

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

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Matt Peters, Director of Community Development

DATE OF MEETING: May 7, 2025

PREPARED BY: Jaime Cardenas, Case Planner

**PROJECT
SUMMARY:**

Planning Application Number PA22-1123, a Condominium Map Application to establish a subdivision of one (1) lot into 14 condominium parcels and PA22-0941, a Development Plan Application for the construction of 14 multifamily residential units on the vacant 0.68-acre parcel located at 42146 6th Street (APN 922-053-037)

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

CEQA: Categorically Exempt
Section 15332, Infill Development

PROJECT DATA SUMMARY

Name of Applicant: Yousef Audi

**General Plan
Designation:** Specific Plan Implementation

Zoning Designation: Old Town Specific Plan (SP-5); Neighborhood Residential (NR)

**Existing Conditions/
Land Use:**

Site: Vacant Parcel/Specific Plan Implementation (SPI)

North: Existing Multifamily Residential/ Specific Plan Implementations (SPI)

South: Existing Multifamily Residential/ Specific Plan Implementations (SPI)

East: Murrieta Creek/ Specific Plan Implementation

West: Existing Single-Family Residential/ Specific Plan Implementations (SPI)

	<u>Existing/Proposed</u>	<u>Min/Max Allowable or Required</u>
Lot Area:	0.68 Acres/No Changes	N/A
Total Floor Area/Ratio:	N/A	N/A
Landscape Area/Coverage:	17.95%	N/A
Parking Provided/Required:	34	34

AFFORDABLE/WORKFORCE HOUSING

UPDATE ENERGOV WITH DATA

Located in Housing Element Vacant Sites Inventory? ☒ Yes ☐ No

Located in Affordable Housing Overlay Zone (AHOZ)? ☐ Yes ☒ No

AHOZ Gain/Loss: +/- Units

Affordability Mix

Very Low Income Units (0-50% of AMI)	0
Low Income Units (51%-80% of AMI)	0
Moderate Income Units (80%-120% of AMI)	0
Above Moderate (Market Rate) Units (120%+ of AMI)	14
Total Number of Residential Units	

BACKGROUND SUMMARY

On January 12, 2022, Ryan Oldham submitted a pre-application (PR22-0045) for a preliminary review of 15, 3-story town homes within the Old Town Specific Plan. After two rounds of preliminary reviews, staff provided comments to ensure adherence with the Old Town Specific Plan (SP-5). After redesigning the site to remove one (1) unit to accommodate more parking, the applicant then proceeded to submit a formal development plan application.

On August 23, 2022, Ryan Oldham submitted the Development Plan application (PA22-0941) to develop 14 multifamily residential units to be constructed on the vacant 0.68-acre parcel.

On December 21, 2022, Yousef Audi, submitted Planning Application PA22-1123 a Condominium Map Application to establish a subdivision of 1 lot into 14 condominium parcels.

The project is collectively referred to as Amissa Village and is not located within an Affordable Housing Overlay Zone (AHOZ).

Since the project was applied for and reviewed after the dissolution of the Old Town Local Review Board (OTLRB) and prior to the inception of the Old Town Local Advisory Committee (OTLAC) the project was not heard by or reviewed by these boards. As such, the review is only subject to the review of the Planning Commission for review.

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

Amissa Village is located on the east side of the street's "elbow" where Sixth Street and Felix Valdez Avenue intersect. The property is located within the Neighborhood Residential (NR) district of the Old Town Specific Pslan. This district is intended to provide for attached (and detached) three-story residential development at a target density between 20-35 dwelling units per acre. The proposed site planning, architecture, landscaping, walls and fences were reviewed for conformance with the development standards and design guidelines of the Old Town Specific Plan (SP-5).

At a lot size of 0.68 acres, the project site's size-to-unit ratio requires a minimum density of 14 units (rounded up from 13.6). In total, there will be ten (10) two-bedroom units and four (4) three-bedroom units.

Site Plan

The cluster of residential units are comprised of two, 3-unit buildings and two, 4-unit buildings. Building A (units 1-4) fronts Sixth Street. Buildings B and D (Units 5-7, 8-11, respectively) front Murrieta Creek, and Building C (units 12-14) are interior to the site adjacent to the existing multifamily complex.

All the units are 3-stories and there is a total of three floor plans proposed ranging from 1,301 square feet up to 1,604 square feet. The floor plans' interior spaces are divided as follows:

- Floor Plan 1, the smallest of the floor plans, features 1,301 square feet of living space, 133 square feet of private open space (porch and deck), and a 459 square foot garage.
- Floor Plan 2 features 1,579 square feet of living space, 133 square feet of private open space (porch and deck) and a 476 square foot garage.
- The largest of the plans is floorplan 3 which totals 1,604 square feet of living space, a 109 square foot deck, and a 640 square foot garage. Two of the "Floorplan 3" units feature an additional tandem garage space.

Overall, there will be 10 units with 2 bedrooms (Floor Plans 1 and 2), and 4 units with 3 bedrooms (Floor Plan 3).

