

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

**DATE OF MEETING:** June 1, 2022

**TO:** Planning Commission Chairperson and members of the Planning Commission

**FROM:** Luke Watson, Deputy City Manager

**PREPARED BY:** Scott Cooper, Case Planner

**PROJECT SUMMARY:** Planning Application No. PA20-1371, a Development Plan for a 349 unit apartment community built on 15.1 acres located at the terminus of Date Street approximately 900 feet south of Ynez Road.

**RECOMMENDATION:** Adopt Resolutions approving the project subject to Conditions of Approval

**CEQA:** No further environmental review required  
Section 15182, Projects Pursuant to a Specific Plan  
Section 15162, Subsequent EIRs and Negative Declarations

**PROJECT DATA SUMMARY**

**Name of Applicant:** ReyLenn Properties

**General Plan Designation:** Specific Plan Implementation (SPI)

**Zoning Designation:** Harveston Specific Plan (SP-13)

**Existing Conditions/  
Land Use:**

Site: Vacant / Specific Plan Implementation (SPI)

North: Vacant Land / Specific Plan Implementation (SPI), Service Commercial (SC)

South: Interstate 15, Vacant Land / Service Commercial (SC)

East: Date Street Right of Way, Vacant Land / Service Commercial (SC), Specific Plan Implementation (SPI)

West: Interstate 15 / N/A

<u>Existing/Proposed</u>	<u>Min/Max Allowable or Required</u>
<b>Parking Provided/Required:</b> 645 Parking Spaces	645 Parking Spaces

## **BACKGROUND SUMMARY**

On December 1, 2020, the second amendment to the Harveston Specific Plan was approved by the City Council. As part of that Specific Plan Amendment a Residential Overlay area was established which allows for the development of up to 1,000 residential units on an 87.54-acre portion of Planning Area 12.

On December 2, 2020, ReyLenn Properties submitted Planning Application No. PA20-1371, a Development Plan for a 349 unit apartment community built on 15.1 acres located at the terminus of Date Street, approximately 900 feet south of Ynez Rd.

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 project is located in the Residential Overlay Area of Planning Area 12 of the Harveston Specific Plan on 15.1 acres. The project proposes a 349-unit apartment community. The proposed architecture, landscaping, and walls and fences were reviewed for conformance with the development standards and design guidelines of the Specific Plan.

The project consists of eight three-story residential buildings, and a single story clubhouse building. There are 21 studio units that range that are 573 square feet, 122 one-bedroom units that range in size from 672 square feet to 710 square feet, 170 two-bedroom units that range in size from 1,016 square feet to 1,101 square feet, 27 three-bedroom units that range in size from 1,301 square feet to 1,332 square feet, and 9 town homes that are 1,755 square feet.

The vehicular access to the project is from two separate locations along Temecula Center Drive which both allow for full ingress and egress movements. Per the Harveston Specific Plan, the project is required to provide 645 parking spaces within the community of which 385 are required to be covered. The project proposes 645 parking spaces including 385 covered spaces.

### Community Amenities

Per the Harveston Specific Plan, the residents of residential projects developed within the Residential Overlay Area will not have access to the existing private recreational center within Harveston. Each residential development within the overlay shall provide private recreation areas. The project contains a wealth of community amenity spaces that include:

- An approximately 11,245 square foot clubhouse building that includes a fitness/gym facility, arcade, pickleball court, community area, mail/parcel rooms, and a dog wash.
- Pool/spa area at the clubhouse that includes a outdoor kitchen area, fireplace, seating/dining areas, cabanas.

- Tot lot
- Separate BBQ and sitting areas
- Bike racks
- Dog park

### Architecture

The buildings are of a Spanish colonial architectural style which is an allowed style per the Harveston Specific Plan. The architectural elements of the proposed buildings include decorative vents and iron work, towers, light colored stucco with brown trim, and arches.

### Landscaping

While there is not a minimum landscape coverage percentage within the Residential Overlay the project does propose a myriad of landscaping within the landscape development zones along Date Street and Temecula Center Drive, in the recreational areas, and along the frontages of the garages to soften the massing of the buildings. Plant types used throughout the project include crape myrtle, coast live oak, Idaho locust, purple leaf plum, and red yucca.

### Growth Master Plan/Community Benefit

On March 21, 2000, the City Council adopted the Growth Management Action Plan (GMP) which is intended to serve as the City Council's policy for the study and implementation of growth management measures in the City of Temecula. The GMP applies when projects involve specific land use decisions including General Plan Amendments and Specific Plan Amendments. Consistent with the Growth Management Plan, the previously approved Specific Plan Amendment (PA18-0660) contains requirements for all future residential projects within the Residential Overlay to provide Community-wide public benefits that provide substantial added value to the entire community and citizens of Temecula commensurate with the scope of the project to fulfill the requirements of the City's GMP. The Community-wide public benefit for the project is a \$750,000.00 payment to the City of Temecula which will in turn be used by the City of Temecula for city-wide projects that benefit the residents of the City. The payment shall be made prior to the issuance of the first residential multi-family or commercial building permit for the project.

