

PC RESOLUTION NO. 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA24-0231, A TENTATIVE TRACT MAP TO CREATE SIX RESIDENTIAL LOTS FROM TWO EXISTING PARCELS AND PA24-0230, A DEVELOPMENT PLAN APPLICATION FOR AN APPROXIMATELY 10,550 SQUARE FOOT RESIDENTIAL PROJECT COMPRISED TWO BUILDINGS AND SIX UNITS LOCATED APPROXIMATELY 200-FEET NORTH OF THE FIRST AND PUJOL STREET INTERSECTION, AND APPROVAL OF CONCESSIONS AND WAIVERS OF DEVELOPMENT STANDARDS UNDER DENSITY BONUS LAW, AND MAKE A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN 922-062-016 AND 922-062-010)

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

A. On June 6, 2024, Rachel Lutu submitted on behalf of Habitat for Humanity Inland Valley, Planning Application PA24-0231, a Tentative Tract Map for the creation of six (6), residential lots from Assessor's Parcel Numbers 922-062-016 and 922-062-010. On June 6, 2024, Ms. Lutu also submitted Planning Application No. PA24-0230, a Development Plan application to construct six (6) affordable, for-sale, housing units on the two lots (which will become six lots) totaling 0.46 of an acre. The applicant also submitted a density bonus application to obtain concessions and waiver of specific development standards. The project is located approximately 200-feet north of the First and Pujol Street intersection, directly to the north of the existing "Habitat for Humanity" single-family lot homes on the west side of Pujol Street. These applications (collectively "the Project") were filed 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 and environmental review on September 17, 2025, 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 Nos. PA24-0230, and PA24-0231 and approval of concessions and waiver of development standards under density bonus law, 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 the Application hereby finds, determines and declares that:

Tentative Tract Map (Development Code Section 16.09.140):

A. The proposed subdivision and the design and improvements of the subdivision are consistent with the Development Code, General Plan and City of Temecula Municipal Code.

As designed and conditioned, the proposed map is consistent with the Subdivision Ordinance, Temecula General Plan, the City of Temecula Municipal Code, and the Old Town Specific Plan, because residential uses are an allowable use within the Old Town Specific Plan; Neighborhood Residential District. The project also meets all applicable General Plan and Zoning policies and regulations because under density bonus law. The granting of a concession or waiver shall not be interpreted as requiring an amendment to a general plan or specific plan.

B. The Tentative Map does not propose to divide land which is subject to a contract entered into pursuant to the California Land Conservation Act of 1965.

The proposed map is not subject to the California Land Conservation Act of 1965 or Williamson Land Act. In addition, the project has not been used as an agricultural use in the recent past.

C. The site is physically suitable for the type and proposed density of development proposed by the Tentative Map.

The proposed map subdivides 0.46 acres to allow for residential use. The project site is vacant land and is physically suitable to accommodate a 6-unit housing development and related improvements that are proposed on site. The proposed Tentative Parcel Map design is consistent with the Temecula General Plan and the development standards for the Old Town Specific Plan, as under density bonus law. The granting of a concession or waiver shall not be interpreted as requiring an amendment to a general plan or specific plan.

D. The design of the subdivision and the proposed improvements, with Conditions of Approval are either:

1. Not likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat, or

2. An environmental impact report has been prepared and a finding has been made, pursuant to Public Resources Code Section 21081(a)(3), finding that specific economic, social, or other considerations make infeasible mitigation measures or project alternatives identified in the environmental impact report.

The project consists of a Tentative Tract Map on vacant property for a multifamily residential project. A Habitat Assessment and Negotiation Strategy (HANS) application was submitted, and the project was reported to not cause significant environmental damage or substantially and avoidably injuring fish or wildlife or their habitat consistent to the Multiple Species Habitat Conservation Plan, as analyzed in JPR 24-03-01-01.

E. The design of the subdivision and the type of improvements are not likely to cause serious public health problems.

The project has been reviewed and conditioned by the Fire, Public Works, Planning, and Building and Safety Departments. As a result, the project is consistent or has been conditioned to be consistent with Fire and Building Codes and the City's General Plan, Municipal Code, and Old Town Specific Plan, which contain provisions to protect the health, safety, and welfare of the public.

F. The design of the subdivision provides for future passive or natural heating or cooling opportunities in the subdivision to the extent feasible.

The design of the subdivision provides for future passive or natural heating or cooling opportunities to the extent feasible. All developments must meet all appropriate Building and Fire Code requirements as they relate to passive or natural heating or cooling opportunities.

G. The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision, or the design of the alternate easements which are substantially equivalent to those previously acquired by the public will be provided.

All acquired rights-of-way and easements have been provided on the Tentative Map. The City has reviewed these easements and has found no potential conflicts.

H. The subdivision is consistent with the City's parkland dedication requirements (Quimby Act).

The project involves the construction of residential development. The project will meet all Quimby requirements through the provision of park improvements and payment of Quimby fees.

