

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

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Matt Peters, Director of Community Development

DATE OF MEETING: August 5, 2026

PREPARED BY: Marcella Mills, Case Planner

**PROJECT
SUMMARY:**

Planning Application Number PA26-0160, a Modification to a previously approved Development Plan (PA23-0440) for Villages C1, C2 and C3 of the Altair Specific Plan to change from 212 attached rowhomes to 176 detached single-family dwellings and duplex units (APN 940-320-016)

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

CEQA: Exempt from CEQA
CEQA Section 15182, Projects pursuant to a Specific Plan

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:	Single and Multi-Family Residential / Specific Plan Implementation (SPI), High Density Residential (H)
South:	Vacant Land / Specific Plan Implementation (SPI)
East:	Multi-Family Residential / Specific Plan Implementation (SPI)
West:	County of Riverside Vacant Land

AFFORDABLE/WORKFORCE HOUSING

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

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

Affordability Mix

Very Low Income Units (0-50% of AMI)	0
Low Income Units (51%-80% of AMI)	0
Moderate Income Units (80%-120% of AMI)	0
Above Moderate (Market Rate) Units (120%+ of AMI)	176
Total Number of Residential Units	176

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 August 21, 2024, the City of Temecula Planning Commission approved PA23-0440, a Development Plan application for the construction of 45 buildings containing 212 attached rowhomes in Villages C1, C2 and C3 of the Altair Specific Plan.

On April 12, 2026, Brookfield Properties submitted Planning Application No. PA26-0160, a Major Modification Application for Village C of the Altair Specific Plan to change the product type from 212 attached rowhomes to 176 detached single-family dwellings and duplexes.

The proposed product adjustment is driven primarily by the project's location within a Very High Fire Hazard Severity Zone. In recent years, wildfire insurance premiums for attached residential products in high-fire areas have increased substantially, and in some cases, developments have been unable to secure insurance coverage at all. Rowhomes require a master homeowners' association insurance policy, which under current market conditions would result in exceptionally high HOA dues, creating undue and ongoing financial burden for future residents. Additionally, the California FAIR Plan currently places coverage limits on commercial policies, making it nonviable as a practical alternative for this type of attached residential product.

Transitioning to single-family detached and duplex homes allows insurance responsibilities to be individually maintained by homeowners, significantly reducing cost risk, improving long-term affordability, and enhancing the financial feasibility of development, while remaining consistent with the Altair Specific Plan's permitted land uses and building types.

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. Village C is integral to providing a successful urban mixed-use environment and the proposed modification is consistent with the specific plan's intent. Village C1 proposes the construction of 29 three-story, detached, single-family dwellings ranging from 1,613 square feet to 1,761 square feet and 54 three-story duplexes ranging from 1,360 square feet to 1,834 square feet. Village C2 & C3 proposes 11 approximately 1,722 square-foot, two-story, detached, single-family dwellings and 82 two-story duplexes ranging from 1,485 square feet to 1,722 square feet. The proposed architecture, plotting, landscaping, and walls and fences were reviewed for conformance with the development standards and design guidelines of the Altair Specific Plan.

Architecture

Village C1 contains two (2) single-family dwelling floor plans and two (2) duplex floor plans, with one (1) architectural style consisting of three (3) different color schemes. Village C2 & C3 contain one (1) single-family dwelling floor plan and three (3) duplex 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 are the same as those approved in the original development plan for Village C and include Contemporary Provincial and Traditional Homestead.

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:

- Contemporary Provincial: blend of hip and flat parapet roofs, enriched with red toned "S" tile shed roof elements. Color-blocked stucco with strategic use of brick, complemented by details like awnings, accent trellises, and arched entries.
- Traditional Homestead: gable, hip, and shed roofs with a dominant hip roof profile frame the exteriors. Extended eaves with decorative brackets complemented by a cool-toned palette. Stucco paired with horizontal and vertical siding, multiple siding insets, and decorative corbels creates a balanced aesthetic.

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

Density Transfer

The Altair Specific Plan expressly allows for the transfer of residential density between villages, provided that the overall density does not exceed the approved maximum of 1,750 units. Table 3-1 of the Altair Specific Plan (Zones and Development Intensity), Note 1, permits the transfer of unused dwelling units from one village to another within the Specific Plan area, so long as the total number of approved dwelling units for the Altair project is maintained.

As part of this Modification Application, Villages C1, C2 & C3 are collectively proposed to be developed at densities below the maximum permitted for Village C, resulting in an overall reduction in density when compared to the maximum intensity anticipated in Table 3-1 of the Specific Plan.

