

**STAFF REPORT – PLANNING
CITY OF TEMECULA
PLANNING COMMISSION**

DATE OF MEETING: October 21, 2020

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Luke Watson, Director of Community Development

PREPARED BY: Scott Cooper, Case Planner

PROJECT SUMMARY: Planning Application No. PA20-0930, the first Extension of Time for a previously approved Development Plan (PA15-1885) for an independent living, assisted living, and memory care community located at 31625 Rancho Vista Road

RECOMMENDATION: Adopt a Resolution approving the project subject to Conditions of Approval

CEQA: Exempt
Section 15162, Subsequent EIRs and Negative Declarations

PROJECT DATA SUMMARY

Name of Applicant: Generations LLC

General Plan Designation: Public Institutional (PI)

Zoning Designation: Planned Development Overlay (PDO-7)

BACKGROUND SUMMARY

On September 5, 2017 the City of Temecula City Council approved a Development Plan (PA15-1885) for an approximately 493,044 square-foot independent living, assisted living, and memory care community containing 317 units generally located at 31625 Rancho Vista Road. The application proposed the development and operation of a congregate care facility consisting of ten structures collectively known as the Generations @ Linfield Village project.

On January 11, 2018, the City of Temecula Community Development Department approved a Modification for the Generations @ Linfield Village project to modify a previously approved Development Plan (PA15-1885) by adding a construction phasing plan, removing the first floor parking garage on Building B which reduces the height of Building B from 60'-0" to 48'-6", removing the flat roof area over the pool of Building A, replacing the exterior windows of the pool area of Building A with decorative wrought iron, removing 3,400 square feet of the basement area of Building A, and grading and landscape modifications.

On August 4, 2020, Generations LLC submitted Planning Application PA20-0930, the first Extension of Time for the Generations @ Linfield project.

Staff has worked with the applicant to ensure that all concerns have been addressed, and the applicant concurs with the recommended Conditions of Approval.

ANALYSIS

Notice of Intent

The applicant has applied for the first of five (5) extensions of time that are available per the conditions of approval. A Notice of Intent was mailed to all property owners within a 600-foot radius of the project site and two (2) signs were posted on the project site for ten days prior to the pending approval date. During the ten day period staff received two emails from the public requesting a public hearing for the project stating that they had concerns regarding the development of the project including dirt and dust from the construction of the project and traffic along Rancho Vista Road. With regards to traffic, Rancho Vista Road will be widened in front of the proposed project with dedicated turn lanes added for left hand turns onto Via El Greco and right hand turns into the project traveling east on Rancho Vista Road and a dedicated left hand turn lane into the project traveling west of Rancho Vista Road. In addition, a new crosswalk and notification signage will be added at Via El Greco. Concerns with construction dirt and dust will be controlled through dust control mitigation and City inspections during the construction of the project. After contacting the concerned parties by email and/or phone the request for a public hearing was reiterated to staff and a public hearing was scheduled for the project.

Original Analysis of the Project from PA15-1885

Site Plan

The project is located in Planning Area 3A of the Linfield Christian School Planned Development Overlay (PDO-7), generally located on the south side of Rancho Vista Road, approximately 2,500 feet east of Margarita Road on an undeveloped lot. The project is for the construction of an approximately 493,044 square-foot independent living, assisted living, and memory care community containing 317 units.

The project is broken up into three buildings or building types:

Building A is the main building of the community and is approximately 356,352 square feet, including a parking garage, located along Rancho Vista Road. The building varies in number of stories from two and three stories, over a parking garage, along Rancho Vista Road to four stories over a partial parking garage in the middle and the south side of the building adjacent to the Linfield Christian School. Within Building A are 226 independent living, assisted living, and memory care units along with an approximately 9,319 square foot theater for theatrical performances, a vitality center that includes an indoor swimming pool and spa along with exercise and aerobics rooms, offices, salon, credit union, chapels, library, theater, activity and lounge areas, kitchen and dining facilities, wine cellar, and a billiards room.

Building B is an approximately 89,652 square foot four story building, including a parking garage, located on the southwest portion of the project that has 59 independent living units along with lobbies on each of the four floors.

