

**PC RESOLUTION NO. 2024-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA22-0037, TENTATIVE PARCEL MAP (TPM 38349) TO COMBINE TEN EXISTING LOTS INTO A SINGLE LOT 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. The Planning Commission, at a regular meeting, considered the Project and environmental review on May 15, 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.

E. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission approved Planning Application No. PA22-0037, subject to and based upon the findings set forth hereunder.

F. 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:

Tentative Parcel Map (Development Code Section 16.03.140):

A. The proposed subdivision and the design and improvements of the subdivision are consistent with the Development Code, General Plan and City of Temecula Municipal Code.

*Tentative Parcel Map No. 38349 has been designed in a manner that is consistent with and meets all development and design standards of the General Plan, the Subdivision Ordinance, the Development Code, the Municipal Code, and the Old Town Specific Plan.*

B. The Tentative Map does not propose to divide land which is subject to a contract entered into pursuant to the California Land Conservation Act of 1965.

*The subject parcel does not propose to divide land which is subject to a contract entered into pursuant to the California Land Conservation Act of 1965. The subject property has not been designated for conservation or agricultural land, and is not subject to the California Land Conservation Act of 1965.*

C. The site is physically suitable for the type and proposed density of development proposed by the Tentative Map.

*The project consists of a Tentative Parcel Map on vacant property that is suitable and designated for commercial development, which is consistent with the allowable land uses of the Old Town Specific Plan, General Plan, and Development Code. The proposed Tentative Parcel Map would combine ten existing lots into a single lot.*

D. The design of the subdivision and the proposed improvements, with Conditions of Approval are not likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

*The project consists of a Tentative Parcel Map on vacant property and does not propose any grading, construction or development. As conditioned, the project is not likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat as the project site is vacant undeveloped land.*

E. The design of the subdivision and the type of improvements are not likely to cause serious public health problems.

*The project has been reviewed and conditioned to ensure compliance with the Building, Development, and Fire Codes. These codes contain provisions to ensure projects do not cause serious public health problems. Negative impacts are not anticipated.*

F. The design of the subdivision provides for future passive or natural heating or cooling opportunities in the subdivision to the extent feasible.

*The project consists of a Tentative Parcel Map on vacant property. Any future development on the project site will be in accordance with the requirements of the California Building Code in effect at that time as it relates to heating and cooling.*

G. The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision, or the design of the alternate easements which are substantially equivalent to those previously acquired by the public will be provided.

*All required rights-of-way and easements have been provided on the Tentative Map. The City has reviewed these easements and has found no potential conflicts.*

H. The subdivision is consistent with the City's parkland dedication requirements (Quimby).

*This map is for non-residential use and will not be subject to Quimby fees.*

Section 3. Environmental Findings. The Planning Commission hereby makes the following environmental findings and determinations in connection with the approval of the Tentative Parcel Map 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. PA22-0037, a Tentative Parcel Map (No. 38349) to combine ten individual parcels into a single parcel 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 15th day of May, 2024.

---

Bob Hagel, Chair

ATTEST:

---

Luke Watson  
Secretary

[SEAL]

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

I, Luke Watson, 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 15th day of May, 2024, by the following vote:

AYES:           PLANNING COMMISSIONERS:

NOES:           PLANNING COMMISSIONERS:

ABSTAIN:       PLANNING COMMISSIONERS:

ABSENT:        PLANNING COMMISSIONERS:

---

Luke Watson  
Secretary