

PC RESOLUTION NO. 2020-11

**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 ADDENDUM NO. 1 TO THE
OLD TOWN SPECIFIC PLAN PROGRAM
ENVIRONMENTAL IMPACT REPORT (SCH NO.
2009071049)”**

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

A. In May 2010, the City Council of the City of Temecula approved a comprehensive amendment to the Old Town Specific Plan (“Specific Plan”). At that time, the City certified a Final Program Environmental Impact Report, State Clearinghouse No. 2009071049 (“EIR”), to comply with the requirements of the California Environmental Quality Act (“CEQA”) for approval of the Specific Plan Amendment.

B. The Specific Plan provides standards and guidelines for development. Amendment No. 9 to the Specific Plan would update and modify those standards including an update to allow four-story hotels within the Downtown Core district and to add language to the Specific Plan to clarify the intended use of a Minor Exception for building height.

C. The City has caused an Addendum No. 1 (“Addendum”) to be prepared for the Specific Plan Amendment in accordance with Section 15164 of the CEQA Guidelines because the Specific Plan Amendment does not require the preparation of a new or supplemental environmental impact report pursuant to CEQA Guidelines section 15164.

D. Addendum No. 1 to the Old Town Specific Plan Final Program Environmental Impact Report, City of Temecula, California, State Clearinghouse No. 97121030 (“Addendum No. 1”) addresses potential environmental impacts that might result from the Specific Plan Amendment.

E. An addendum need not be circulated for public review but is attached to a final EIR in accordance with CEQA Guidelines section 15164.

F. The City Council has reviewed and considered the Addendum No. 1 in conjunction with the Program EIR.

G. On May 6, 2020, the Planning Commission of the City of Temecula held a duly noticed public hearing on the proposed Addendum No. 1 to the Old Town Specific Plan Final Program Environmental Impact Report and proposed Amendment No. 9 to the Old Town Specific Plan (SP-5) at which time all persons interested in these actions had the opportunity and did address the Planning Commission.

H. The Planning Commission has reviewed the findings made in this Resolution and finds that they are based upon substantial evidence in the record of proceedings. The documents, staff reports, and other materials that constitute the record of proceedings on which this Resolution is based are on file and available for public examination on the City's website at TemeculaCA.gov.

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

Section 2. Further Findings. The Planning Commission, in recommending that the City Council approve the Application hereby finds, determines and declares that:

A. The City has reviewed the potential impacts of Amendment No. 9 to the Old Town Specific Plan (SP 5) and the potential benefits to the City of Amendment No. 9 to the Old Town Specific Plan (SP 5) and has concluded that Amendment No. 9 to the Old Town Specific Plan (SP 5) is in the best interests of the City.

B. Amendment No. 9 to the Old Town Specific Plan (SP 5) is consistent with the City's General Plan including the goals and objectives thereof and each element thereof.

Section 3. Environmental Findings. Consistent with State CEQA Guidelines Section 15164, the Planning Commission hereby makes the following environmental findings and determinations in connection with the approval of the Specific Plan Amendment:

A. Some changes or additions to the Program EIR are necessary, but none of the conditions described in State CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR have occurred.

B. There are no substantial changes proposed by the Amendments that will require major revisions of the previously certified Program EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

C. No substantial changes have occurred with respect to the circumstances under which the Amendments are undertaken that will require major revisions of the previously certified Program EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

D. 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 previously certified Program EIR was adopted, showing that: (a) the Amendments will have one or more significant effects not discussed in the Program EIR; (b) there are significant effects previously examined that will be substantially more severe than shown in the Program EIR; (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 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 Program EIR would substantially reduce one or more significant effects on the environment, but the City declines to adopt the mitigation measure or alternative.

RESOLUTION NO. 2020-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TEMECULA APPROVING ADDENDUM NO. 1 TO THE
OLD TOWN SPECIFIC PLAN PROGRAM
ENVIRONMENTAL IMPACT REPORT (SCH NO.
2009071049)**

THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Procedural Findings. The City Council does hereby find, determine and declare that:

A. In May 2010, the City Council of the City of Temecula approved a comprehensive amendment to the Old Town Specific Plan (“Specific Plan”). At that time, the City certified a Final Program Environmental Impact Report, State Clearinghouse No. 2009071049 (“EIR”), to comply with the requirements of the California Environmental Quality Act (“CEQA”) for approval of the Specific Plan Amendment.

