

## **ACTION MINUTES**

**TEMECULA PLANNING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS  
41000 MAIN STREET  
TEMECULA, CALIFORNIA  
MARCH 19, 2025 - 6:00 PM**

**CALL TO ORDER at 6:00 PM: Chair Lanae Turely-Trejo**

**FLAG SALUTE: Commissioner Mark Watson**

**ROLL CALL: Hagel, Solis, Turley-Trejo, Watson, Watts**

### **PUBLIC COMMENTS – AGENDA ITEMS**

The following individual(s) addressed the Planning Commission: Commission:

- Sue Cappelen (Item #3)
- William Waring (Item #4)
- Charles Coulter (Item #4)
- Daniel Mucci (Item #4)
- Paul Roos (Item #4)

All electronic comments received were made a part of the record of the meeting.

### **CONSENT CALENDAR**

**1. Minutes**

**Recommendation:** Approve Special Meeting Workshop and Regular Meeting action minutes of February 19, 2025.

Approved the Staff Recommendation (5-0): Motion by Watts, Second by Watson. The vote reflected unanimous approval.

### **BUSINESS**

**2. Receive Budget Engagement Session and Provide General Recommendations Regarding the Same, Catlin Dorset**

**Recommendation:** That the Commission receive the budget engagement session and provide General recommendation regarding the same.

Received presentation and provided general recommendations regarding the same.

### **PUBLIC HEARING**

**3. 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), Scott Cooper**

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA23-0497, TENTATIVE TRACT MAP (TTM 38813) TO SUBDIVIDE TWO (2) EXISTING PARCELS INTO NINE (9) PARCELS ON 11.4 ACRES LOCATED ON THE SOUTH SIDE OF PAUBA ROAD APPROXIMATELY 600 FEET EAST OF SHOWALTER ROAD AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APNS: 945-090-001 AND 945-090-020)

Approved the Staff Recommendation (5-0): Motion by Hagel, Second by Watson. The vote reflected unanimous approval.

4. Planning Application Nos. PA24-0023, a Vesting Tentative Tract Map (VTM 38908) for the creation of 113 single family lots, six (6) lots of which are designated as affordable, and eight (8) open space lots and PA24-0120, a Home Product Review to allow for three (3) unique detached single-family plans with three (3) architectural styles consisting of 113 lots. The project is located on the southeast corner of Joseph Road and Rita Way approximately 470 feet north of Nicolas Road (APN 957-080-027), Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING (1) PLANNING APPLICATION NO. PA24-0023, A VESTING TENTATIVE TRACT MAP (VTM 38908) FOR THE CREATION OF 113 SINGLE FAMILY LOTS, SIX (6) OF WHICH ARE DESIGNATED AS AFFORDABLE, AND EIGHT (8) OPEN SPACE LOTS AND PA24-0120, (2) A HOME PRODUCT REVIEW TO ALLOW FOR THREE (3) UNIQUE DETACHED SINGLE-FAMILY PLANS WITH THREE (3) ARCHITECTURAL STYLES CONSISTING OF 113 LOTS, AND (3) WAIVER OF DEVELOPMENT STANDARDS UNDER DENSITY BONUS LAW. THE PROJECT IS LOCATED ON THE SOUTHEAST CORNER OF JOSEPH ROAD AND RITA WAY APPROXIMATELY 470 FEET NORTH OF NICOLAS ROAD (APN 957-080-027)

Approved the Staff Recommendation (5-0): Motion by Hagel, Second by Watson. The vote reflected unanimous approval.



5. Planning Application Nos. PA24-0066 and PA24-0067, a Development Plan and Conditional Use Permit for a 143 unit senior apartment community built on 5.93 acres located on the east side of Winchester Road at the terminus of Rustic Glen Drive (APN 920-110-005), and Density Bonus Application and Density Bonus Agreement, Scott Cooper

Recommendation: Adopt resolutions entitled:

PC RESOLUTION NO. 2025-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA ADOPTING THE FINAL MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE 143 UNIT SENIOR APARTMENT COMMUNITY GENERALLY LOCATED ON THE EAST SIDE OF WINCHESTER ROAD AT THE TERMINUS OF RUSTIC GLEN DRIVE (APN 920-110-005)

PC RESOLUTION NO. 2025-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA24-0066, A DEVELOPMENT PLAN FOR A 143 UNIT SENIOR APARTMENT COMMUNITY BUILT ON 5.93 ACRES LOCATED ON THE EAST SIDE OF WINCHESTER ROAD AT THE TERMINUS OF RUSTIC GLEN DRIVE (APN 910-110-005), AND APPROVING A DENSITY BONUS AND DENSITY BONUS AGREEMENT

PC RESOLUTION NO. 2025-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA24-0067, A CONDITIONAL USE PERMIT FOR A PARKING AREA, SPORT COURTS, AND PRIVATE RECREATION FACILITIES FOR THE 143 UNIT SENIOR APARTMENT COMMUNITY LOCATED ON THE EAST SIDE OF WINCHESTER ROAD AT THE TERMINUS OF RUSTIC GLEN DRIVE (APN 910-110-005)

Approved the Staff Recommendation (5-0): Motion by Solis, Second by Watts. The vote reflected unanimous approval.

### **COMMISSIONER REPORTS**

### **COMMISSION SUBCOMMITTEE REPORTS**

### **COMMUNITY DEVELOPMENT DIRECTOR REPORT**

### **PUBLIC WORKS DIRECTOR REPORT**

## ADJOURNMENT

At 9:06 PM, the Planning Commission meeting was formally adjourned to Wednesday, April 2, 2025, at 6:00 p.m., in the Council Chambers located at 41000 Main Street, Temecula, California.

  
Linae Turley-Trejo, Chair

  
Matt Peters, Director of Community Development