

PC RESOLUTION NO. 2020-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA20-0345, A DEVELOPMENT PLAN FOR A 77-UNIT AFFORDABLE MULTI-FAMILY HOUSING COMMUNITY CONSISTING OF TWO RESIDENTIAL BUILDINGS, A COMMUNITY BUILDING AND TUCK-UNDER PARKING LOCATED AT 28715 LAS HACIENDAS STREET, AND MAKING A FINDING THAT THE PROJECT IS EXEMPT UNDER SECTIONS 15182 AND 15162 THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (APN'S 921-050-016 & 921-050-020)

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

A. On February 25, 2020, Community HousingWorks filed Planning Application No. PA20-0345 a Development Plan Application 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 October 7, 2020, 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. PA20-0345 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 Application hereby finds, determines and declares that:

A. That the proposed project is consistent with the objectives and applicable provisions of the Uptown Temecula Specific Plan, and the purpose of the zoning district in which the site is located.

The project meets the objectives and applicable provisions of the Uptown Temecula Specific Plan because the project meets the goal of expanding land use options (Recommendation 2; pg.1-11) and addresses Future Action i.b. which identifies high quality urban-residential housing development aligned with market forces and trends. The 2012 Keyser Marston Associates, Inc. (KMA) Jefferson Avenue Study Area Market Assessment identified residential land use as a moderately in-demand land use within the

Temecula Uptown Specific Plan. That same study also identifies a potential of up to 1,368 residential units within a ten-year period. In addition to the KMA study, the Southern California Association of Governments (SCAG) recently released the City of Temecula's Draft Regional Housing Needs Assessment (RHNA) for the 6th cycle of the City's Housing Element. That analysis concluded that there is a need for 1,355 very-low income units, 799 low income units, 777 moderate income units, and 1,252 above-moderate income units within the City limits. Residential uses are identified in the Creekside Village District as a permitted use.

B. That the proposed project is consistent with the City of Temecula General Plan.

The project is consistent with the City of Temecula General Plan because it meets Housing Element Goal 2, "Provide affordable housing for all economic segments of Temecula." Additionally, the project meets Housing Policy 3.5 (pg. H-104) which states, "Provide a variety of housing opportunities that accommodate the needs of all income levels of the population and provide opportunities to meet Temecula's fair share of extremely low-, very low-, low- and moderate income housing by promoting the City's program of density bonuses and incentives." This project is an affordable housing project that will provide 24 extremely-low income units, 8 very-low income units, and 44 low income units.

C. That the proposed project together with the conditions applicable thereto, will not be detrimental to the public health, safety, and general welfare of the community.

The project will not be a detriment to the public health, safety and welfare of the community because it has been reviewed and conditioned to ensure conformance with the Development, Building, and Fire codes. These codes contain provisions designed to ensure the protection of the public health, safety, and general welfare.

Section 3. Environmental Findings. The Planning Commission hereby makes the following environmental findings and determinations in connection with the approval of the Development Plan Application:

A. In accordance with the California Environmental Quality Act, the proposed project has been deemed to be categorically exempt from further environmental review (Section 15182, Project Pursuant to a Specific Plan and Section 15162, Subsequent EIRs and Negative Declarations);

1. Staff has determined that the proposed project is exempt from the requirements of CEQA pursuant to State CEQA Guidelines 15182 and 15162. On November 17, 2015, an Environmental Impact Report (EIR) (SCH# 2013061012) was certified in connection with the approval of the Uptown Temecula Specific Plan. The Uptown Temecula Specific Plan is divided into six planning districts, all of which allow residential uses. The Uptown Temecula Specific Plan does not contain maximum or minimum density requirements, although residential development is anticipated at a range of 20 to 60 dwelling units per acre. For planning purposes, the Uptown Temecula Specific Plan assumes a residential density of 45 dwelling units per acre

in all zoning districts. The proposed project that is the subject matter is to construct 77 units on 2.5 acres, which is under the 45 dwelling units per acre analyzed by the EIR. As such, the environmental impacts for the project have been evaluated by the previously adopted EIR for the Uptown Temecula Specific Plan, and no further environmental review is necessary. 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 Uptown Temecula Specific Plan. None of the circumstances in CEQA Guidelines Section 15162 exist to require any additional environmental review and no further documentation is necessary.

Section 4. Conditions. The Planning Commission of the City of Temecula approves Planning Application No. PA20-0345, 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 7th day of October 2020.

Lanae Turley-Trejo, 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. 2020- was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 7th day of October 2020, by the following vote:

AYES: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS:

ABSTAIN: PLANNING COMMISSIONERS:

ABSENT: PLANNING COMMISSIONERS:

Luke Watson
Secretary