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 site is located within the Old Town Specific Plan and the Project is in conformance with the General Plan, which identifies the project site as Specific Plan Implementation (SPI). The project is properly planned and zoned, and as conditioned, is physically suitable to meet the requirements of the Old Town Specific Plan. 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 Citywide Design Guidelines, Old Town Specific Plan, and Fire and Building codes.

Furthermore, the Project is consistent with several of the Goals and Policies described in the Housing Element of the General Plan.

Goal 1 Provide a diversity of housing opportunities that satisfy the physical, social, and economic needs of existing and future residents of Temecula.

Policy 1.1 Provide an inventory of land at varying densities sufficient to accommodate the existing and projected housing needs in the City.

Policy 1.2 Encourage residential development that provides a range of housing types in terms of cost, density, unit size, configuration, and type, and presents the opportunity for local residents to live and work in the same community by balancing jobs and housing types.

Policy 1.7 Where feasible, use City-owned or City-controlled land for affordable housing projects.

Goal 2 Provide housing for people of different economic segments and with special needs.

Policy 2.1 Promote a variety of housing opportunities that accommodate the needs of all income levels of the population, and provide opportunities to meet Temecula's fair share of extremely low-, very low-, low- and moderate- income housing by promoting the City's program of density bonuses and incentives.

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, is 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 housing to be constructed in the community which will protect the public health, safety, and general welfare of the community. The Project 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.

Section 3. Density Bonus Agreement.

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 two concessions and six waivers to deviate from the development standards set forth in the Old Town Specific Plan under Government Code Sections 65915(e) and (k):

Standard	Requirement	Waiver/Concession Requested
Minimum Lot Width Reduction	50 feet wide	Reduce as low as 25 feet wide
Minimum Lot Area	3,750 square feet minimum	Reduce as low as 2482 square feet
Side Yard Setbacks	5 foot side yard setback	As low as 0-foot side yard
Build-To-Line	10 feet front and side street	As low as 4.88 feet for front, extended to 10.5 feet side yard
Tree Grates	Behind curb on 10-foot sidewalk in “furnishing zone”	Reduction from 10-feet to 9.66 feet of right of way

Pujol Street Sidewalks	10 foot sidewalk, 10 foot Build-to-Line (BTL)	Sidewalk reduced to 9.66 and variable BTL as noted above
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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 unless it makes any of the relevant written findings stated in Government Code Section 65915(d). Pursuant to Government Code section 65915(d)(2)(D), the project is eligible to receive five incentives or concessions since it is a 100% affordable housing project. In addition to the waivers mentioned above, here, the applicant is seeking two concessions: (1) to reduce the density, and (2) to reduce the number of stories. According to the Old Town Specific Plan, the Neighborhood Residential district is intended to provide for attached and detached three-story residential development at a density of 20 to 35 dwelling units per acre. The project consists of two, two story triplexes at an approximate density of 13 units per acre. The requested concessions result in an identifiable and actual cost savings to the applicant. The applicant would be unable to afford to construct the project if it were required to construct at a higher density and with an additional story.

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 the six units on the project site. The applicant would not be able to construct the 6 units on the project site if each lot had to meet the minimum lot width, minimum lot depth, side yard setbacks, build to line standards, tree grate standards or and parkway standards. 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 Tentative Tract Map (for Condo Purposes) and Development Plan Applications:

(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 residential uses are an allowable use within the Old Town Specific Plan; Neighborhood Residential District. The project also meets all applicable General Plan and Zoning policies and regulations, including:

Goal 1 Provide a diversity of housing opportunities that satisfy the physical, social, and economic needs of existing and future residents of Temecula.

Policy 1.1 Provide an inventory of land at varying densities sufficient to accommodate the existing and projected housing needs in the City. (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 0.46 acres in size. The proposed project is substantially surrounded by an urbanized environment zoned for residential development and 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 24-03-01-01) that determined the project site has no value as habitat for endangered, rare or threatened species.

(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 residential district, 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 is an allowed use per the City of Temecula General Plan, and the zoning district.

(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. PA24-0231, a Tentative Tract Map for the creation of 6 lots and PA22-0230, a Development Plan Application for the construction of 6 residential units on the vacant 0.46-acre project site with APNs 922-062-016 and 922-062-010, and concessions and waiver of development standards under density bonus law, subject to the Conditions of Approval (Tentative Map) set forth on Exhibit A, Conditions of Approval (Development Plan) plans set forth in Exhibit B, plans set forth in Exhibit C, Plan Reductions, attached hereto, and incorporated herein by this reference.

PASSED, APPROVED AND ADOPTED by the City of Temecula Planning Commission this 17th day of September, 2025.

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. 2025-XX was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 17th day of September, 2025, by the following vote:

AYES: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS:

ABSTAIN: PLANNING COMMISSIONERS:

ABSENT: PLANNING COMMISSIONERS:

Matt Peters
Secretary