

**STAFF REPORT - PLANNING
CITY OF TEMECULA
OLD TOWN LOCAL ADVISORY COMMITTEE**

TO: Old Town Local Advisory Committee

FROM: Matt Peters, Director of Community Development

DATE: July 24, 2025

SUBJECT: Receive and File Update on Amissa Village (Planning Application Nos. PA22-0941, PA22-1123)

PREPARED BY: Jaime Cardenas, Associate Planner I

RECOMMENDATION: That the Committee receive and file a status update regarding the Amissa Village residential project.

BACKGROUND: The Amissa Village 14-unit residential project was reviewed by the Planning Commission at the regularly scheduled May 7, 2025 Public Hearing. The Planning Commission approved the project with a 5-0 vote at the conclusion of the meeting.

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 was only subject to review by the Planning Commission.

Staff has worked with the applicant to ensure that all concerns have been addressed, and the applicant concurs with the recommended Conditions of Approval.

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 Plan. 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 approved 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.

The project does not require any action from the Old Town Local Advisory Committee. This project is presented before you as a receive and file only.