

PC 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: 944-370-001, 005,
006, 007, 010, 012, 013) (PA20-1325)”**

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. Collectively, the Project consists of a General Plan Amendment to amend the underlying General Plan Land Use designation of the Project site from Professional Office (PO) to Medium Density Residential (M); a Planned Development Overlay Amendment for PDO-5; a Development Plan for a 134 unit apartment community built on 7.60 acres; and a Tentative Tract Map (TTM 38043) to combine eight (8) existing contiguous parcels into a single parcel.

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

D. 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.

E. 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.

F. Following consideration of the entire record before it at the public hearing and due consideration of the Project the Planning Commission adopted Resolution No. 22-22, "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)."

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

Section 2. Further Findings. The Planning Commission, in recommending approval of Development Plan application PA20-1325, pursuant to Temecula Municipal Code section 17.05.010 hereby finds, determines and declares that Development Plan application No. PA20-1325 is consistent with the General Plan for the City of Temecula and with all applicable requirements of State law and other Ordinances of the City:

A. 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;

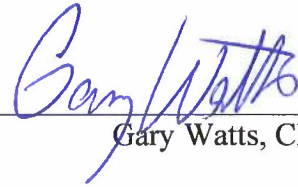
The proposed project consists of the construction of a multifamily residential community. With the approval of the General Plan Amendment and Planned Development Overlay Amendment the project site will allow for a multifamily residential community. Therefore, the project is consistent with the General Plan for Temecula and the Proposed Rendezvous Planned Development Overlay Amendment. 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.

B. 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, Proposed Rendezvous Planned Development Overlay Amendment, 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.

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 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)" in 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. 2022-22 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