amendment No. 4 to the Specific Plan. Future development within the Specific Plan area will adhere to the development standards of the Specific Plan which will ensure development of desirable character which will be compatible with existing and proposed development in the surrounding neighborhood.

Section 3. Environmental Findings. The Planning Commission hereby makes the following environmental findings and determinations in connection with the recommended approval of Specific Plan Amendment No. 4:

The proposed Resolution, which approves the Fourth 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.

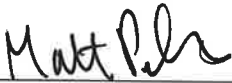
Section 4. Recommendation. The Planning Commission of the City of Temecula recommends that the City Council adopt a Resolution entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING AMENDMENT NO. 4 TO THE Temecula Regional Center SPECIFIC PLAN (SP 7) (PLANNING APPLICATION NO. LR 23-0494)" in substantially the same form as attached hereto as Exhibit A, and incorporated herein by this reference.

PASSED, APPROVED AND ADOPTED by the City of Temecula Planning Commission this 18th day of December, 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. 2024-25 was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 18th day of December, 2024, by the following vote:

AYES: 5 PLANNING COMMISSIONERS: Hagel, Ruiz, Solis, Turley-Trejo, Watts

NOES: 0 PLANNING COMMISSIONERS: None

ABSENT: 0 PLANNING COMMISSIONERS: None

ABSTAIN: 0 PLANNING COMMISSIONERS: None



Matt Peters, Secretary

RESOLUTION NO. 2025-

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. LR 23-0494)

THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Procedural Findings. The City Council does hereby find, determine and declare that:

A. The Temecula Regional Center Specific Plan (Specific Plan No. 7) was approved by the City Council on October 11, 1994 by the adoption of Resolution No. 94-101. Amendment No. 1 to the Temecula Regional Center Specific Plan (SP 7) was approved on July 27, 1999 by the adoption of Ordinance No. 99-19. Amendment No. 2 to the Temecula Regional Center Specific Plan (SP 7) was approved on January 28, 2003 by the adoption of Ordinance No. 03-02. Amendment No. 3 to the Temecula Regional Center Specific Plan (SP 7) was approved on July 22, 2008 by the adoption of Ordinance No. 08-03. The Temecula Regional Center Specific Plan as originally approved and as amended by Amendments Nos. 1-3 shall be referred to in this Resolution as the “Specific Plan”.

B. On December 19, 2023, the City of Temecula processed Long Range Project No. LR23-0494, a Specific Plan Amendment in a manner in accord with the City of Temecula General Plan and Development Code.

C. The Specific Plan provides standards and guidelines for development. Amendment No. 4 to the Specific Plan is a technical change to the document so the square footage in the Specific Plan reflects existing conditions/entitled projects.

D. On December 18, 2024 the Planning Commission of the City of Temecula held a duly noticed public hearing on the proposed Amendment No. 4 to the Temecula Regional Center Specific Plan (SP 7) at which time all persons interested in these actions had the opportunity and did address the Planning Commission.

E. At the conclusion of the Planning Commission hearing and after due consideration of the entire record before the Planning Commission hearing, and after due consideration of the testimony regarding the proposed Amendment No. 4 to the Specific Plan, the Planning Commission adopted Resolution No. 2024-25 “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. LR 23-0494)”

F. On February 11, 2025 the City Council considered the Amendment No 4 to the Specific Plan at a duly noticed public hearing which time the City staff presented its report, and all interested persons had an opportunity to and did testify either in support or in opposition to the

Project. The Council considered all the testimony and any comments received regarding the Project prior to and at the public hearing.

G. Following the public hearing, the Council adopted Resolution No. 2025-___ 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)” Resolution No. 2025-___ and the findings therein are hereby incorporated by this reference as set forth in full.

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

I. All legal preconditions to the adoption of this Resolution have occurred.

Section 2. Legislative Findings. The City Council in approving the Project, pursuant to Temecula Municipal Code Section, 17.05.010, hereby finds, determines and declares that:

A. The proposed specific plan amendment is consistent with the general plan and development code.

The Temecula Regional Center Specific Plan discusses the consistency between the Specific Plan and the General Plan. Amendment No. 4 to the Specific Plan does not make any material changes to the Specific Plan that would impact the consistency findings set forth in the Specific Plan. The findings of consistency contained in the Temecula Regional Center Specific Plan are applicable and are incorporated herein by this reference. Policy 2.5 of the General Plan Economic Development Element is to promote retail and other support activities that provide a broader selection of high-quality goods and services for residents, workers and tourists, including apparel, general merchandise, home furnishings and appliances. The Temecula Regional Center Specific Plan provides for opportunities for a broader selection of high-quality goods and services and the Fourth Amendment to the Specific Plan details the amount of gross leasable area square feet available for the goods and services. Amendment No. 4 to the Specific Plan is also consistent with the City’s development code because the City will require that all new construction comply with the City’s design and building standards.

B. The proposed specific plan amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the city.

Amendment No. 4 to the Specific Plan would not be detrimental to the public interest, health, safety, convenience or welfare of the City because the Specific Plan clearly defines land uses, and establishes development standards, regulations and building criteria for each land use type. The Fourth Amendment to the Specific Plan revises the amount of gross leasable area square feet within each planning area to reflect existing conditions. These square footages are based on projects that have either already been entitled or were entitled several years ago and, therefore, the public interest, health, safety convenience or welfare will not be impacted by this technical change.

C. The subject property is physically suitable for the requested land use designations and the anticipated land use developments.

The subject property is an existing regional mall and associated shopping centers all within the Specific Plan. The Amendment No. 4 to the Specific Plan does not propose any development or create any new land use designations.

D. The proposed specific plan amendment shall ensure development of desirable character which will be compatible with existing and proposed development in the surrounding neighborhood.

No development or development standards are proposed as a part of Amendment No. 4 to the Specific Plan. Future development within the Specific Plan area will adhere to the development standards of the Specific Plan which will ensure development of desirable character which will be compatible with existing and proposed development in the surrounding neighborhood.

Section 3. CEQA. This Resolution, which approves the Fourth 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 this Resolution may have a significant effect on the environment. The adoption of the this Resolution will establish a new baseline of gross leasable area square footage for the Specific Plan based on projects that are already constructed or entitled/vested and does not propose any new gross leasable area square footage.

Section 4. Approval of Amendment No. 4 to the Temecula Regional Center Specific Plan (SP 7). The City Council of the City of Temecula hereby approves Amendment No. 4 to the Temecula Regional Center Specific Plan (SP 7) in substantially the form attached hereto as Exhibit "A" and directs the Community Development Director to incorporate Exhibit "A" as part of the Specific Plan.

Section 5. Certification. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula this 11th day of February, 2025.

Brenden Kalfus, Mayor

ATTEST:

Randi Johl, City Clerk

[SEAL]

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

I, Randi Johl, City Clerk of the City of Temecula, do hereby certify that the foregoing Resolution No. 2025- was duly and regularly adopted by the City Council of the City of Temecula at a meeting thereof held on the 11th day of February, 2025, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Randi Johl, City Clerk