

ORDINANCE NO. 2023-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING A PLANNED DEVELOPMENT OVERLAY AMENDMENT TO THE LINFIELD CHRISTIAN SCHOOL PLANNED DEVELOPMENT OVERLAY (PDO-7) GENERALLY LOCATED NORTH OF PAUBA RD., SOUTH OF RANCHO VISTA RD., EAST OF TEMECULA VALLEY HIGH SCHOOL, AND WEST OF GREEN TREE RD., AND MAKE A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN: 955-020-012, 017, 018, AND 019) (PA23-0260)

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

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

A. The Linfield Christian School Planned Development Overlay was approved by the City Council on September 16, 2003 by the adoption of Ordinance No. 03-09. The Linfield Christian School Planned Development Overlay as approved shall be referred to in this Ordinance as the "PDO".

B. On June 23, 2023, Linfield Christian School filed Planning Application No. PA23-0260, a Planned Development Overlay Amendment in a manner in accord with the City of Temecula General Plan and Development Code.

C. This application was filed in a manner in accord with the City of Temecula General Plan and Development Code.

D. On September 6, 2023 the Planning Commission of the City of Temecula held a duly noticed public hearing on the proposed Project at which time all persons interested in these actions had the opportunity and did address the Planning Commission.

E. Following consideration of the entire record of information received at the public hearings and due consideration of the proposed Project, the Planning Commission adopted Resolution No. 2023-15, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ENTITLED "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING A PLANNED DEVELOPMENT OVERLAY AMENDMENT TO THE LINFIELD CHRISTIAN SCHOOL PLANNED DEVELOPMENT OVERLAY (PDO-7) GENERALLY LOCATED NORTH OF PAUBA RD., SOUTH OF RANCHO VISTA RD., EAST OF TEMECULA VALLEY HIGH SCHOOL, AND WEST OF GREEN TREE RD., AND MAKE A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN: 955-020-012, 017, 018, AND 019) (PA23-0260)"

F. On October 24, 2023, the City Council considered the Project at a duly noticed public hearing which time the City staff presented its report, and all interested persons had an opportunity to and did testify either in support or in opposition to the Project.

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

Section 2. Legislative Findings. The City Council in approving the Planned Development Overlay/Zone Change hereby makes the following findings:

A. The proposed Ordinance 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 Planned Development Overlay Amendment Ordinance conforms to the City of Temecula General Plan Land Use Element. Furthermore, the proposed Zone Planned Development Overlay Amendment Ordinance directly responds to Goal 1 Policy LU-1.1 and LU-1.2 of the General Plan Land Use Element which is to promote the use of innovative site planning techniques that contribute to development of a variety of residential products styles and designs, including housing suitable for the community's labor force.

The proposed project is also consistent with the above General Plan Land Use Element goal and policy in that an integrated mix of residential (including school faculty labor force), commercial, recreational, public, and open space land uses are all provided for within the PDO Schedule of Permitted Uses.

B. The adoption of the Ordinance will not result in a loss of residential capacity in the City.

Government Code section 63000(b) prohibits a city from changing the zoning of parcel where housing is an allowable use to a less intensive use than what was allowed under the land use designation or zoning ordinances as in effect on January 1, 2018 unless the city concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity. Senior housing is a conditionally permitted use in Planning Area 3 and is not permitted in Planning Area 1. The proposed lot line adjustment will result in a reduction of residential capacity in Planning Area 3 by 14.82 acres. As such, two new sub-areas that total 14.82 acres are proposed to be added to Planning Area 1 that will allow for senior housing with a conditional use permit. Therefore, the housing capacity being lost from Planning Area 3 has been added to Planning Area 1 so that there is no loss in residential capacity for senior housing in the City.

Section 3. CEQA. This Ordinance, which approves an amendment to the Planned Development Overlay, is exempt from CEQA review pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the adoption of the Ordinance may have a significant effect on the environment and Section 15305 (Minor Alterations in Land Use Limitations) as the average slope of the property is less than 20%, the project does not propose any changes in land use or density and only involves the adjustments to

the lot lines of three (3) Planning Areas and the creation of two (2) new sub-areas within Planning Area 1. The lot line adjustment will reduce Planning Area 3, which allows senior housing as a conditionally permitted use. As such, Planning Areas 1C and 1D were added to Planning Area 1 which will allow senior housing at the same density and same acreage as was removed from Planning Area 3. As such, there are no changes in land use or density as a result of the PDO amendment.

