

PC DRAFT RESOLUTION

PC RESOLUTION NO. 19-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA19-0556, A MODIFICATION TO A DEVELOPMENT PLAN FOR TRINITY LUTHERAN CHURCH FOR THE CONSTRUCTION OF AN APPROXIMATELY 9,530 SQUARE-FOOT PRESCHOOL BUILDING, AN APPROXIMATELY 17,340 SQUARE-FOOT FELLOWSHIP BUILDING, AND 103 NEW PARKING SPACES DEVELOPED IN TWO PHASES LOCATED AT 30470 PAUBA ROAD, AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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

A. On April 4, 2019, James Thayer filed Planning Application No. PA19-0556 a Modification in a manner in accord with the City of Temecula General Plan and Development Code.

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

C. The Planning Commission, at a regular meeting, considered the Application and environmental review on November 6, 2019, 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.

D. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission approved Planning Application No. PA19-0556, subject to and based upon the findings set forth hereunder.

E. All legal preconditions to the adoption of the Resolution have occurred.

Section 2. Further Findings. The Planning Commission, in approving the Modification to the Development Application hereby finds, determines and declares that:

Modification, Development Code Section 17.05.010.F

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 approximately 37,570 square feet of buildings which is less than what was originally approved on the project site. The General Plan allows for religious institution uses at the project site. Therefore, the project is consistent with the General Plan for Temecula. 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, 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. Environmental Findings. The Planning Commission hereby makes the following environmental findings and determinations in connection with the approval of the Modification:

On February 8, 1994 a Negative Declaration was adopted for the project that analyzed approximately 46,197 square feet of building area to be developed on the project site. The Negative Declaration analyzed the potential impacts of the project and determined that less than significant impacts would result from the project. The proposed modification to the Development Plan will allow for the construction of approximately 37,570 square feet of building area, which is 8,627 less square feet of building area that was analyzed under the Negative Declaration. As such, the environmental impacts for the project have been evaluated by the previously adopted Negative Declaration. None of the circumstances in CEQA Guidelines Section 15162 exist to require the preparation of a subsequent negative declaration. Pursuant to State CEQA Guidelines Section 15164, an Addendum to the Negative Declaration was prepared because only minor technical changes or additions are necessary or none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent negative declaration have occurred.

Section 4. Conditions. The Planning Commission of the City of Temecula approves Planning Application No. PA19-0556, a Modification to a Development Plan for Trinity Lutheran Church for the construction of an approximately 9,530 square-foot preschool building, an approximately 16,340 square-foot fellowship building, and 103 new parking spaces developed in two phases located at 30470 Pauba Road, and makes a finding of exemption under the California Environmental Quality Act (CEQA), subject to the Conditions of Approval set forth on Exhibit A, attached hereto, and incorporated herein by this reference.

PASSED, APPROVED AND ADOPTED by the City of Temecula Planning Commission
this 6th day of November , 2019.

Gary Watts, Chairperson

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. 19- was duly and regularly adopted by the Planning Commission of the
City of Temecula at a regular meeting thereof held on the 6th day of November, 2019, by the following
vote:

AYES: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS:

ABSENT: PLANNING COMMISSIONERS:

ABSTAIN: PLANNING COMMISSIONERS:

Luke Watson
Secretary