

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

**DATE OF MEETING:** May 7, 2025

**TO:** Planning Commission Chairperson and members of the Planning Commission

**FROM:** Matt Peters, Director of Community Development

**PREPARED BY:** Scott Cooper, Case Planner

**PROJECT SUMMARY:** 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).

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

**CEQA:** No further environmental review required  
Section 15162, Subsequent EIRs and Negative Declarations

**PROJECT DATA SUMMARY**

**Name of Applicant:** Brookfield Properties

**General Plan Designation:** Specific Plan Implementation (SPI)

**Zoning Designation:** Altair Specific Plan (SP-15)

**Existing Conditions/  
Land Use:**

Site:	Vacant Land / Specific Plan Implementation (SPI)
North:	Vacant Land, Residential Home / Specific Plan Implementation (SPI), High Density Residential (H)
South:	County of Riverside Vacant Land
East:	County of Riverside Vacant Land
West:	Vacant Land / Specific Plan Implementation (SPI)

## **AFFORDABLE/WORKFORCE HOUSING**

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

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

## **BACKGROUND SUMMARY**

On December 12, 2017, the City of Temecula City Council approved a General Plan Amendment and Tentative Tract Map to allow for residential development within this area and at a second reading on January 9, 2018, adopted Ordinances for the approval of the Altair Specific Plan and Development Agreement.

On September 30, 2024, Brookfield Properties submitted Planning Application PA24-0363, a Development Plan for the Altair Private Recreation Center and Village C1 Park.

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**

### Private Recreation Center

#### Site Plan

The 2.0 acre project is located in Village C of the Altair Specific Plan on vacant land. The private recreation facility will only serve the recreation needs of the Altair project residents and is not open to the public.

Per the Specific Plan the project is not required to provide any specific amenities however there is a discussion on the incorporation of an outdoor pool and spa along with a fitness and exercise room for residents. The project does incorporate those amenities along with:

- Recreation Building (location of the fitness facility)
- Multi-Purpose Building
- Pool Building
- Cabanas
- Fire Pit Area
- BBQ and Dining Area
- Shade Structures
- Bike Racks
- Paved Parking Lot

Vehicle access to the recreation center is off of Altair Vista which is a private road within the Altair development. Per the Specific Plan the private recreation center is required to provide 32 parking spaces. The paved parking lot contains 33 parking spaces.

### Architecture

The Altair Specific Plan does not dictate specific architectural styles as other specific plans in the City do. It allows for creativity and imaginativeness from developers to provide architecture that stands on its own within the urban environment of Altair. The chosen architectural style of the recreation center is Contemporary Provincial and features a fresh take on classic Spanish architecture and re-imagined for modern day active lifestyle. With clean and elegant forms, the composition of the recreation and multipurpose buildings creates an articulated and welcoming entry into the pool area. Architectural elements include arches, low pitch “S” tile hip roofs, along with contemporary elements of ribbon clerestory, metal awnings, and large sliding glass doors. A vertical element with rustic brick veneer offers a welcoming accent statement that balances the entry and offers a contrast to the light-colored stucco finish.

The recreation center architecture echoes and compliments the architectural styles used at Villages A, B, and C. In addition, the recreation center provides a balance and added layer of variety with the Progressive Agrarian style proposed at Village A and B, Contemporary Provincial and Traditional Homestead at Village C.

### Village C1 Park

The Village C1 park is located in an area of the Specific Plan that was originally going to be dedicated to the Temecula Valley Unified School District (TVUSD) for a new elementary school and more specifically the location of sports/play fields for the school. However, TVUSD decided not to accept the land which then allowed this area to be developed as residential. On August 21, 2024 the Planning Commission approved the Home Product Review for Village C1. The Specific Plan does not require an active public park as part of Village C1 as the Specific Plan was focused on the development of an elementary school in this location as well as the 5.0-acre Central Park.

### Site Plan/Amenities

The 2.50-acre park is located in between Village C1 and the private recreation center of the Altair Specific Plan on vacant land. The public park will serve the needs of not only the Altair project but the community as whole and provides the following amenities:

- Two (2) Pickleball Courts
- Half-Basketball Court
- Shaded Picnic Areas
- Open Turf Area
- Seating and Picnic Areas
- Bike Racks

Access to the park is off of Altair Vista which is a private road within the Altair development. Public parks within the Specific Plan do not require additional parking spaces and this park shares a parking lot with the private recreation center and there are additional on street public parking spaces along Altair Vista.

#### Recreation Center/Park Landscaping

The Specific Plan does not require a minimum amount of landscaping however the combined project of the recreation center and the park, when completed, would provide 65% landscaping. This landscaping includes umpteen plant types include holly oak, valley oak, western redbud, baja duster, sugar bush, brittle bush, blue chalk sticks, and cat's claw.

### **LEGAL NOTICING REQUIREMENTS**

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

### **ENVIRONMENTAL DETERMINATION**

The Altair Specific Plan was formally adopted on January 9, 2018. An Environmental Impact Report (EIR) was prepared and certified on December 12, 2017, as part of this effort. The proposed project is consistent with the previously adopted Altair EIR and is exempt from further environmental review (Section 15162, Subsequent EIRs and Negative Declarations). Staff has reviewed the EIR and has determined that the proposed project is consistent with the EIR as the proposed project merely implements the development that was already contemplated and analyzed by the EIR. The EIR analyzed the impacts of the construction of a private recreation center for the community and a park with amenities. As such, the proposed project does not require the preparation of a subsequent Environmental Impact Report or Mitigated Negative Declaration as none of the conditions described in Section 15162 of the CEQA Guidelines (14 Cal. Code Regs. 15162) exist. Additionally, the proposed project does not require the preparation of an addendum to the EIR as there are no changes or additions to the proposed project from what was analyzed by the EIR. Therefore, no further environmental review is required as all environmental impacts of the proposed project were analyzed, disclosed, and mitigated as set forth in the EIR. Moreover, the mitigation measures imposed as part of the EIR remain valid and applicable to the proposed project.

### **FINDINGS**

#### Development Plan (Code Section 17.05.010.F)

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.

*The proposed private recreation facility and park are permitted in the land use designation standards contained in the Altair Specific Plan and the City's Development Code. The project is also consistent with General Plan land use of Specific Plan Implementation. The site is properly planned and zoned and, as conditioned, is physically suitable for the type of recreational development proposed. 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 City Wide Design Guidelines, 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 private recreation center and the layout of the private recreation center and park, 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 in and around the site. The project has been reviewed for and, as conditioned, 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. Nothing proposed in the Development Plan is anticipated to have an adverse impact to the public health, safety and general welfare.*

#### **ATTACHMENTS**

1. Aerial Map
2. PC Resolution
3. Exhibit A – Draft Conditions of Approval
4. Exhibit B – Plan Reductions
5. Notice of Determination
6. Notice of Public Hearing