

**STAFF REPORT – PLANNING
CITY OF TEMECULA
PLANNING COMMISSION**

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Luke Watson, Deputy City Manager

DATE OF MEETING: September 6, 2023

PREPARED BY: Scott Cooper, Case Planner

PROJECT SUMMARY: Planning Application Number PA23-0260, a Planned Development Overlay Amendment to adjust the boundaries of three (3) existing planning areas and the creation of two (2) new sub-areas within Planning Area 1. The project does not propose any development within the Linfield Christian School Planned Development Overlay District

RECOMMENDATION: Adopt the proposed Planning Commission Resolution recommending the City Council adopt a Planned Development Overlay Amendment

CEQA: Categorically Exempt
Section 15061(b)(3)
Section 15305, Class 5, Minor Alterations in Land Use Limitations

PROJECT DATA SUMMARY

Name of Applicant: Linfield Christian School

General Plan Designation: Public Institutional (PI)

Zoning Designation: Linfield Christian School Planned Development Overlay (PDO-7)

**Existing Conditions/
Land Use:**

Site: Vacant, Linfield Christian School / Public Institutional (PI)

North: Rancho Vista Road, Single Family Residential / Low Medium Density Residential (LM)

South: Pauba Road, Single Family Residential, Paloma Elementary School / Low Medium Residential (LM), Public Institutional (PI)

East: Single Family Residential / Very Low Density Residential (VL)

West: Temecula Valley High School / Public Institutional (PI)

	<u>Existing/Proposed</u>	<u>Min/Max Allowable or Required</u>
Lot Area:	Area 1A 58.25 Acres	0.16 Acres Minimum
	Area 1C 5.43 Acres	
	Area 1D 9.39 Acres	
	Area 3A 7.36 Acres	
	Area 3B 5.81 Acres	

BACKGROUND SUMMARY

On September 16, 2003, the Linfield Christian School Planned Development Overlay (PDO-7) was approved and adopted by the City of Temecula City Council.

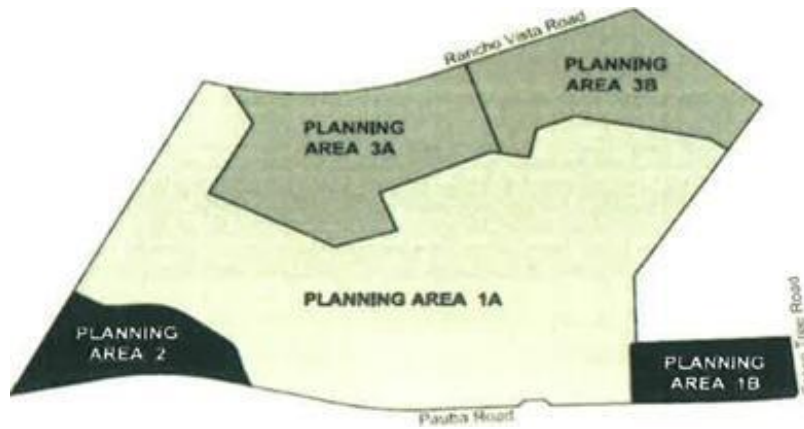
On June 23, 2023, Linfield Christian School submitted Planning Application PA23-0260, a Planned Development Overlay Amendment to adjust the boundaries of three (3) existing planning areas and the creation of two (2) new sub-areas within Planning Area 1. The project does not propose any development within the Linfield Christian School Planned Development Overlay District. The project is located on the property of Linfield Christian School north of Pauba Rd., south of Rancho Vista Rd., east of Temecula Valley High School, and west of Green Tree Rd. encompassing Assessor Parcel Numbers 955-020-012, 017, 018, and 019.

Staff has worked with the applicant to ensure that all concerns have been addressed, and the applicant concurs with the recommended Conditions of Approval.