The C Buildings are eight individual buildings that each contain four units that range in size from approximately 1,120 square feet to 1,170 square feet per unit. Each unit has its own private entry, kitchen, living area, bedroom, and garage and functions as a condominium unit.

In addition to the indoor amenities offered, the project will also provide outdoor amenities including individual private open space (balconies or patios) for all the non-memory care residential units, an 18-hole putting green golf course, raised gardens, walking paths with a pond, a rose garden, four different courtyards including a secure courtyard for the memory care residents, fountains, and open space.

The vehicular access to the project is from two driveways on Rancho Vista Road. The western driveway is the main access point to the community with a greeter booth and gates. The eastern driveway would function as the secondary access to the community as well as the primary entrance for the memory care portion of the community. In addition, there is fire access only via gates and a Knox rapid entry system in case of emergency located at the rear of the site, that will not be accessible by the residents of the community or the surrounding neighborhood. On weekdays from 7:00 a.m. to 9:00 a.m., the western driveway, or main entrance, outbound gate will be closed and traffic will be directed to the eastern driveway in order to mitigate the forecasted significant outbound left turn delay from the site during those hours. It will also help with morning traffic leaving the residential neighborhood to the north by not causing an additional turn delay. The project will be widening Rancho Vista Road along the project frontage from two lanes to four lanes along with adding in dedicated left turn lanes at the Via Del Greco intersection, one westbound into the project and one east bound onto Via Del Greco. In addition, a dedicated right-hand eastbound turn lane and a dedicated left-hand west bound turn lane will be added to the eastern driveway intersection.

The project is required to provide 193 parking spaces for the congregate care use per Table 17.24.040 of the City of Temecula Development Code. The project proposes 265 parking spaces.

Architecture

The project incorporates several architectural elements within the Spanish Revival design style throughout the community including dark exposed wood rafter tails, white stucco, courtyards and plazas, terracotta s-tile roof throughout, decorative wrought iron, decorative tile at building openings and arch ways along with decorative tile stucco niches, and curves and arches for windows and doorways. The project is also incorporating a divided light element on the majority of the windows.

Landscaping

The project, when completed, would provide 34% landscaping which exceeds the minimum 25% landscape requirement of the development code. Plant types include crape myrtle, California sycamore and live oak, western redbud, Australian willow, chitalpa, rosemary, lilac, red hot poker, and white sage.

LEGAL NOTICING REQUIREMENTS

The notice of the public hearing was published in the *U-T San Diego* on October 8, 2020 and mailed to the property owners within 600-foot radius.

ENVIRONMENTAL DETERMINATION

The Planned Development Overlay Amendment and Development Plan were approved in 2017. A Mitigated Negative Declaration (MND) was prepared and adopted on September 5, 2017 by the City Council as Resolution No. 17-64. The project applicant is seeking an extension of time for the previously approved development plan. The applicant is not proposing any revisions to the project approvals. Staff has reviewed the MND and has determined that the proposed project does not require the preparation of a Subsequent Mitigated Negative Declaration as none of the conditions described in Section 15162 of the CEQA Guidelines (14 Cal. Code Regs. 15162) exist. Specifically, there are no substantial changes proposed by the proposed project that will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred with respect to the circumstances under which the proposed project are undertaken that will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and 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 MND was adopted, showing that: (a) the proposed project will have one or more significant effects not discussed in the MND; (b) there are significant effects previously examined that will be substantially more severe than shown in the MND; (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 proposed 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 MND would substantially reduce one or more significant effects on the environment, but the City declines to adopt the mitigation measure or alternative. The proposed project meets all requirements and mitigation contained in MND.

FINDINGS

Development Plan, Development Code Section 17.05.010.F

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 is in conformance with the General Plan. The site is properly planned and zoned, and as conditioned, is physically suitable for the type of development proposed. 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.

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.

- ATTACHMENTS**
1. Aerial Map
 2. Plan Reductions
 3. PC Resolution
 4. Exhibit A - Draft Conditions of Approval
 5. Notice of Exemption
 6. Notice of Public Hearing