

RESOLUTION NO. 2020-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING AMENDMENT NO. 2 TO THE HARVESTON SPECIFIC PLAN (SP 13) (PA18-0660)

THE CITY COUNCIL OF THE CITY OF TEMECULA HEREBY FINDS,
DETERMINES AND RESOLVES AS FOLLOWS:

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

A. The Harveston Specific Plan (Specific Plan No. 13) was approved by the City Council on August 14, 2001 by the adoption of Resolution No. 01-72. On August 26, 2003, the City Council approved Amendment No. 1 to the Harveston Specific Plan (SP 13) by the adoption of Resolution No. 03-110. The Harveston Specific Plan as originally approved and as amended by Amendment No. 1 shall be referred to in this Resolution as the “Specific Plan”.

B. On May 7, 2018, Harveston-SAB LLC, a California Limited Liability Company filed two Planning Applications: No. PA18-0659, a General Plan Amendment and No. PA18-0660, a Specific Plan Amendment. These applications (collectively “Project”) were filed in a manner in accord with the City of Temecula General Plan and Development Code.

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 Subsequent Environmental Impact Report (SEIR) and Mitigation Monitoring and Reporting Program were prepared for the Project in accordance with the California Environmental Quality Act and the California Environmental Quality Act Guidelines (“CEQA”). On July 24, 2019, the City published and distributed a Notice of Preparation (NOP) to all agencies and persons that might be affected by the Project. The NOP was also distributed through the State Office of Planning and Research, State Clearinghouse (SCH # 2019070974). The NOP was circulated from July 24, 2019 through August 22, 2019 to receive comments and input from interested public agencies and private parties on issues to be addressed in the SEIR. On August 8, 2019, a scoping session was held, at which time City staff and interested persons had an opportunity to determine the extent of issues to be addressed in the SEIR for the Project. The Draft SEIR 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 Availability with the Draft SEIR and Appendices to the public and other interested parties, for a 45-day comment period between January 31, 2020 through March 16, 2020. A Notice of Availability was also posted on the project site. Copies of the documents have been available for public review and inspection at the offices of the Community Development Department, located at City Hall, 41000 Main Street, Temecula, California 92590; the Ronald H. Roberts Temecula Public Library located at 30600 Pauba Road; Temecula Grace Mellman Community Library located at 41000 County Center Drive; the Temecula Chamber of Commerce located at 26790 Ynez Court, Suite A; and the City of Temecula website. During the comment period, the City received seven (7) written comments on the Draft SEIR from various agencies, individuals, and organization. In compliance

with CEQA Guidelines Section 15088, the City prepared written responses to all comments. None of the comments presented any new significant environmental impacts or otherwise constituted significant new information requiring recirculation of the Draft SEIR pursuant to CEQA Guidelines Section 15088.5. The “Final SEIR” consists of the Draft SEIR and all of its appendices, the comments and responses to comments on the Draft SEIR, revisions to the Draft SEIR, and the Mitigation Monitoring and Reporting Program. The Final SEIR was made available to the public and to all commenting agencies in accordance with the law.

E. The Specific Plan provides standards and guidelines for development of specific land uses. Amendment No. 2 to the Specific Plan would update and modify those standards and land uses by adding a residential overlay land use with associated development and design standards along with a new architectural style.

F. On November 9, 2020 the Planning Commission of the City of Temecula held a duly noticed public hearing on the proposed Subsequent Environmental Impact Report, proposed General Plan Amendment, and proposed Amendment No. 2 to the Harveston Specific Plan (SP 13) at which time all persons interested in these actions had the opportunity and did address the Planning Commission.

G. After hearing all written and oral testimony on the proposed Project and duly considering the comments received, and following consideration of the entire record of information received at the public hearing, the Planning Commission adopted (1) Resolution No. 2020-36 recommending to the City Council that it certify the Final SEIR, (2) Resolution No. 2020-37 recommending that the City Council adopt a resolution approving a General Plan Amendment to revise the General Plan Land Use designation for the parcels within the residential overlay of Planning Area 12 of the Harveston Specific Plan from Service Commercial to a Specific Plan Implementation (SPI) land use, and (3) Resolution No. 2020-38 a resolution recommending that the City Council adopt a resolution approving Amendment No. 2 to the Harveston Specific Plan (SP 13).

