

RESOLUTION NO. 2022-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPTING OBJECTIVE DESIGN STANDARDS FOR MULTI-FAMILY AND MIXED-USE DEVELOPMENTS

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

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

A. In 2017, the Housing Accountability Act 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 that, pursuant to State law, requires ministerial approval or where the housing development project is subject to discretionary review, but a Specific Plan or a Planned

Development Overlay Zoning District (PDO-) does not otherwise set forth objective design standards applicable to the project; and

G. The Planning Commission, at a regular meeting, considered the Objective Design Standards attached hereto as Exhibit “A” 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.

H. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission recommended that the City Council adopt the Objective Design Standards attached hereto as Exhibit “A”.

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

Section 2. Environmental Compliance. In accordance with the California Environmental Quality Act, the adoption of the Objective Design Standards 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 adoption of the Objective Design Standards will not increase the intensity or density of any land use above what’s currently allowed. The City Council of the City of Temecula hereby adopt a Notice of Exemption for the proposed ordinance.

Section 3. The City Council hereby adopts the Temecula Objective Design Standards for Multi-Family and Mixed-Use Developments attached hereto as “Exhibit A”. The City Council further resolves that the Planning Commission may revise the Temecula Objective Design Standards for Multi-Family and Mixed-Use Developments from time to time without further review by the City Council.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula this day of , .

Maryann Edwards, 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. - was duly and regularly adopted by the City Council of the City of Temecula at a meeting thereof held on the day of , , by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:

Randi Johl, City Clerk