

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

DATE OF MEETING: August 21, 2024

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Matt Peters, Interim Director of Community Development

PREPARED BY: Scott Cooper, Case Planner

PROJECT SUMMARY: Planning Application No. PA23-0439, a Development Plan for Village B of the Altair Specific Plan to allow for 109 detached single family and duplex homes and one (1) park (APNs: 940-310-044, 940-310-045, 940-310-046, 940-310-047, 940-310-048).

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: Industrial Buildings / Industrial Park (IP)

South: Vacant Land / Specific Plan Implementation (SPI), High Density Residential (H)

East: Pujol Street, Industrial Buildings, Single Family Residential / Specific Plan Implementation (SPI), Industrial Park (IP)

West: Vacant Land / Specific Plan Implementation (SPI)

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 an Ordinance for the approval of the Altair Specific Plan.

On November 15, 2023, Brookfield Properties submitted Planning Application PA23-0439, a Development Plan for Village B of the Altair Specific Plan to allow for 109 detached single family and duplex homes and one (1) 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

Altair is envisioned as the complementary residential component to the Old Town Specific Plan area. The two planning areas are integral to providing a successful urban mixed-use environment. The proposed project involves the construction of 21 three story detached single-family homes ranging in size from 2,011 square feet to 2,213 square feet and 88 three story duplex homes ranging in size from 1,775 square feet to 1,978 square feet within Village B of the Altair Specific Plan. The proposed architecture, plotting, landscaping, and walls and fences were reviewed for conformance with the development standards and design guidelines of the Specific Plan.

Architecture

The project proposes three (3) floor plans with one (1) architectural style consisting of six (6) different color schemes for the detached single family product and three (3) floor plans with one (1) architectural style consisting of three (3) different color schemes. 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 proposed architectural styles include Abstract Traditional and Progressive Agrarian.

Staff believes that, with the attached Conditions of Approval, the project meets the intent of the Altair Specific Plan. The proposed elevations achieve a quality appearance and provide variety along the streetscape and within the internal residential area.

The applicant has provided specific details which are unique to each proposed architectural style and elevation. Each of the proposed styles is distinct through the use of materials and colors and with articulation provided on elevations of the homes. The architectural elements and materials that work to achieve this character are defined below for each specific style:

- Abstract Traditional: timeless design elements, low pitched gable and hip roofs, metal awnings, and wood railings on the second floor. Bold color blocking, blending neutral stucco hues with horizontal siding, contemporary touch to the sophisticated charm of the architecture.

- Progressive Agrarian: the style is defined by flat tiled, low-pitched gable and shed roofs, gable-end siding, and metal and wood beam awnings. Bold color styling incorporates warm hues in the stucco and horizontal siding. Unique characteristics include inset siding, metal railings, stone accents, and a projecting columned porch with a proportioned shed roof.

Enhanced elevations have been provided in locations where an elevation is adjacent to or visible from a street in order to provide a level of architecture that meets or exceeds other residential development in the City.

Public Park/Open Space

The Altair Specific Plan requires a 0.65-acre active public park as part of Village B. The proposed .067-acre park contains amenities including picnic tables, lawn area, shade structures, play areas, decomposed granite walkways, community library, and social areas. In addition to the public park there are other small and medium open space areas that provide shade structures with seating, turf areas, and gathering and play areas. These open space areas are part of an overall open space plan for Villages A, B, & C that will allow residents of Altair to trek from the far northern end of Village A to the Central Park of Altair stopping in various areas to take in the views of Old Town from seating areas within active and passive open space areas.

LEGAL NOTICING REQUIREMENTS

The notice of the public hearing was published in the Press Enterprise on August 8, 2024, 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 109 single-family homes in Village B. 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 single family detached and duplex homes 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 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), 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 single-family homes, 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 | <ol style="list-style-type: none">1. Aerial Map2. PC Resolution3. Exhibit A – Draft Conditions of Approval4. Exhibit B – Plan Reductions5. Notice of Determination6. Notice of Public Hearing |
|--------------------|--|