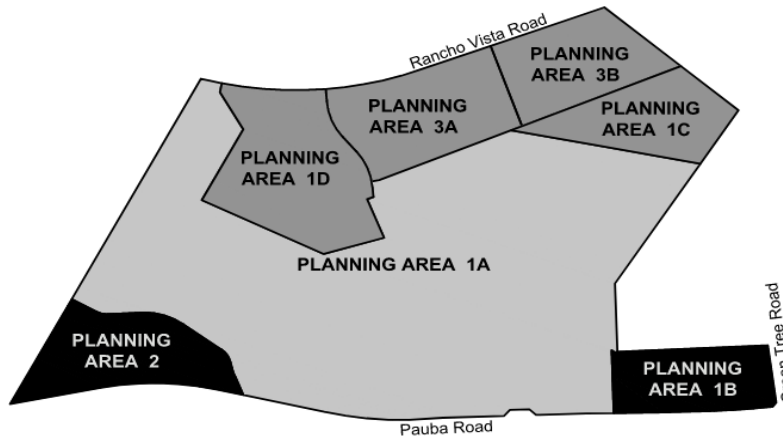
ANALYSIS

The Linfield Christian School Planned Development Overlay (PDO) contains four (4) separate parcels and five (5) separate Planning Areas (PA 1A, PA 1B, PA 2, PA 3A, and PA 3B). The proposed Planned Development Overlay Amendment (PDO-A) is an adjustment to the boundaries of three (3) of the Planning Areas (PA) and the creation of two (2) new sub-areas within Planning Area 1 (PA 1C & PA 1D). PA 1A is the existing main campus of Linfield Christian School, and PAs 3A and 3B are vacant areas within the property. The proposed amendment to PDO-7 will result in the land areas of PA 3A being reduced from 15.58 acres to 7.36 acres and PA 3B reduced from 12.42 to 5.82 acres. The 14.82 acres reduced from those PAs will create the two new sub-areas of PA 1C totaling 5.43 acres and PA 1D totaling 9.39 acres. The new sub-areas of Planning Area 1 will be retained as part of the main campus area for the school in order to meet the future educational and athletic program needs in addition to retain senior housing as a potential land use opportunity.

Existing Linfield Christian School PDO Planning Area Map



Proposed Linfield Christian School PDO Planning Area Map



The proposed amendment will create a more practicable and developable parcel configuration for PAs 3A and 3B, while providing the main Linfield Christian School campus (PA 1) with additional land area to develop athletic fields and academic programs for the students. The amendment application does not propose any physical development, nor does it propose any new land uses within the existing PDO.

No Net Loss

Government Code section 63000(b) prohibits a city from changing the zoning of parcel where housing is an allowable use to a less intensive use than what was allowed under the land use designation or zoning ordinances as in effect on January 1, 2018 unless the city concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity. Senior housing is a conditionally permitted use in Planning Area 3 and is not permitted in Planning Area 1. The proposed lot line adjustment will result in a reduction of residential capacity in Planning Area 3 by 14.82 acres. As such, two new sub-areas that total 14.82 acres are proposed to be added to Planning Area 1 that will allow for senior housing with a conditional use permit. Therefore, the

housing capacity being lost from Planning Area 3 has been added to Planning Area 1 so that there is no loss in residential capacity for senior housing in the City.

LEGAL NOTICING REQUIREMENTS

The notice of the public hearing was published in the *Press Enterprise* on August 24, 2023, and mailed to the property owners within a 600-foot radius.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act (CEQA) as there is no possibility the proposed project would have a significant impact on the environment pursuant to State CEQA Guidelines Section 15061(b)(3) and Section 15305 (Minor Alterations in Land Use Limitations) as the average slope of the property is less than 20%, the project does not propose any changes in land use or density and only involves the adjustments to the lot lines of three (3) Planning Areas and the creation of two (2) new sub-areas within Planning Area 1. The lot line adjustment will reduce Planning Area 3, which allows senior housing as a conditionally permitted use. As such, Planning Areas 1C and 1D were added to Planning Area 1 which will allow senior housing at the same density and same acreage as was removed from Planning Area 3. As such, there are no changes in land use or density as a result of the Planned Development Overlay (PDO) amendment.

A Notice of Exemption will be prepared and will be filed in accordance with CEQA and the State CEQA Guidelines.

FINDINGS

Zone Change/Planned Development Overlay Amendment

The proposed Ordinance is in conformance with the General Plan for Temecula and with all applicable requirements of State law and other Ordinances of the City;

The proposed Planned Development Overlay Amendment Ordinance conforms to the City of Temecula General Plan Land Use Element. Furthermore, the proposed Planned Development Overlay Amendment Ordinance directly responds to Goal 1 Policy LU-1.2 of the General Plan Land Use Element which is to promote the use of innovative site planning techniques that contribute to development of a variety of residential products styles and designs, including housing suitable for the community's labor force.

The proposed project is also consistent with the above General Plan Land Use Element goal and policy in that an integrated mix of residential (including school faculty labor force), commercial, recreational, public, and open space land uses are all provided for within the PDO Schedule of Permitted Uses.

- ATTACHMENTS**
1. Aerial Map
 2. PC Resolution
 3. Exhibit A - Draft City Council Ordinance
 4. Exhibit B – Planned Development Overlay Amendment
 5. Planned Development Overlay Amendment (Underline/Strikeout)
 6. Notice of Exemption
 7. Notice of Public Hearing