Parking

The Old Town Specific Plan defers parking standards to the Temecula Development Code. *Table 17.24.040 Parking Spaces Required* requires 34 parking spaces for the 14 proposed multifamily units. The project, as proposed, provides 34 parking spaces, 30 of which are covered (garage spaces) and the remaining are surface parking. Surface parking areas are screened from public

view by way of building placement and screened with a decorative planter wall feature as one enters the site.

Access/Circulation

There is a right-in, right-out means of vehicular ingress/egress to the site. The access drive leads to the internal parking area located in the center of the project and to the residents' garages.

Pedestrians will access the site from Sixth Street's sidewalk at the point before the 90-degree turn where the road converts to Felix Valdez Avenue. The access point will lead pedestrians via an on-site walkway through the front porches of the homes. This walkway continues past the amenities and ultimately to the rear of the site to unit 14. The project will be conditioned to provide secured pedestrian access to and from the Murrieta Creek Trail via a gate with commercial lock.

Amenities

The project proposes a variety of onsite amenities for residents within the 3,300 square foot common area. These amenities include a community pool and unisex restroom. The pool dimensions are 14'x30' with an 8'x8' attached spa. The common area will also include a fire pit, a 20'x20' shade structure and two barbecue grills and the remainder of the space for lounge chairs and dining tables.

Architecture

The project will utilize the Andalusian architectural style. This is an allowable architectural style described in the Old Town Specific Plan. In addition, the Specific Plan identifies Andalusian as a style well suited for residential buildings. Buildings that incorporate this style often incorporate design characteristics consisting of a mixture of heights and rectangular door and window openings. Arched arcades and towers are rare for the style. Common design elements of the style include smooth stucco, wood columns, beams, and trellis, wrought iron railings, and "U" shaped roof tiles and terra cotta floor tiles. These traditional elements, as well as the above-mentioned design characteristics, are represented on all elevations of the structures and work together to create visual interest for the project both on and off-site.

Landscaping

The project incorporates a variety of plant materials that include trees, shrubs, and vines. Plantings include Strawberry Trees, Italian Alder, and Glossy Privet (all 24" boxes), Lilly turf, Desert Marigold, Rose bushes, and Japanese Honeysuckle Vines. The overall landscape plan has been designed to soften the hardscape and structural features of the project site. This is accomplished by screening mechanical equipment, placing landscape planters within the line of site of entryways, incorporating landscaping between porches, and establishing a landscaping buffer along the perimeter of the property lines and pedestrian areas.

Tentative Parcel Map for Condo Purposes

Although the applicant proposes the residential units to be listed as market rate apartment units, the project will be mapped as a condominium subdivision. The proposed Condo Map will create 14 condos on the shared lot. The newly created parcel will meet all Old Town Specific Plan, Municipal Code, and General Plan requirements.

LEGAL NOTICING REQUIREMENTS

Notice of the public hearing was published in *The Press-Enterprise* on April 24, 2025, and mailed to the property owners within the required 600-foot radius.

ENVIRONMENTAL DETERMINATION

In accordance with the California Environmental Quality Act, the proposed project has been deemed to be categorically exempt from further environmental review (Section 15332, In-Fill Development Projects);

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The project is consistent with the applicable General Plan designation because residential uses are an allowable use within the Old Town Specific Plan; Neighborhood Residential District. The project also meets all applicable General Plan and Zoning policies and regulations.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project is located within City limits and is located on a site that is 0.68 acres in size. The proposed project is substantially surrounded by an urbanized environment zoned for residential development and roadways.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The project was required to go through the Habitat Assessment and Negotiation Strategy (HANS) process since the project site is located within a Multi Species Habitation Conservation Strategy (MSHCP) criteria cell. After review by the Regional Conservation Authority and State and Federal agencies, a Joint Project Review was issued (JPR 23-11-28-01) that determined the project site has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The proposed project was required to prepare a Project-Specific Water Quality Management Plan (WQMP) that was reviewed and conceptually accepted for entitlement by City Staff as the WQMP meets the requirements of the City of Temecula. A traffic analysis was not required as part of this project as the proposed use is allowed within the residential district, and there is nothing unique about this project that would trigger the need for a traffic analysis. Therefore, the project is not anticipated to result in any significant effects relating to traffic, noise, air quality, or water quality as the project is an allowed use per the City of Temecula General Plan, and the zoning district.

(e) The site can be adequately served by all required utilities and public services.

The project site is surrounded by development and is able to be serviced by all required utilities and public services.

NO NET LOSS LAW

The project is identified in the City's Housing Element site inventory. The Housing Element identified that APN 922-053-037 is anticipated to produce 5 moderate-income units. The project is proposing to construct 14 above moderate-income units and, therefore, there is a shortfall of 5 moderate income units from what was projected in the Housing Element.