H. On December 1, 2020 the City Council of the City of Temecula considered the Project and the Final SEIR for the Project, at a duly noticed public hearing at which time all interested persons had an opportunity to and did testify either in support or in opposition to this matter. The Council considered all the testimony and any comments received regarding the Project and the Final SEIR prior to and at the public hearing.

I. Following the public hearing, the Council adopted Resolution No. 2020-certifying the Subsequent Final Environmental Impact Report for the Harveston Specific Plan Amendment Project.

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

Section 2. Further Findings. Consistent with Temecula Municipal Code Section 17.16.020, the City Council, in approving Amendment No. 2 to the Harveston Specific Plan (SP 13) hereby finds, determines and declares that:

A. The proposed specific plan amendment is consistent with the general plan and development code.

The Harveston Specific Plan discusses, at length, the consistency between the Specific Plan and the General Plan. Amendment No. 2 to the Specific Plan does not make any material changes to the Specific Plan that would impact the consistency findings set forth in the Specific Plan. The findings of consistency contained in the Harveston Specific Plan are applicable and are incorporated herein by this reference. The General Plan's Land Use Element Goal 1 is to have a diverse and integrated mix of residential, commercial, industrial, recreational, public and open space land uses. The Harveston Specific Plan creates unified, cohesive neighborhoods, and commercial/mixed-use areas. In addition to these land uses, the Harveston Specific Plan provides neighborhood amenities, as well as open space and recreational facilities. Policy 1.6 of the General Plan's Land Use Element is to encourage flexible zoning techniques in appropriate locations to encourage mixed use development, achieve innovative site design, and achieve a range of transition of densities. The residential overlay designation would overlay the existing Service Commercial (SC) zone that is designated on the Project Site within the existing Specific Plan. However, the allowance to develop Service Commercial (SC) will remain, as future developers will have the flexibility to develop commercial and/or residential uses within the Project Site. Amendment No. 2 to the Specific Plan is also consistent with the City's development code because the City will require that all new construction comply with the City's design and building standards.

B. The proposed specific plan amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the city.

Amendment No. 2 to the Specific Plan would not be detrimental to the public interest, health, safety, convenience or welfare of the City because the Specific Plan clearly defines land uses, and establishes development standards, regulations and building criteria for each land use type. The proposed residential overlay and architectural style provides an additional land use option for development but does not add any additional acreage or lots to the previously approved Specific Plan.

C. The subject property is physically suitable for the requested land use designations and the anticipated land use developments.

The subject property area has been previously mass graded and additional acreage or area is not proposed as part of Amendment No. 2 to the Specific Plan. The proposed residential overlay is located adjacent to existing residential development and a public community sports park accessible to future residents and near an area that contains commercial, retail, and restaurant uses. Therefore, the property is physically suitable for development under either the proposed residential overlay or the existing service commercial land use developments.

D. The proposed specific plan amendment shall ensure development of desirable character which will be compatible with existing and proposed development in the surrounding neighborhood.

Amendment No. 2 to the Specific Plan shall ensure development of desirable character which will be compatible with existing and proposed development in the surrounding neighborhood. With the proposed residential overlay and architectural style the Specific Plan will provide development standards which will be compatible with the existing surrounding development and already built Harveston community as the residential overlay is located directly adjacent to the existing Harveston community which contains single family, multi-family, commercial, and mixed use development.

Section 3. Approval of Amendment No. 2 to the Harveston Specific Plan (SP 13). The City Council of the City of Temecula hereby approves that certain Amendment No. 2 to the Harveston Specific Plan (SP 13) in substantially the form attached hereto as Exhibit “A”.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula this 1st day of December, 2020.

Mary Ann Edwards, Mayor Pro Tempore

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 1st day of December, 2020 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Randi Johl, City Clerk