Section 4. Zoning Code Amendment. The City Council hereby amends Chapter 17.22 (PLANNED DEVELOPMENT OVERLAY ZONING DISTRICT (PDO-7)) of Title 17 (Zoning) of the Temecula Municipal Code by amending Article VIII, entitled “Linfield Christian School Planned Development Overlay District 7” to read as provided in Exhibit A, attached to this Ordinance and incorporated herein as thought set forth in full.

Section 5. Severability. If any portion, provision, section, paragraph, sentence, or word of this Ordinance is rendered or declared to be invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining portions, provisions, sections, paragraphs, sentences, and words of this Ordinance shall remain in full force and effect and shall be interpreted by the court so as to give effect to such remaining portions of the Ordinance.

Section 6. Effective Date. This Ordinance shall take effect thirty (30) days after its adoption.

Section 7. Notice of Adoption. The City Clerk shall certify to the adoption of this Ordinance and cause it to be published in the manner required by law.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula this 14th day of November, 2023.



Zak Schwank, Mayor

ATTEST:



Randi Johl, City Clerk

[SEAL]

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

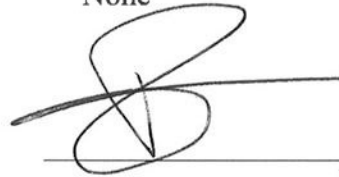
I, Randi Johl, City Clerk of the City of Temecula, do hereby certify that the foregoing Ordinance No. 2023-09 was duly introduced and placed upon its first reading at a meeting of the City Council of the City of Temecula on the 24th day of October, 2023, and that thereafter, said Ordinance was duly adopted by the City Council of the City of Temecula at a meeting thereof held on the 14th day of November, 2023 by the following vote:

AYES: 4 COUNCIL MEMBERS: Alexander, Brown, Schwank, Stewart

NOES: 0 COUNCIL MEMBERS: None

ABSTAIN: 1 COUNCIL MEMBERS: Kalfus

ABSENT: 0 COUNCIL MEMBERS: None



Randi Johl, City Clerk

EXHIBIT A

Temecula Municipal Code						
Up	Previous	Next	Main	Collapse	Search	Print
Title 17 ZONING						
Chapter 17.22 PLANNED DEVELOPMENT OVERLAY ZONING DISTRICT (PDO-)						

Article VIII. Linfield Christian School Planned Development Overlay District-7

17.22.180 Title.

Sections 17.22.180 through 17.22.188 shall be known as “PDO-7” (Linfield Christian School planned development overlay district). (Ord. 17-07 § 3; Ord. 03-09 § 3)

17.22.181 Purpose and intent.

The Linfield Christian School planned development overlay district (PDO-7) is intended to create a unique mixed-use area within the city, blending educational, recreational, institutional and residential facilities in a comprehensive master plan that builds upon the existing campus development. PDO-7 allows for the introduction of compatible housing opportunities within the conventional zoning district and serves to implement the objectives of the land use and housing elements of the general plan. Supplemental development standards have been provided to recognize the transition between the existing campus facilities and the new development areas, to promote compatibility with the surrounding land uses, and to insure the long-term design quality of the Linfield Christian School PDO district. (Ord. 17-07 § 3; Ord. 03-09 § 3)

