

**PC RESOLUTION NO. 2022-20**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING A GENERAL PLAN AMENDMENT APPLICATION TO REVISE THE GENERAL PLAN LAND USE DESIGNATION FOR THE PARCELS OF THE RENDEZVOUS PHASE II PROJECT FROM PROFESSIONAL OFFICE TO A MEDIUM DENSITY RESIDENTIAL LAND USE (APN: 944-370-001, 005, 006, 007, 010, 012, 013) (PA20-1323)”**

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

A. On November 12, 2020, Pacific West Development filed Planning Application Nos. PA20-1323, a General Plan Amendment; PA20-1324, a Planned Development Overlay Amendment; PA20-1325, a Development Plan; and PA20-1326, a Tentative Tract Map. These applications (collectively “the Project”) were filed in a manner in accord with the City of Temecula General Plan and Development Code.

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

C. A Negative Declaration (ND) was prepared for the Project in accordance with the California Environmental Quality Act and the California Environmental Quality Act Guidelines (“CEQA”). The Draft ND was prepared under staff’s direction by Environmental Science Associates (ESA). Thereafter, City staff filed a Notice of Completion with the State Clearinghouse, and circulated a Notice of Intent with the Draft ND and Appendices to the public and other interested parties, for a 30-day public review and comment period for the Draft ND commenced on May 27, 2021 and concluded on June 27, 2021. Signs were placed on the property and a notice was placed in the local paper. The City of Temecula received two (2) written comments and responded to each comment in the Final ND, which includes all timely received written comments and responses thereto. Comments were received by the Riverside County Flood Control and Water Conservation District and Temecula Valley Unified School District. The Final ND was provided to commenting agencies in compliance with State Law. The “Final ND” consists of the Draft ND and all of its appendices and the comments and responses to comments on the Draft ND. The Final ND was made available to the public and to all commenting agencies in accordance with the law.

D. On July 20, 2022 the Planning Commission of the City of Temecula held a duly noticed public hearing on the proposed Negative Declaration and proposed Project at which time all persons interested in these actions had the opportunity and did address the Planning Commission.

E. Following consideration of the entire record of information received at the public hearing, the Planning Commission adopted Resolution No. 2022-22, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING A DEVELOPMENT PLAN FOR A 134 UNIT APARTMENT COMMUNITY GENERALLY LOCATED ON THE SOUTH SIDE OF RANCHO CALIFORNIA ROAD, APPROXIMATELY 150 FEET WEST OF COSMIC DRIVE (APN'S: 944-370-001, 005, 006, 007, 010, 012, 013) (PA20-1325)". Resolution No. 2022- \_\_ is hereby incorporated by this reference as set forth in full.

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

Section 2. Further Findings. The Planning Commission, in recommending approval of the General Plan Amendment Application No. PA20-1323, consistent with Government Code section 65358, hereby finds, determines and declares that:

A. The General Plan Amendment is in the public interest.

*The current General Plan designation for the project site is a Professional Office (PO) land use as specified in the City of Temecula General Plan. The General Plan Amendment is in the public interest because it allows for high-quality residential development in an area surrounded by residential development that would help to fulfill the City's regional housing needs, including the City's Regional Housing Needs Assessment (RHNA) requirement. This General Plan amendment allows for residential use where it otherwise would not be permitted*

Section 3. Recommendation. The Planning Commission of the City of Temecula recommends that the City Council adopt a Resolution entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED 'A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING A GENERAL PLAN AMENDMENT APPLICATION TO REVISE THE GENERAL PLAN LAND USE DESIGNATION FOR THE PARCELS OF THE RENDEZVOUS PHASE II PROJECT FROM PROFESSIONAL OFFICE TO A MEDIUM DENSITY RESIDENTIAL LAND USE (APN'S: 944-370-001, 005, 006, 007, 010, 012, 013) (PA20-1323)'" in the substantially the same form attached to this Resolution as Exhibit "A", and incorporated herein by this reference.

Section 4. **PASSED, APPROVED AND ADOPTED** by the City of Temecula Planning Commission this 20th day of July, 2022.



Gary Watts, Chairman

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. 2022-20 was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 20th day of July, 2022, by the following vote:

AYES:       4   PLANNING COMMISSIONERS:   Hagel, Ruiz, Turley-Trejo, Watts

NOES:       0   PLANNING COMMISSIONERS:   None

ABSENT:     0   PLANNING COMMISSIONERS:   None

ABSTAIN:    1   PLANNING COMMISSIONERS:   Telesio



Luke Watson  
Secretary