The remaining unused density, totaling approximately 36 dwelling units, generated by the reduced development across Villages C1-C3, is proposed to be transferred to future villages within the specific plan.

This approach maintains full compliance with the Altair Specific Plan's overall density capacity of up to 1,750 dwelling units and is consistent with the implementation flexibility contemplated in Section 11 (Implementation), which encourages phased development and allows adjustments in density allocation to respond to market conditions and project feasibility while preserving the Plan's overall development assumptions.

Public Park/Open Space

With the location of Village C in close proximity to the Village C Central Park, there is not a requirement in the Altair Specific Plan for an additional public park within the village. There are, however, more proposed small, medium, and large open space areas than in either Village A or B to offset not having a public park. 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.

Subcommittee Meetings

On July 1, 2026, staff presented the project to the Altair Project Subcommittee which consisted of Chairperson Lanae Turley-Trejo and Commissioner Mark Watson. The applicant answered questions regarding the division of the previously approved rowhomes into single family and duplex products due to the project's location in a Very-High Fire Severity zone.

LEGAL NOTICING REQUIREMENTS

Notice of the public hearing was published in *The Press-Enterprise* on July 23, 2026, and mailed to the property owners within the required 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 CEQA pursuant to CEQA Guidelines Section 15182(c)(1) which provides that residential projects undertaken pursuant to and in conformity to a specific plan are exempt from CEQA. 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 212 row homes in Village C and 176 detached single-family homes and duplexes are proposed. The proposed modifications to the development plan still conform with the Specific Plan as the Specific Plan allows for density transfers within villages as long as the overall density of the Specific Plan area does not exceed 1,750 units. The modification to the development plan will allow for the development at densities allowed under the Specific Plan and, therefore, the proposed project conforms with the Specific Plan.

CEQA Guidelines Section 15182(c)(2) provides that the use of the exemption shall not apply if any of the conditions under Section 15162 has occurred. 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.

NO NET LOSS LAW

The Housing Element identified that a 20.34 acre site (formerly APN 940-320-002) had capacity for 250 units. Approximately 7.39 acres of the Project site is within the 20.34 acre parcel that was identified in the Housing Element (36.35% of 20.34 acres). Therefore, the appropriate allocation of the residential density for this Project site is 91 units (36.35% of the 250 units allocated for the originally identified site). The Project is proposing to develop 176 units and, therefore, this Project is not proposing a lower residential density than what was identified in the Housing Element.

A portion of the Project site (7.39 acres) is identified in the Housing Element's site inventory. The original 20.34-acre site (formerly APN 940-320-002) allocated 25 Extremely Low, 25 Very Low, 50 Low, 75 Moderate, and 75 Above Moderate Income units in the Housing Element. As discussed above, the City has determined that 36.35% of the Housing Element site inventory for former APN 940-320-002 should be attributed to this Project. Therefore, for purposes of the site inventory, the allocation for the Project site is 9 extremely low, 9 very low, 18 low, 27 moderate, and 28 above moderate units for a total of 91 units. The Project is producing 176 residential units, but they are all anticipated to be above moderate income units.

Government Code section 65863(b)(1) states that "No city, county, or city and county shall, by administrative, quasi-judicial, legislative, or other action, reduce, or require or permit the reduction

of, the residential density for any parcel identified to meet its current share of the regional housing need or any unaccommodated portion of the regional housing need from the prior planning period to, or allow development of any parcel at, a lower residential density” unless the City makes certain written findings. In this situation, lower residential density is defined to mean fewer units than what was projected for the site in the Housing Element.

The City does not have any remaining buffer in the extremely low and very low income categories. Therefore, in compliance with Government Code Section 65863(c)(2), the City will need to identify and make available additional adequate sites for 18 units (9 extremely low and 9 very low) within 180 days of the approval of this Project in order to avoid no net loss. The City has a surplus of 160 low income units. With the approval of this Project, the City will have a surplus of 142 low income units (160 minus 18 low income units that are not being produced by this Project). The City has a surplus of 1,669 moderate income units. With the approval of this Project, the City will have a surplus of 1,642 moderate income units (1,669 minus 27 moderate income units that are not being produced by this Project). The City has a surplus of 3,206 above moderate income units. With the approval of this Project, the City will have a surplus of 3,382 above moderate income units (3,206 units plus 176 above moderate income units that are being produced by this Project).

ATTACHMENTS:

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