B. The Specific Plan provides standards and guidelines for development. Amendment No. 9 to the Specific Plan would update and modify those standards including an update to allow four-story hotels within the Downtown Core district and to add language to the Specific Plan to clarify the intended use of a Minor Exception for building height.

C. Addendum No. 1 to the Old Town Specific Plan Final Program Environmental Impact Report, City of Temecula, California, State Clearinghouse No. 97121030 (“Addendum No. 1”) addresses potential environmental impacts that might result from the Specific Plan Amendment.

D. The City has caused an Addendum No. 1 (“Addendum”) to be prepared for the Specific Plan Amendment in accordance with Section 15164 of the CEQA Guidelines because the Specific Plan Amendment does not require the preparation of a new or supplemental environmental impact report pursuant to CEQA Guidelines section 15164.

E. An addendum need not be circulated for public review but is attached to a final EIR in accordance with CEQA Guidelines section 15164.

F. The City Council has reviewed and considered the Addendum No. 1 in conjunction with the Program EIR.

G. On May 6, 2020, the Planning Commission of the City of Temecula held a duly noticed public hearing on the proposed Addendum No.1 to the Old Town Specific Plan Final Program Environmental Impact Report and proposed Amendment No. 9 to the Old Town Specific Plan (SP-5) at which time all persons interested in these actions had the opportunity and did address the Planning Commission.

H. After hearing all written and oral testimony on the proposed actions and duly considering the comments received, the Planning Commission adopted Resolution No. 2020-11 recommending to the City Council that Addendum No. 1 to the Old Town Final Program Environmental Impact Report be approved. The Planning Commission also adopted Resolution No. 2020-12 recommending to the City Council that the proposed Amendment No. 9 to the Old Town Specific Plan (SP-5) be approved.

I. On May 26, 2020 the City Council of the City of Temecula held a duly noticed public hearing on the proposed Addendum No.1 to the Old Town Specific Plan Final Program Environmental Impact Report and the proposed Amendment No. 9 to the Old Town Specific Plan (SP-5) at which time all persons interested in the Project had the opportunity and did address the City Council.

J. The City Council has reviewed the findings made in this Resolution and finds that they are based upon substantial evidence that has been presented to the City Council in the record of proceedings. The documents, staff reports, and other materials that constitute the record of proceedings on which this Resolution is based are on file and available for public examination on the City's website at TemeculaCA.gov. The City Council has independently reviewed and considered the contents of Addendum No. 1 prior to deciding whether to approve the Specific Plan Amendment.

Section 2. Further Findings. Consistent with CEQA Guidelines Section 15164, the City Council finds and determines that Addendum No. 1 is the appropriate environmental document to analyze the proposed Amendment No. 9 to the Specific Plan ("Amendment") because:

A. Some changes or additions to the Program EIR are necessary, but none of the conditions described in State CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR have occurred.

B. There are no substantial changes proposed by the Amendment that will require major revisions of the previous Program EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

C. No substantial changes have occurred with respect to the circumstances under which the Amendment are undertaken that will require major revisions of the previous Program EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

D. 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 Program EIR was adopted, showing that: (a) the Amendment will have one or more significant effects not discussed in the Program EIR; (b) there are significant effects previously examined that will be substantially more severe than shown in the Program EIR; (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 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 Program EIR would substantially reduce one or more significant effects on the environment, but the City declines to adopt the mitigation measure or alternative.

Section 3. The City Council hereby adopts Addendum No. 1 which is attached hereto as Exhibit A and incorporated herein by this reference.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula this 26th day of May, 2020.

James Stewart, Mayor

ATTEST:

Randi Johl, City Clerk

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF TEMECULA)

I, Randi Johl, City Clerk of the City of Temecula, do hereby certify that the foregoing Resolution No. 2020- was duly and regularly adopted by the City Council of the City of Temecula at a meeting thereof held on the 26th day of May, 2020, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Randi Johl, City Clerk