



Notice of Public Hearing

A PUBLIC HEARING has been scheduled before the City of Temecula
PLANNING COMMISSION to consider the matter described below:

CASE NO: LR18-1684 Objective Design Standards for Multi-Family Mixed-Use Development

APPLICANT: City of Temecula

PROPOSAL: Long Range Project No. LR18-1684, to Amend Title 17 (Zoning) of the Temecula Municipal Code, to revise multi-family definition and to establish objective design standards that will apply to any housing development project that requires ministerial approval pursuant to State law or where the housing development project is subject to discretionary review but a Specific Plan or PDO does not otherwise set forth objective design standards applicable to the project.

ENVIRONMENTAL: In accordance with the California Environmental Quality Act (“CEQA”), the proposed project has been deemed to be exempt from further environmental review as there is no possibility that the proposed Ordinance would have a significant impact on the environment pursuant to State CEQA Guidelines Section 15061(b)(3). The proposed Municipal Code Amendment are design standards which do 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. Staff is recommending that a Notice of Exemption be prepared and be filed in accordance with CEQA Guidelines.

RECOMMENDATION: Staff recommends that the Planning Commission adopt 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 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 Section 65852.21(j) and 66411.7(n) (Long-Range Project No. LR18-1684)

CASE PLANNER: Sara Toma, AICP, Associate Planner I - (951) 506-5185

PLACE OF HEARING: 41000 Main St., Temecula, CA 92590, City of Temecula, Council Chambers

DATE OF HEARING: December 1, 2021 **TIME OF HEARING:** 6:00 PM

The complete agenda packet (**including any supplemental materials**) will be available for viewing in the Main Reception area at the Temecula Civic Center (41000 Main Street, Temecula) after 4:00 p.m. the Friday before the Planning Commission Meeting. At that time, the packet may also be accessed on the City’s website – TemeculaCA.gov and will be available for public review at the respective meeting. Any writing distributed to a majority of the Commission regarding any item on the Agenda, after the posting of the Agenda, will be available for public review in the Main Reception area at the Temecula Civic Center (41000 Main Street, Temecula), 8:00 a.m. – 5:00 p.m. In addition, such material will be made available on the City’s website – TemeculaCA.gov – and will be available for public review at the meeting.

Any petition for judicial review of a decision of the Planning Commission shall be filed within time required by, and controlled by, Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. In any such action or proceeding seeking judicial review of, which attacks or seeks to set aside, or void any decision of the Planning Commission shall be limited to those issues raised at the hearing or in written correspondence delivered to the City Clerk at, or prior to, the public hearing described in this notice.

Questions? Please call the Community Development Department at (951) 694-6400.