

PC RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA24-0494, A DEVELOPMENT PLAN TO ALLOW FOR A THREE-STORY, OVER ENCLOSED PODIUM PARKING, RESIDENTIAL BUILDING WITH 26 UNITS AND A DENSITY BONUS APPLICATION TO ALLOW FOR ONE CONCESSION AND A WAIVER OF DEVELOPMENT STANDARDS IN EXCHANGE FOR THE DEVELOPER RESTRICTING THREE UNITS FOR RENT TO VERY LOW INCOME HOUSEHOLDS, AND MAKING A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15332. THE PROJECT IS LOCATED AT 28717 PUJOL STREET (APNS 922-062-008 & 922-062-009)

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

A. On December 13, 2024, Christopher Campbell filed Planning Application No. PA24-0494, a Development Plan Application, in a manner in accord with the City of Temecula General Plan and Development Code.

B. The Project 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 Project on April 1, 2026, 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 hearing and after due consideration of the testimony, the Planning Commission approved Planning Application No. PA24-0494, subject to and based upon the findings set forth hereunder.

E. All legal preconditions to the adoption of the Resolution have occurred.

Section 2. Further Findings. The Planning Commission, in approving Planning Application No. PA24-0494, hereby makes the following findings as required by:

Development Plan (Development Code Section 17.05.010.F)

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.

The proposed project is located in the Neighborhood Residential District of the Old Town Specific Plan. The Project is in conformance with the General Plan, which identifies the project site as

Specific Plan Implementation. The Neighborhood Residential District allows for a density range of 20 to 35 units per acre. The Project is 0.46 acres, allowing a base density of 17 units. The developer is providing 17.6% very low-income units, allowing for up to 50% density bonus that allows 9 density bonus units, for a total of 26 units. By proposing three (3) units for rent to very low-income households and 23 units for rent as market rate units, the project conforms to Policy 2.1 of the General Plan Housing Element by providing a variety of housing opportunities that accommodates the needs of all income levels of the population. In addition, a project with attached residential uses is permitted in the City’s General Plan and Development Code. The site is properly planned and zoned and, as conditioned, is physically suitable for the type and density of residential 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), 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.

The overall design of the Project, including the site, building, parking, circulation and other associated site improvements, are 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 affordable housing to be constructed in the community, which will protect the public health, safety and general welfare of the community. With the exception of the requested concession and waivers, the Project has been found to be consistent with applicable policies, guidelines, standards and regulations intended to ensure that the development will be construction and function in a manner consistent with the public health, safety and welfare.

Section 3. Density Bonus.

A. The Applicant submitted an application for a “density bonus” under Temecula Municipal Code Section 17.10.020(P) and Government Code Section 65915. The Applicant seeks to deviate from the following City development standards for the Neighborhood Residential district of the Old Town Specific Plan as set forth in Table 17.06.040 through the “concession” provisions under Government Code Section 65915(d) and the “waiver” provisions under Government Code Section 65915(e):

Standard	Requirement	Waiver/Concession Requested
General Variation in Wall Planes	IV-82 (4)(G) – criteria for architectural expression and variation in the building facade	Allow the wall planes to remain planar for 199’-8” at the northern property lines
Building Placement Criteria	IV-23(C)(ii) – building façade is required to be placed on the build-to-line and certain elements may be located between the build-to-line and property line	Allow private ground floor patios and supporting building structure to be placed between the build-to-line and property line

Allowable Parking Placement	IV-23(C)(iii) – the side yard setbacks are required to be 5 feet	Allow a reduction to 3’-5”
Allowable Building Types	IV-28 an allowable building type is required to be identified. The applicant selected rowhouse building type.	Allow deviation from the allowed rowhouse building type to provide a driveway for parking and a location for the trash enclosure
Allowable Frontage Type	IV-29 an allowable frontage type is required to be identified. An allowable frontage type is a two-story gallery. The applicant selected three-story gallery frontage type.	Allow a three-story gallery located between the build-to-line and the property line to be composed of outdoor balcony space and upper floor units
Allowable Frontage Type for a Two-Story Gallery	IV-93 (D), two-story gallery frontage requires dimensional conformity for building elements. These elements include, but are not limited to: <ul style="list-style-type: none"> • Floor to Ceiling Height – 12’min • Height of Arcade – 12’ min • Width of Covered Walkway – 8’ min • Column Dimensions – 10” min., 24” max. 	Waiver of the following dimensions on the ground floor street facing façade: <ul style="list-style-type: none"> • Floor to Ceiling Height – 10’ (sidewalk to ceiling height 11’-2”) • Height of Arcade – 11’-2” • Width of Covered Walkway – 9’-6” provided at patios, 3’-9” opening at end of gallery • Column dimensions – Outside Columns 4’-6”, Inside Column 4’-1”
Building Frontage Requirement on the Build-to-Line	IV-10 the minimum percentage of building frontage required to be placed on build-to-line is 70%-100%	Allow a reduction to 31%

