

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the office of the City Clerk (951) 694-6444. Notification 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to that meeting [28 CFR 35.102.35.104 ADA Title II].

AGENDA

**TEMECULA PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
MAY 21, 2025 - 6:00 PM**

CALL TO ORDER: Chair Lanae Turley-Trejo

FLAG SALUTE: Commissioner Fernando Solis

ROLL CALL: Hagel, Solis, Turley-Trejo, Watson, Watts

PUBLIC COMMENT

A total of 30 minutes is provided for members of the public to address the Commission on matters not listed on the agenda. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Commission Secretary. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to PlanningCommission@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and all will be enacted by one vote. There will be no discussion of these items unless members of the Commission request specific items be removed from the Consent Calendar for separate action. A total of 30 minutes is provided for members of the public to address the Commission on items that appear on the Consent Calendar. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Commission Secretary. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to 6:00 p.m. and submitted to PlanningCommission@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

1. Approve Action Minutes of May 7, 2025

Recommendation: That the Commission approve the action minutes of May 7, 2025.

Attachments: [Action Minutes](#)

BUSINESS

Members of the public may address the Commission on Business items that appear on the agenda. Each speaker is limited to 5 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Commission Secretary. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to PlanningCommission@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

2. General Plan Consistency Review of the Proposed Draft Fiscal Years 2026-2030 Capital Improvement Program Budget Sheets (Long Range Project No. LR25-0112), Katie Garcia

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA MAKING A FINDING OF CONSISTENCY WITH THE GENERAL PLAN FOR THE PROPOSED DRAFT FISCAL YEARS 2026-2030 CAPITAL IMPROVEMENT PROGRAM (CIP) BUDGET SHEETS AND MAKE A FINDING OF EXEMPTION UNDER SECTIONS 15378(B)(4), 15061(B)(3), AND 15262 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (LONG RANGE PLANNING PROJECT NO. LR25-0112)

Attachments:

[Agenda Report](#)

[PC Resolution](#)

[Draft FY2026-30 CIP Expenditure Summary.pdf](#)

PUBLIC HEARING

Any person may submit written comments to the Commission before a public hearing or may appear and be heard in support of or in opposition to the approval of the project(s) at the time of the hearing. If you challenge any of the project(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the Commission Secretary at, or prior to, the public hearing. For public hearings each speaker is limited to 5 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Commission Secretary or by submitting an email to be included into the record. Email comments must be submitted to PlanningCommission@temeculaca.gov. Email comments on all matters, including those not on the agenda, must be received prior to the time the item is called for public comments. Any person dissatisfied with a decision of the Commission may file an appeal of the Commission's decision. Said appeal must be filed within 15 calendar days after service of written notice of the decision. The appeal must be filed on the appropriate Community Development Department form and be accompanied by the appropriate filing fee. All public participation is governed by the Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

3. Long Range Planning Project Number LR23-0490, an amendment to the existing Objective Design Standards, Eric Jones

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA ADOPTING UPDATED OBJECTIVE DESIGN STANDARDS (ODS) FOR MULTI-FAMILY AND MIXED-USE DEVELOPMENT AND MAKE A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15061 (B)(3) (LONG RANGE PLANNING PROJECT NO. LR23-0490)

Attachments:

[Agenda Report](#)

[PC Resolution](#)

[Exhibit A - Objective Design Standards](#)

[Notice of Public Hearing](#)

[Notice of Exemption](#)

4. Planning Application No. PA25-0016, a Third Amendment to the Development Agreement by and between the City of Temecula and Lennar Homes, Inc., a California Corporation and Winchester Hills I LLC, a California Limited Liability Company to rescind the First Amendment to the Development Agreement and reinstate the original term of the Development Agreement for the Winchester Property located within portions of Planning Area 12 of the Harveston Specific Plan, Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-

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 THE THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF TEMECULA AND LENNAR HOMES, INC., A CALIFORNIA CORPORATION AND WINCHESTER HILLS I LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND MAKE A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (PLANNING APPLICATION NO. PA25-0016)”

Attachments: [Agenda Report](#)
[Aerial Map](#)
[PC Resolution](#)
[Exhibit A - Draft City Council Ordinance](#)
[Exhibit A – Third Amendment to the Development Agreement](#)
[Notice of Public Hearing](#)

5. (Continued from May 7, 2025 Planning Commission meeting) Planning Application No. PA24-0363, a Development Plan for the Altair Private Recreation Center and Village C1 Park. The recreation center contains an approximately 1,991 square foot recreation building, approximately 1,437 square foot multi-purpose building, approximately 1,017 square foot pool building, pool, spa, cabanas, fire pit area, and barbecue area. The park contains two (2) pickleball courts, half-basketball court, picnic areas, and an open turf area. (APNs: 940-320-001, 940-310-013), Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA24-0363, A DEVELOPMENT PLAN CONSISTING OF (1) THE ALTAIR PRIVATE RECREATION CENTER CONTAINING AN APPROXIMATELY 1,991 SQUARE FOOT RECREATION BUILDING, APPROXIMATELY 1,437 SQUARE FOOT MULTI-PURPOSE BUILDING, APPROXIMATELY 1,017 SQUARE FOOT POOL BUILDING, POOL, SPA, CABANAS, FIRE PIT AREA, AND BBQ AREA, AND (2) THE VILLAGE C1 PARK CONSISTING OF TWO (2) PICKLEBALL COURTS, HALF-BASKETBALL COURT, PICNIC AREAS, AND AN OPEN TURF AREA (APNS: 940-320-001, 940-310-013), AND MAKING FINDINGS OF CONSISTENCY WITH THE ENVIRONMENTAL IMPACT REPORT AND DETERMINING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO SECTION 15162 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Attachments: [Agenda Report](#)
[Aerial Map](#)
[PC Resolution](#)
[Exhibit A – Draft Conditions of Approval](#)
[Exhibit B – Plan Reductions](#)
[Notice of Determination](#)
[Notice of Public Hearing](#)

COMMISSIONER REPORTS

COMMISSION SUBCOMMITTEE REPORTS**COMMUNITY DEVELOPMENT DIRECTOR REPORT****PUBLIC WORKS DIRECTOR REPORT****ADJOURNMENT**

The next regular meeting of the Planning Commission will be held on Wednesday, June 4, 2025, at 6:00 p.m., in the Council Chambers located at 41000 Main Street, Temecula, California.

NOTICE TO THE PUBLIC

The full agenda packet (including staff reports and any supplemental material available after the original posting of the agenda), distributed to a majority of the Planning Commission regarding any item on the agenda, will be available for public viewing in the main reception area of the Temecula Civic Center during normal business hours at least 72 hours prior to the meeting. The material will also be available on the City's website at TemeculaCa.gov. and available for review at the respective meeting. If you have questions regarding any item on the agenda, please contact the Community Development Department at (951) 694-6444.