### Fiscal Impact Analysis

The City's fiscal policies requires that a Fiscal Impact Analysis (FIA) be completed for any development that proposes an increase in residential density from what is currently allowed in the General Plan. The previously approved General Plan Amendment (PA18-0659) changed the land use of the Residential Overlay from Service Commercial (SC) to Specific Plan Implementation (SPI) to allow for future residential development. However, it was unknown, at the time, the size of the residential projects that would be proposed so it was not possible to prepare an FIA without individual projects to analyze. The Harveston Specific Plan, as amended, requires that any residential projects within the Residential Overlay prepare a FIA. The Harveston Specific Plan provides that the FIA is to evaluate the recurring General Fund revenues and expenditures generated by the project by estimating the fiscal impact on the General Fund resulting from the development of the proposed project over a 20-year time period. If the FIA

determines that the increased cost to the City of providing public safety and other municipal services to the project area will substantially exceed the municipal revenue from the project ("City Services Deficit"), the project shall be conditioned to require the payment of funds to the City for negative impact on the General Fund, that is, the project shall be conditioned to pay the City the loss to General Fund revenues created by the project as determined by the FIA. The applicant prepared a FIA in compliance with this requirement. The FIA found that the project would result in a City Services Deficit. The project is being conditioned to require that the owners of the property within the Project, and their successors in interest, shall pay the City a minimum sum of One Hundred Ten Dollars (\$110.00) per Occupied Residential Property each year as mitigation for the City Services Deficit, with an increase in such payment each fiscal year in an amount of twelve point eight percent (12.8%) of the previous year's payment, as such increase may be adjusted as part of the yearly assessment or special tax levy as provided in a funding mechanism that may be approved by the City. "Occupied Residential Property" means an assessor's parcel in the Specific Plan area for building permits for residential construction have been issued as may be further defined in the City approved funding mechanism. Five years after the date of the first certificate of occupancy or final inspection is issued for a home in the Project and every five years after that, the owners of the properties may request that the City re-evaluate the yearly payments for the City Services Deficit and prepare an updated FIA to analyze the continuing impacts of the Project to the City's budget. The cost of the updated FIA shall be paid for by the owners of the properties within the Project.

The project condition provides that the Owner and its successors to the property within the Project may fulfill this recurring financial obligation to the City through a community facilities district established by the City pursuant to the Mello Roos Community Facilities District Act of 1982, Government Code Section 53311, et seq., or other appropriated financing mechanism approved by the City; provided, however, the obligation of each owner and their successors to pay the City Services Deficit payment under this Condition remains an obligation of the owner and its successors regardless of the financing mechanism used to pay it and regardless of whether there is a financing mechanism to pay it.

## **LEGAL NOTICING REQUIREMENTS**

The notice of the public hearing was published in the *Press Enterprise* on May 19, 2022 and mailed to the property owners within 600-foot radius.

## **ENVIRONMENTAL DETERMINATION**

On August 14, 2001, the City Council certified the Program Environmental Impact Report for the Harveston Specific Plan (SCH #99041033). Amendment No. 1 to the Harveston Specific Plan (SP 13) was approved on August 26, 2003, by the adoption of Resolution No. 03-110. A Subsequent Environmental Impact Report (SEIR) was prepared and certified on December 1, 2020, in connection with the second amendment to the Harveston Specific Plan that allowed for the creation of the residential overlay zone. The proposed project has been determined to be consistent with the previously adopted Harveston SEIR. Staff has determined that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15182 as the proposed residential development is in conformity with the Harveston Specific Plan, as amended. Staff has reviewed the SEIR and has determined that the proposed project does not require the preparation of a subsequent Environmental Impact Report as none of the conditions described in Section 15162

of the CEQA Guidelines (14 Cal. Code Regs. 15162) exist. Specifically, there are no substantial changes proposed by the proposed project that will require major revisions of the previous SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred with respect to the circumstances under which the proposed project are undertaken that will require major revisions of the previous SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous SEIR was adopted, showing that: (a) the proposed project will have one or more significant effects not discussed in the SEIR; (b) there are significant effects previously examined that will be substantially more severe than shown in the SEIR; (c) there are mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the proposed project, but the City declines to adopt the mitigation measure or alternative; or (d) mitigation measures or alternatives which are considerably different from those analyzed in the SEIR would substantially reduce one or more significant effects on the environment, but the City declines to adopt the mitigation measure or alternative. The application for a development plan for a 349-unit apartment community is consistent with the project that was analyzed by the SEIR. The proposed project is required to meet all requirements and mitigation contained in SEIR.

## **FINDINGS**

### Development Plan (Code Section 17.05.010.F)

The proposed use 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 project consists of the construction of a multifamily residential community. The General Plan and Harveston Specific Plan allow for a multifamily residential community at the project site. Therefore, the project is consistent with the General Plan for Temecula and the Harveston Specific Plan. The project, as conditioned, is also consistent with other applicable requirements of State law and local Ordinances, including the California Environmental Quality Act (CEQA), the Citywide Design Guidelines, and Fire and Building codes.*

The overall development of the land is designed for the protection of the public health, safety, and general welfare.

*The overall design of the project, including the site, building, parking, circulation and other associated site improvements, is consistent with, and intended to protect the health and safety of those working and living in an around the site as the project is consistent with the General Plan, City Wide Design Guidelines, Harveston Specific Plan and Development Code. The project has been reviewed for, and as conditioned, has been found to be consistent with all applicable policies, guidelines, standards and regulations intended to ensure that the development will be constructed and function in a manner consistent with the public health, safety, and welfare.*

## **ATTACHMENTS**    1. Aerial Map

2. Plan Reductions
3. PC Resolution
4. Exhibit A - Draft Conditions of Approval
5. Fiscal Impact Analysis
6. Final Subsequent Environmental Impact Report (SEIR) which can be downloaded at: <https://temeculaca.gov/362/Environmental-Review-CEQA>
7. Notice of Determination
8. Notice of Public Hearing