17.22.184 Relationship with the development code and citywide design guidelines.

- A. The list of permitted, conditionally permitted, and prohibited uses for the Linfield Christian School planned development overlay district is contained in Table 17.22.186B.
- B. Except as modified by the provisions of Section 17.22.188, the following rules and regulations shall apply to all planning applications in this area.
 1. Where this PDO is silent, the development standards of the public institutional (PI) district in the development code shall apply (Chapter 17.12).
 2. The development standards in the development code that would apply to the medium density residential district, and are in effect at the time an application is deemed complete, for any proposed residential housing to be located in planning area 2 of PDO-7. The maximum number of residences to be developed in Planning Area 2 is twenty-six.
 3. The master plan and design guidelines approved as a part of the Linfield Christian School Master Plan shall apply to Planning Areas 1A, 1B, 1C and 1D of this PDO. Development proposals within Planning Areas 2 and 3A and 3B shall comply with the city of Temecula Citywide Design Guidelines.
 4. Senior housing, assisted living, congregate care housing, skilled nursing or memory care facilities shall be permitted pursuant to the standards within Section 17.10.020 of the Temecula Development Code, except as modified by the requirements of Section 17.22.188 of this article.

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(Ord. 17-07 § 3; Ord. 03-09 § 3)

17.22.186 Use regulations.

The list of permitted land uses for the Linfield Christian School planned development overlay district is contained in Table 17.22.186B. PDO-7 contains three different planning areas as shown in Exhibit 17.22.186A. The three planning areas are identified as follows:

- ▶ Planning Area 1: Educational/Institutional: identified as (EI) in Table 17.22.186B. Planning Area 1 is further separated into four subareas:

Planning Area 1A (58.25 gross acres) is the main Linfield Christian School Campus, and

Planning Area 1B (5.82 gross acres) is the existing elementary school campus.

Planning Area 1C (5.43 gross acres) is a portion of the northern campus that may include Senior Housing

Planning Area 1D (9.39 gross acres) is a portion of the northern campus that may include Senior Housing

- ▶ Planning Area 2 (7.58 gross acres): Educational/Residential: identified as (ER) in Table 17.22.186B; and
- ▶ Planning Area 3: Public/Institutional: identified as (PI) in Table 17.22.186B. Planning Area 3 is further separated into two subareas:
 - Planning Area 3A (7.36 gross acres); and
 - Planning Area 3B (5.82 gross acres).

EXHIBIT 17.22.186A

Linfield Christian School Planning Area Map

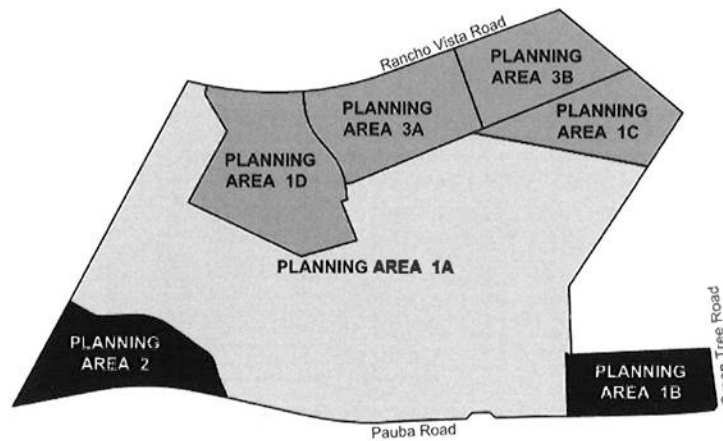


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Where indicated with the letter “P” the use shall be a permitted use. A letter “C” indicates the use shall be conditionally permitted, subject to the approval of a conditional use permit. Where indicated with a “-,” the use is prohibited within the planning area.

Table 17.22.186B			
Schedule of Permitted Uses			
Linfield Christian School Planned Development Overlay District-7 Description of Use Area			
Description of Use	Area 1A, 1B, 1C & 1D (EI)	Area 2 (ER)	Area 3A & 3B (PI)
A			
Art gallery	P	P	P
Auditorium	P	C	C
B (Reserved)			
C			
Christmas tree lots	P	P	P
Churches, temples, religious institutions	C	C	C
Communications and microwave installations*			
Community health clinics	-	-	C
Community center	P	C	P
Conference center	P	P	P
Congregate care housing (including support services)	C	C	P
Congregate living health facility	C	C	C
Construction trailer (temporary)	P	P	P
Convalescent homes	C	P	P
D			
Day care center	P	P	P
Day care health center	P	-	P
E			
Educational institution	C	C	C
F			
Food services (for campus and special events)	P	P	P
G			
Garages, public parking	C	-	P
Golf courses	C	-	P
Golf college or sports training facility	C	-	P
Government offices	P	-	P
Government services	P	-	P
Group home	-	-	-
H			
Helipad or heliport	C	-	C
Hospital	C	-	C
I—K (Reserved)			
L			
Library	P	P	P
M			
Maintenance facility (accessory to primary use only)	P	C	P
Modular classrooms (used as interim classroom space)	P	-	P
Museum	P	P	P
N—O (Reserved)			
P			
Parks and recreation	P	P	P