B. Temecula Municipal Code Section 17.10.020(P)(6) provides that the City shall grant the applicant the number of incentives and concessions required by Government Code Section 65915. The City shall grant the specific concession(s) or incentive(s) requested by the applicant, unless it makes any of the relevant written findings stated in Government Code Section 65915(d) which require that the City find that the:

1) The concession or incentive does not result in identifiable and actual cost reductions, to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in Government Code Section 65915(c).

2) The concession or incentive would have a specific, adverse impact, as defined in Government Code Section 65589.5(d)(2), upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

3) The concession or incentive would be contrary to state or federal law.

The concession to allow the wall planes to remain planar for 199'-8" at the side elevation of the building that is on northern property line, instead of providing for building variation as required by the Specific Plan and not contrary to state or federal law. The concession will not have a specific, adverse impact on the public health and safety as this is a design guideline and not a public safety standard. The concession would not be contrary to state or federal law as this is a City imposed designed guideline.

C. Temecula Municipal Code Section 17.10.020(P)(7) provides that the City shall approve a waiver or reduction of a development standard, unless it makes one (1) or more of the following findings:

1) The application of the development standard does not have the effect of physically precluding the construction of a housing development at the density allowed by the density bonus and with the incentives or concessions granted to the applicant;

2) The waiver or reduction of the development standard would have a specific, adverse impact, as defined in Government Code Section 65589.5(d)(2) upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact;

3) The waiver or reduction of the development standard would have an adverse impact on any real property that is listed in the California Register of Historical Resources; or

4) The waiver or reduction of the development standard would be contrary to state or federal law.

The imposition of the above-referenced development standards would have the effect of physically precluding the construction of 26 units on the project site. The applicant would not be able to construct 26 units on the project site if the project had to comply with the development standards above. The waiver of these development standards will not have a specific adverse impact upon the public health or safety. In addition, the property is not listed in the California Register of Historical Resources, nor is the waiver or reduction of the development standards contrary to state or federal law.

Section 4. Environmental Findings. The Planning Commission hereby makes the following environmental findings and determinations in connection with the approval of the Development Plan Application:

A. In accordance with the California Environmental Quality Act, the proposed project has been deemed to be categorically exempt from further environmental review (Section 15332, Class 32, In-Fill Development).

(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 General Plan, which identifies the project site as Specific Plan Implementation (SPI). A residential attached use is an allowable use in the Neighborhood Residential District of the Old Town Specific Plan. The project 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 vacant lot that is 0.46 acres in size. The proposed project is substantially surrounded by residential uses.

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

The proposed project is located on a project site that is located within an MSHCP criteria cell. As part of the entitlement on this site the project went through the HANS/JPR process with the Western Riverside County Regional Conservation Authority in which JPR 25-04-23-01 determined that the project is consistent with both the criteria and other plan requirements and no conservation of land was required. The JPR also determined that the project site did not contain any riparian/riverine/vernal pools on the site. The project site is not located within a narrow endemic plant species survey area or an area that requires additional surveys for plants. The property is not located adjacent to existing or proposed conservation areas.

(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 Neighborhood Residential District of the Old Town Specific Plan, 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, as conditioned, is an allowed use per the City of Temecula General Plan.

(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.

Section 5. Conditions. The Planning Commission of the City of Temecula approves Planning Application No. PA24-0494, Development Plan to allow for a three-story, over enclosed podium parking, residential building with 26 units. The project is located at 28717 Pujol Street (APNs 922-062-008 & 922-062-009), and the waiver of certain development standards under density bonus law, and makes a finding of exemption under the California Environmental Quality Act (CEQA), subject to the Conditions of Approval set forth on Exhibit A, Plan Reductions set forth in Exhibit B, attached hereto, and incorporated herein by this reference.

PASSED, APPROVED AND ADOPTED by the City of Temecula Planning Commission this 1st day of April 2026.

Lanae Turley-Trejo, Chair

ATTEST:

Matt Peters
Secretary

[SEAL]

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

I, Matt Peters, Secretary of the Temecula Planning Commission, do hereby certify that the forgoing PC Resolution No. 2026- was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 1st day of April, 2026, by the following vote:

AYES: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS:

ABSTAIN: PLANNING COMMISSIONERS:

ABSENT: PLANNING COMMISSIONERS:

Matt Peters
Secretary