Government Code section 65863(b)(1) states that "No city, county, or city and county shall, by administrative, quasi-judicial, legislative, or other action, reduce, or require or permit the reduction of, the residential density for any parcel identified to meet its current share of the regional housing need or any unaccommodated portion of the regional housing need from the prior planning period to, or allow development of any parcel at, a lower residential density, as defined in paragraphs (1) and (2) of subdivision (g), unless the city, county, or city and county makes written findings supported by substantial evidence of both of the following:

The reduction is consistent with the adopted General Plan, including the housing element.

The remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level."

The City's RHNA allocation identified that the City needed to plan for 658 extremely low-income unit, 671 very low-income units, 702 low-income units, 757 moderate income units and 1,249 above moderate income units for a total of 4,034 housing units. The City's Housing Element identified that there is a surplus of 3,638 moderate income units. Therefore, the 5-unit deficit in moderate income units created by the approval of the proposed project can be accommodated by the surplus. As such, there will be no net loss in the residential capacity by the approval of the project.

FINDINGS

Development Plan (Section 17.05.010)

The proposed uses are in conformance with the General Plan for Temecula and with all applicable requirements of State law and other Ordinances of the City.

The site is located within the Old Town Specific Plan and the Project is in conformance with the General Plan, which identifies the project site as Specific Plan Implementation (SPI). The project is properly planned and zoned, and as conditioned, is physically suitable to meet the requirements of the Old Town Specific Plan. 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, Old Town Specific Plan, 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 and around the site. The Project will allow for more housing to be constructed in the community which will protect the public health, safety, and general welfare of the community. The Project 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.

Tentative Parcel Map (16.09.140)

The proposed subdivision and the design and improvements of the subdivision are consistent with the Development Code, General Plan, any applicable Specific Plan and the City of Temecula Municipal Code.

As designed and conditioned, the proposed map is consistent with the Subdivision Ordinance, Temecula General Plan, the City of Temecula Municipal Code, and the Old Town Specific Plan. This is because it is consistent with size, setbacks, water quality and other applicable standards.

The Tentative Map does not propose to divide land which is subject to a contract entered into pursuant to the California Land Conservation Act of 1965, or the land is subject to a Land Conservation Act contract but the resulting parcels following division of the land will not be too small to sustain their agricultural use.

The proposed map is not subject to the California Land Conservation Act of 1965 or Williamson Land Act. In addition, the project has not been used as an agricultural use in the recent past.

The site is physically suitable for the type and proposed density of development proposed by the Tentative Map.

The proposed map subdivides 0.68 acres to allow for residential use. The project site is vacant land and is physically suitable to accommodate a 14-unit housing development and related improvements that are proposed on site. The proposed Tentative Parcel Map design is consistent with the Temecula General Plan and the development standards for the Old Town Specific Plan.

The design of the subdivision and the proposed improvements, with Conditions of Approval, are either:

1. Not likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat, or
2. An environmental impact report has been prepared and a finding has been made, pursuant to Public Resources Code Section 21081(a)(3), finding that specific economic, social, or other

considerations make infeasible mitigation measures or project alternatives identified in the environmental impact report.

The project consists of a Tentative Parcel Map on vacant property for a multifamily residential project. A Habitat Assessment and Negotiation Strategy (HANS) application was submitted, and the project was reported to not cause significant environmental damage or substantially and avoidably injuring fish or wildlife or their habitat consistent to the Multiple Species Habitat Conservation Plan, as analyzed in JPR 23-11-28-01.

The design of the subdivision and the type of improvements are not likely to cause serious public health problems.

The project has been reviewed and conditioned by the Fire, Public Works, Planning, and Building and Safety Departments. As a result, the project is consistent or has been conditioned to be consistent with Fire and Building Codes and the City's General Plan, Municipal Code, and Old Town Specific Plan, which contain provisions to protect the health, safety, and welfare of the public.

The design of the subdivision provides for future passive or natural heating or cooling opportunities in the subdivision to the extent feasible.

The design of the subdivision provides for future passive or natural heating or cooling opportunities to the extent feasible. All development must meet all appropriate Building and Fire Code requirements as they relate to passive or natural heating or cooling opportunities.

The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision, or the design of the alternate easements which are substantially equivalent to those previously acquired by the public will be provided.

All acquired rights-of-way and easements have been provided on the Tentative Map. The City has reviewed these easements and has found no potential conflicts.

The subdivision is consistent with the City's parkland dedication requirements (Quimby Act).

The project involves the construction of residential development. The project will meet all Quimby requirements through the provision of park improvements and payment of Quimby fees.

- ATTACHMENTS:**
1. Aerial Map
 2. PC Resolution
 3. Exhibit A – Draft Conditions of Approval - Tentative Parcel Map
 4. Exhibit B – Plan Reductions - Condo Map Plans
 5. Exhibit C – Draft Conditions of Approval - Development Plan
 6. Outside Agency Clearances
 7. Exhibit D – Plan Reductions - Development Plan
 - 8.. Notice of Exemption
 9. Notice of Public Hearing