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Table 17.22.186B Schedule of Permitted Uses Linfield Christian School Planned Development Overlay District-7 Description of Use Area			
Description of Use	Area 1A, 1B, 1C & 1D (EI)	Area 2 (ER)	Area 3A & 3B (PI)
Performing arts, theaters and places of public assembly	P	–	C
Police/sheriff station	P	–	P
Post office	–	–	P
Public utilities	C	C	C
Q (Reserved)			
R			
Radio and broadcasting studios	P	–	P
Recording studios	P	–	P
Religious facilities	C	C	C
Residential—single-family detached, school superintendent or dean’s home, caretaker home, (accessory to private school use only)	P	P	P
Residential—single-family attached or duplex housing for school faculty	–	P	–
Residential—multiple-family housing for school faculty	–	P	–
Residential—senior housing	C**	C	C
Residential—student dorms	C	C	C
S			
Schools, trade or vocational	C	C	C
Skilled nursing facility	C	C	C
Sports and recreation facilities	P	P	P
T			
Trade or vocational schools	C	C	C
U			
Utility offices and service yards	C	C	C
V—Z (Reserved)			
Notes:			
*Subject to Chapter 17.40 of the Temecula Municipal Code.			
** Senior Housing is conditionally permitted in PA 1C and 1D of Planning Area 1. Senior Housing is not permitted in PA 1A and PA 1B.			

<p>Legend:</p> <p>P = Permitted by right in the district</p> <p>C = Permitted by Conditional Use Permit in the district</p> <p>– = Use is prohibited in the district</p> <p>(EI) = Educational/Institutional: Planning Areas 1A,1B, 1C and 1D</p> <p>(ER) = Educational/Residential: Planning Area 2</p> <p>(PI) = Public/Institutional: Planning Areas 3A and 3B</p>
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17.22.188 Supplemental development standards.

Permitted and conditionally permitted uses within PDO-7 shall comply with the development standards of the underlying public/institutional zoning district except as modified or augmented by the standards contained in this section.

A. General.

1. All new development occurring within Planning Areas 1A, 1B, 1C and 1D shall be in substantial conformance with the Linfield Christian School master plan, provided that modifications of up to twenty percent of the estimated square footage of the individual or combined structures may be approved by the planning director. Minor modifications to the site location or number of new facilities may also be approved by the planning director. Major modifications to the overall scale, intensity or intended land uses within the planning areas shall be referred to the planning commission for approval.
2. All new development within Planning Areas 1A, 1B, 1C and 1D deemed to be in compliance with the Linfield master plan and design guidelines shall be subject to the administrative review process, pursuant to Section 17.05.020 of the Temecula Development Code.
3. Development proposals for faculty housing units within Planning Area 2 of PDO-7 shall be subject to the development standards of the medium density residential (M) zoning district, and will require review and approval of a development plan by the planning commission. The maximum number of residences to be developed in Planning Area 2 is twenty-six.
4. Development proposals for senior housing, assisted living, congregate care housing, skilled nursing or memory care facilities shall be permitted up to a maximum density of twenty-four units per acre within Planning Area 3A and adhere to the following minimum requirements:
 - a. The net livable floor area square footage for senior housing units shall be as required in Section 17.10.020 except that assisted living units shall be a minimum of three hundred fifty square feet for studio/efficiency units; and memory care units shall be a minimum of two hundred fifty square feet for private units and three hundred fifty square feet for shared units.
 - b. Senior housing for independent living and assisted living shall provide a minimum of sixty-eight square feet of private open space per unit, excluding units dedicated as guest units for visiting family members or other non-residents, and may be comprised of private outdoor patios, decks, porches, balconies, and yards. The combined common area and private open space shall be a minimum of two hundred square feet per unit and may include plazas, courtyards, gardens, recreational areas, putting greens, decks and patios.
 - c. Single-story attached senior housing units shall provide a minimum of one hundred fifty square feet per unit of private open space which may be comprised of porches, patios, yards, and courtyards within the front and rear yard areas of the units.
 - d. Memory care facilities shall provide a minimum of seventy-five square feet per unit of common area outdoor space.

