

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

**DATE OF MEETING:** July 16, 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. PA22-0987, a Development Plan for an approximately 38,653 square-foot, three story, medical office building located on the west side of Avenida De Misiones approximately 425 feet south of Temecula Parkway (APN: 961-290-003)

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

**CEQA:** Categorically Exempt  
Section 15332, In-Fill Development Projects

**PROJECT DATA SUMMARY**

**Name of Applicant:** Parker 215, LLC

**General Plan Designation:** Professional Office (PO)

**Zoning Designation:** Professional Office (PO)

**Existing Conditions/  
Land Use:**

Site:	Vacant Land, Parking Lot / Professional Office (PO)
North:	Medical Office Building / Professional Office (PO)
South:	Saint Thomas of Canterbury Episcopal Church / Professional Office (PO)
East:	Avenida De Misiones, Single Family Residential / Low Medium Density Residential (LM)
West:	Temecula Creek Villas / Professional Office (PO)

	<u>Existing/Proposed</u>	<u>Min/Max Allowable or Required</u>
<b>Lot Area:</b>	1.20 Acres	0.92 Acres Minimum
<b>Total Floor Area/Ratio:</b>	0.48	0.50 Maximum
<b>Landscape Area/Coverage:</b>	25.1%	25%
<b>Parking Required/Provided:</b>	337 Spaces Provided	318 Parking Spaces Required per Reciprocal Easement Agreement

## **AFFORDABLE/WORKFORCE HOUSING**

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

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

## **BACKGROUND SUMMARY**

On September 7, 2022, Parker 215, LLC submitted Planning Application PA22-0987, a Development Plan for an approximately 38,653 square-foot, three story, medical office building located on the west side of Avenida De Misiones approximately 425 feet south of Temecula Parkway.

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**

### Site Plan

The project is located on a lot that is partially vacant and partially occupied by an existing parking lot that serves the adjacent businesses. The project is for the construction of an approximately 38,653 square foot, three story medical office building proposed within the Professional Office zoning district which allows for a medical office building as a permitted use.

There are three points of access to the project site off Avenida De Misiones. Per a Declaration of Reciprocal Easement recorded on April 18, 2003 the parking among the existing adjacent medical office building, bank, Saint Thomas of Canterbury Episcopal Church, and the proposed project is reciprocal which provides the minimum amount of parking spaces available not just for this project but for all four projects combined. Given the parking requirements of Table 17.24.040 of the City of Temecula Development Code 318 parking spaces are required and 337 parking spaces are proposed.

### Floor Area Ratio (FAR)

FAR is defined as the gross floor area of all building on a lot divided by the gross lot area. The project was submitted on September 7, 2022 which at the time allowed for a target 0.50 FAR within the Professional Office zoning district. Ordinance No. 2023-13 was adopted by the City of Temecula City Council on December 12, 2023 and went into effect 30 days after the adoption. Part of that ordinance reduced the target FAR within the zoning district to 0.35 in order to align with the General Plan Professional Office land use target FAR. The Director of Community

Development has made the interpretation that since that this project was submitted and was being processed for over a year prior to the adoption of the ordinance, the project is able to use the target FAR of 0.50.

### Architecture

The primary architectural style of the proposed project is Mission which is complimentary in the look and design of the bank, Saint Thomas of Canterbury Episcopal Church, and adjacent Parker Medical Office Building I that are located along Avenida De Misiones. The building is designed in a contemporary mission style using design details that include a centrally focused tower element, iron work, earth tone colors, s-tile roofing, and recessed arched windows. There is an approximately 796 square foot deck located on the second floor off the front of the building that adds additional articulation to the building and assists in breaking up the massing.

In addition to the entrance to the building and a mechanical/storage area the first floor of the building also provides 22 parking spaces and four (4) motorcycle spaces within an enclosed garage. The garage has been incorporated into the design of the building and the cars have been screened from view with the use of metal mesh like garage windows that will allow the garage to vent as well as vehicle garage entry doors on the north and south sides of the building.

### Landscaping

The Professional Office zoning district requires a minimum of 25% landscape coverage, and the project proposes 25.1%. Plant types include desert museum palo verde, compact Oregon grape, eve case coffeeberry, and orchid rockrose.

## **LEGAL NOTICING REQUIREMENTS**

The notice of the public hearing was published in the Press Enterprise on July 3, 2025 and mailed to the property owners within a 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 a medical office building is a permitted use within the Professional Office zoning district. The project also meets all applicable General Plan policies and Zoning regulations at the time of project submittal including General Plan Economic Development Policy 2.4 which encourages professional office development in key locations such as high traffic volume corridors along the SR-79 South (Temecula Parkway) corridor.*

(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 1.20 acres in size. The proposed project is substantially surrounded by commercial and residential development, and major 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 22-10-04-01) that determined the project is consistent with the both the Criteria and Other Plan requirements with implementation of measures included within the JPR.*

(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 and the proposed use is allowed within the Professional Office zoning district. 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.*

## **FINDINGS**

### **Development Plan (Development 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 project is in conformance with the General Plan as a medical office building is a permitted use within the Professional Office zoning district. The project, as conditioned, is also consistent with other applicable requirements of State law and local Ordinances at the time of project submittal, including the Citywide 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 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 an around the site as the project is consistent with the General Plan, City Wide Design Guidelines, and Development Code at the time of project submittal. 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 public health, safety, and welfare.*

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