

PC RESOLUTION NO. 2021-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT (1) A RESOLUTION ADOPTING THE OBJECTIVE DESIGN STANDARDS FOR MULTI-FAMILY AND MIXED-USE DEVELOPMENTS AND (2) AN ORDINANCE ENTITLED “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLE 17 (ZONING) OF THE TEMECULA MUNICIPAL CODE TO REVISE MULTI-FAMILY DEFINITION AND REQUIRE THAT MULTI-FAMILY AND MIXED-USE DEVELOPMENTS COMPLY WITH OBJECTIVE DESIGN STANDARDS AND MAKE THE FINDING THAT THIS ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3) AND GOVERNMENT CODE SECTION 65852.21 (J) AND 66411.7(N) (LONG-RANGE PROJECT NO. LR18-1684)”

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

A. In 2017, the Housing Accountability Act (“HAA”) was significantly strengthened through the passage of three bills, Senate Bill (“SB”) 167, Assembly Bill (“AB”) 678 and AB 1515. These bills were part of a comprehensive group of laws enacted to address California’s housing shortage. This signaled a significant shift in the focus of the state’s housing policies from planning to production. In 2018, AB 3194 further amended and strengthened the HAA. As clarified by AB 3194, when there are inconsistencies between the General Plan and zoning regulations, the General Plan policies take precedence; and

B. On January 1, 2018, SB 35, intended to help address California’s housing shortage, went into effect, requiring a streamlined and ministerial review process for multi-family housing projects meeting specific qualifications; and

C. On January 1, 2019, AB 2162, intended to help address California’s need for supportive and emergency housing, went into effect, requiring a streamlined and ministerial review process for supportive housing meeting specific qualifications; and

D. On January 1, 2020, SB 330, intended to create certainty in the development of housing projects, went into effect, speeding up the review of these project, and created restrictions on new local regulations; and

E. On January 1, 2022, SB 9 will go into effect, that requires cities to ministerially approve, within single family residential zones, housing developments containing no more than two residential units and parcel maps for urban lot splits; and

F. With certain limitations, the above-referenced laws permit the City to impose design standards on housing projects, so long as those standards are objective and involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal. Staff developed the “Objective Design Standards for Multi-Family and Mixed-Use Developments” (referred to as “Objective Design Standards”) to establish objective design standards that will apply to any housing development project, pursuant to State law, requires ministerial approval. Staff also identified the need to amend a portion of Title 17 (Zoning) of the Temecula Municipal Code to revise the multi-family definition and to require that multi-family and mixed-use developments comply with Objective Design Standards as permitted by State law; and

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

H. The Planning Commission, at a regular meeting, considered the application and environmental review on December 1, 2021, 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; and

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

Section 2. Further Findings. The Planning Commission, in recommending approval of the Ordinance hereby makes the following additional findings as required by Section 17.01.040 (“Relationship to General Plan”) of the Temecula Municipal Code:

1. The proposed use is allowed in the land use designation in which the use is located, as shown on the land use map, or is described in the text of the General Plan.

The proposed amendments to Title 17 (Zoning) of the Temecula Municipal Code do not propose any changes to land use designations. The proposed amendments to Title 17 require that multi-family and mixed-use residential developments comply with objective design standards. These projects will still need to comply with the land use designation of the General Plan.

2. The proposed use is in conformance with the goals, policies, programs, and guidelines of the elements of the general plan.

Requiring that multi-family and mixed-use housing developments comply with objective design standards conforms with Goal 2 of the Design Element of the Temecula General Plan, which is to ensure “design excellence in site planning, architecture, landscape architecture and signs,” and Policy 2.1 to “establish and consistently apply design standards and guidelines for both residential and non-residential development,” and Policy 2.3 to “provide development standards ensuring higher quality building and site design that is well integrated with the infrastructure and circulation systems.”

3. The proposed use is to be established and maintained in a manner which is consistent with the general plan and all applicable provisions contained therein.

The adoption of objective design standards for multi-family and mixed-use housing developments will ensure quality designs for multi-family and mixed-use residential projects. Requiring that these project comply with objective design standards furthers Goal 2 of the Design Element of the Temecula General Plan which is to ensure “design excellence in site planning, architecture, landscape architecture and signs,” and with Goal 2 “design excellence in site planning, architecture, landscape architecture and signs,” and with Policy 2.1 to “establish and consistently apply design standards and guidelines for both residential and non-residential development,” and with Policy 2.3 to “provide development standards ensuring higher quality building and site design that is well integrated with the infrastructure and circulation systems.

Section 3. Environmental Compliance. In accordance with the California Environmental Quality Act, the proposed Ordinance has been deemed to be exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to Section 15061 (b) (3) because it can be seen with certainty that there is no possibility that the Ordinance will have a significant effect on the environment. The proposed Ordinance revises the multi-family definition so that it applies to any housing project with two or more units and requires that multi-family and mixed-use housing developments comply with objective design standards. The proposed Ordinance will not result in any increase in the intensity or density of any land use above what’s currently allowed. Moreover, Government Code Sections 65852.21(j) and 66411.7(n) provide that an ordinance adopted to implement SB 9 is not a project under CEQA. The Planning Commission, therefore, recommends that the City Council of the City of Temecula adopt a Notice of Exemption for the proposed ordinance.

Section 4. Recommendation. The Planning Commission hereby recommends that the City Council adopt (1) a Resolution adopting the Objective Design Standards for Multi-Family and Mixed-Use Developments and (2) an ordinance entitled “An Ordinance of the City Council of the City of Temecula Amending Title 17 (Zoning) of the Temecula Municipal Code to revise the multi-family definition and require that multi-family and mixed-use developments comply with objective design standards and make the finding that this Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) and Government Code Sections 65852.21(j) and 66411.7(n) (Long-Range Project NO. LR18-1684).”

PASSED, APPROVED AND ADOPTED by the City of Temecula Planning Commission this 1st day of December, 2021.

Gary Watts, Chairperson

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. 2021- was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 1st day of December 2021, by the following vote:

AYES: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS:

ABSTAIN: PLANNING COMMISSIONERS:

ABSENT: PLANNING COMMISSIONERS:

Luke Watson
Secretary