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5. There is no maximum lot coverage or floor area requirement for development projects within PDO-7, provided that the respective development standards for the use are met.

B. Setbacks.

1. Landscape setbacks along the Pauba Road and Rancho Vista Road street frontages shall be an average of twenty feet, except for Planning Area 1B which shall be a minimum of five feet, due to the presence of the existing elementary school parking lot. The overall average front setback along either roadway shall be no less than twenty feet.
2. Sidewalks, pedestrian paths, paving, driveways and wrought iron or chain link fencing are permitted to be located within the landscaped setback area.

C. Building Height.

1. Structures within Planning Area 1 shall not exceed two stories, or forty-five feet in height. Architectural projections such as mansards, towers and other design elements shall be permitted to extend an additional ten feet above the height of the building. Structures designed as split-level in order to accommodate the existing site grades are permitted up to a height of sixty feet as measured from the lowest grade. Any structures over forty-five feet in height shall be located a minimum of one hundred feet from the nearest exterior property line, and a minimum of two hundred fifty feet from the property line of any single-family residential structure.
2. Single-family residential and multi-family residential structures (with the exception of senior housing developments) shall not exceed two stories, or a maximum of thirty feet in height.
3. Multi-family senior housing, assisted living, congregate care housing, and convalescent housing structures within Planning Area 3A shall not exceed four stories, (excluding parking level) or sixty-five feet in height above the lowest grade, except that elevator shafts and stairwells may extend above the roof height. Any portion of a structure over forty-five feet in height shall be set back a minimum of one hundred and thirty feet from the property line of any single-family residential structure.

D. Parking.

1. Parking requirements for assembly facilities within Planning Area 1 shall be considered as shared parking in conjunction with the standard spaces required under the development code for school parking. This determination applies to those assembly or special event facilities primarily used by the student population and faculty during the school day, or those facilities conducting events after school or in the evening hours when regular school parking is available.
2. In order to provide sufficient on-site parking in the case of a special event on campus, and to prevent potential overflow parking on surrounding public streets, temporary, special event parking may be provided on designated outdoor play courts in Planning Area 1. Such temporary parking areas shall be clearly identified, and cease operation at the conclusion of the special event.

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E. Landscaping and Fencing.

1. Landscaping within parking lot areas shall be consistent with Section 17.24.050(H) of the Temecula Development Code, with the following exceptions:
 - a. Landscaped planters shall not be required within the interior of parking lots except for at the ends of each row of parking spaces, due to the need to insure clear visibility in parking areas for campus security purposes.
 - b. Required trees within the parking lot area shall be limited to the islands at the end of the parking rows, and within the landscaped areas at the perimeter of the parking lot. Trees shall be minimum fifteen-gallon containers, and may be spaced in a linear fashion around the perimeter or clustered. Trees shall be provided at a ratio of one tree for every four required parking spaces. Due to the extensive amount of existing mature trees within the district, and the internal nature of the parking lots within the landscaped setting, existing trees immediately adjacent to parking lots shall be included in the required count of parking lot trees.
 - c. Parking lot landscaping standards shall only apply to new or substantially redeveloped parking lot areas within the district.
 - d. Fencing for school facilities and outdoor recreation areas shall be exempt from the fence height requirements of Section 17.12.050 of the public/institutional district of the Temecula Development Code. Acceptable fencing materials include finished wrought iron or tubular steel, chain link, vinyl and decorative masonry.

(Ord. 17-07 § 3; Ord. 03-09 § 3)

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