

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

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Matt Peters, Community Development Director

DATE OF MEETING: March 19, 2025

PREPARED BY: Scott Cooper, Case Planner

PROJECT SUMMARY: Planning Application No. PA23-0497, a Tentative Tract Map (TTM 38813) to subdivide two (2) existing parcels into nine (9) parcels on 11.4 acres located on south side of Pauba Road approximately 600 feet east of Showalter Road (APNs: 945-090-001 and 945-090-020)

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

CEQA: Categorically Exempt
Section 15183, Projects Consistent with the General Plan

PROJECT DATA SUMMARY

Name of Applicant: Beam Management, LLC

General Plan Designation: Low Density Residential (L)

Zoning Designation: Low Density Residential (L-1)

**Existing Conditions/
Land Use:**

Site: Vacant Land / Low Density Residential (L)

North: Pauba Road, Single Family Residential, Vacant Land / Low Density Residential (L)

South: Vacant Land / Low Density Residential (L)

East: Single Family Residential / Low Density Residential (L)

West: Single Family Residential, Vacant Land / Low Density Residential (L)

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)	9
Total Number of Residential Units	9

BACKGROUND SUMMARY

On December 21, 2023, the applicant submitted Planning Application PA23-0497, a Tentative Tract Map (TTM 38813) to subdivide two (2) existing parcels into nine (9) parcels on 11.4 acres. 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 proposed project is located within a Low-Density residential zoning district which is intended to provide for the development of single-family detached homes on larger lots with a custom character of development. The project proposes to subdivide two existing parcels into nine parcels on 11.4 acres. The density of the district ranges from 0.5 to 2.9 dwelling units per acre with a minimum lot size of 1.0 acre. The proposed project's density is 1.27 dwelling units per acre with a minimum lot size of 1.0 acre and an average lot size of 1.27 acres.

The proposed project is within the Chaparral Area as provided for in the Community Design Element of the General Plan which is generally located between Pauba Road to the north, Santiago Road to the south, Margarita Road to the east, and Ynez Road to the west. All lots within this area shall have a minimum lot size of 1.0 acre. Graded slopes shall not exceed a 2:1 gradient and finished slopes should be contoured with land form grading rather than a formal engineered look with retaining walls discouraged to the greatest extent possible particularly between a structure and the public view.

The access to the project site is off of Pauba Road onto a private road that will be maintained by the Home Owners Association. Residents will be able to enter the project site traveling either direction on Pauba Road and will be able to make either a left or right onto Pauba Road when exiting the project.

LEGAL NOTICING REQUIREMENTS

The notice of the public hearing was published in the *Press Enterprise* on March 7, 2025, and mailed to the property owners within a 600-foot radius.

ENVIRONMENTAL DETERMINATION

State CEQA Guidelines Section 15183 provides that projects which are consistent with the development density established by a Community Plan, General Plan, or Zoning for which an Environmental Impact Report (EIR) has been certified “shall not require additional environmental review except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site.” The City of Temecula General Plan Update (GPU) EIR was certified in May 2005 (SCH No. 2003061041). The EIR examined the potential environmental impacts that may occur as a result of the build-out of the project site. The proposed project is consistent with the 2005 GPU, and because the proposed project would not result in any new or more severe impacts to the environment beyond what was previously evaluated and disclosed as part of the GPU EIR, no additional environmental review is required for the proposed project beyond the analysis and conclusions provided in Section 15183 analysis.

NO NET LOSS LAW

The project is identified in the City’s Housing Element site inventory. APN 945-090-001 is anticipated to produce three (3) above moderate income units and APN 945-090-020 10 is anticipated to produce ten (10) above moderate income unit. The project is proposing to construct nine (9) above moderate income units and, therefore, there is a shortfall of 4 above moderate income units from what was projected in the Housing Element.

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, as defined in paragraphs (1) and (2) of subdivision (g), unless the city, county, or city and county makes written findings supported by substantial evidence of both of the following:

1) The reduction is consistent with the adopted general plan, including the housing element.

2) The remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.”

The project is consistent with the density range allowed within the Low Density Residential district and is therefore consistent with the General Plan. In addition, the City’s RHNA allocation identified that the City needed to plan for 658 extremely low income unit, 671 very low income units, 702 low income units, 757 moderate income units and 1, 249 above moderate income units for a total of 4,034 housing units. The City’s Housing Element identified that there is a surplus of 851 above moderate income units. Therefore, the 4-unit deficit in above moderate

units created by the approval of the proposed project can be accommodated by the surplus. As such, there will be no net loss in the residential capacity.

FINDINGS

Tentative Maps (Section 16.09.140)

The proposed subdivision and the design and improvements of the subdivision is consistent with the development code, general plan, any applicable specific plan and the city of Temecula Municipal Code;

Tentative Parcel Map No. 38813 has been designed in a manner that is consistent with and meets all development and design standards of the General Plan, the Subdivision Ordinance, the Development Code, and the Municipal Code. The property associated with Tentative Parcel Map No. 38813 is identified within the City of Temecula Housing Element Vacant Lands Inventory for residential development and achieves Policy 1.1 of the General Plan Housing Element by providing inventory of land at a low density that will accommodate the existing and projected housing needs in the City.

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, or the land is subject to a Land Conservation Act contract but the resulting parcels following division of the land will not be too small to sustain their agricultural use;

The subject parcel does not propose to divide land which is subject to a contract entered into pursuant to the California Land Conservation Act of 1965. The subject property has not been designated for conservation or agricultural land, and is not subject to the California Land Conservation Act of 1965.

The site is physically suitable for the type and proposed density of development proposed by the tentative map;

The site is physically suitable for the type and proposed density of development proposed by the Tentative Map. The proposed Tentative Map is in accordance with what is allowed by the Municipal Code. Specifically, the Table 17.06.040 of the Municipal Code allows for 0.5 to 2.9 dwelling units per acre with a minimum lot size of 1.0 acre in the Low Density Residential District. The proposed project's density is 1.27 dwelling units per acre with a minimum lot size of 1.0 acre and an average lot size of 1.27 acres. As such, the site is suitable for the proposed development.

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 has been reviewed in accordance with the California Environmental Quality Act (CEQA) and based on a CEQA Guidelines Section 15183 analysis, it has been determined the project could not have a more significant impact on the environment than what was analyzed in the GPU EIR (SCH No. 2003061041).

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

The design of the subdivision and the type of improvements are not likely to cause serious public health problems because the proposed development is consistent with all applicable building, development and fire codes, which include provisions to safeguard public health, and will be further reviewed and inspected by City staff for compliance with all applicable building, development and fire codes prior to issuance of any grading, building, or occupancy permits.

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

The project consists of a Tentative Parcel Map on vacant property. Any future development on the project site will be in accordance with the requirements of the California Building Code in effect at that time as it relates to heating and cooling.

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

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

The subdivision is consistent with the City's parkland dedication requirements (Quimby Act) because payment of Quimby fees has been included as a condition of approval of the project.

- ATTACHMENTS**
1. Aerial Map
 2. PC Resolution
 3. Exhibit A – Draft Conditions of Approval
 4. Exhibit B – Plan Reductions
 5. Exhibit C – CEQA Guidelines Section 15183 Compliance Memorandum
 6. Notice of Exemption
 7. Notice of Public Hearing