

PC RESOLUTION NO. 2021-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA20-0724, A MODIFICATION APPLICATION TO MODIFY AN EXISTING BUILDING AND APPROVE A CONDITIONAL USE PERMIT FOR A WIRELESS TELECOMMUNICATION FACILITY TO ACCOMMODATE NEW WIRELESS EQUIPMENT AND INCREASE THE HEIGHT OF THE EXISTING BUILDING LOCATED AT 41258 MARGARITA ROAD AND MAKING A FINDING OF EXEMPTION UNDER SECTIONS 15301 AND 15303 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES

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

A. On July 28, 2020, Jared Hermelin, on behalf of AT&T Wireless filed Planning Application No. PA20-0724, a Modification to a Development Plan, 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 January 20, 2021, 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's Hearing and after due consideration of the testimony, the Planning Commission approved Planning Application No. PA20-0724 subject to Conditions of Approval, after finding that the project proposed in Planning Application No. PA20-0724 conformed to the City of Temecula's General Plan and Development Code.

Section 2. Further Findings. The Planning Commission, in approving Planning Application No. PA20-0724 hereby makes the following findings as required by Section 17.05.030.E (Modifications) of the Temecula Municipal Code:

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.

As conditioned, the proposed Modification to the Development Plan and CUP is consistent with the General Plan policies for the Professional Office (PO) land use designation. Specifically, Policy 9.3 of the Public Facilities element of the General Plan states, "Encourage installation of new technological infrastructure throughout the City including broad band, fiber optics, wireless and other developing technologies". The proposed project will be architecturally integrated with private funds and be consistent with the Citywide Design Guidelines. The site is properly planned and zoned and is

physically suitable for the proposed modifications. The project is also consistent with other applicable requirements of State law and local ordinances, including the California Environmental Quality Act (CEQA), the City Wide 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.

As conditioned, the project will meet all requirements of the Development Code, General Plan, and Building and Fire Codes, which provide safeguards for the health, safety and general welfare of the community. The overall design of the site, building, landscaping, parking and other associated site improvements, is consistent with, and intended to protect the health and safety of those working in and around the site. The project has been reviewed for and 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 protection of 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 Major Modification application:

A. In accordance with the California Environmental Quality Act, the proposed project has been deemed to be categorically exempt from further environmental review per Section 15301, Class 1 (Existing Facilities) for the building modification and exempt for the wireless facility upgrades under 15303, Class 3 (Conversion of Small Structures).

The proposed Modification Application to modify an existing building and Conditional Use Permit for a wireless telecommunication facility to accommodate new wireless equipment and increase the height of the existing building by 16 feet involves a negligible expansion of the existing and expected uses. These are considered minor alterations to an existing building and, therefore, are exempt from further environmental review pursuant to CEQA Guidelines Section 15301. In addition, the construction of additional wireless telecommunication facilities and a new 15'x21' equipment enclosure involves the construction of small structures and/or conversion of existing small structures and is therefore exempt from environmental review pursuant to CEQA Guidelines Section 15303.

Section 4. Conditions. The Planning Commission of the City of Temecula hereby approves Planning Application No. PA20-0724, a Modification Application to modify an existing building and approve a Conditional Use Permit for a wireless telecommunication facility to accommodate new wireless equipment and increase the height of the existing building located at 41258 Margarita Road, 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 20th day of January, 2021.

Ron Guerriero, 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. 2021- was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 20th day of January, 2021, by the following vote:

AYES: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS:

ABTAIN: PLANNING COMMISSIONERS:

ABSENT: PLANNING COMMISSIONERS:

Luke Watson,
Secretary