

**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: May 21, 2025

PREPARED BY: Eric Jones, Associate Planner II

PROJECT SUMMARY: Long Range Planning Project Number LR23-0490, an amendment to the existing Objective Design Standards.

RECOMMENDATION: Adopt a Resolution adopting the Objective Design Standards, as amended.

CEQA: Categorically Exempt
CEQA Guidelines Section 15061 (b)(3)

BACKGROUND SUMMARY

In response to the ongoing housing crisis, the State continues implementing various bills aimed at expediting the approval and construction of housing. These bills have various requirements for eligible housing projects, including ministerial approval and design standards that are “objective” and not subject to any personal interpretation or discretion. On January 25, 2022, the City Council adopted Resolution No. 2022-08 adopting Objective Design and Development Standards (ODS) for Multi-Family and Mixed-Use development applications subject to a streamlined approval process. As part of that approval process the City Council authorized the Planning Commission to revise the ODS without additional action from the City Council.

The ODS update was presented to the Planning Commission General Plan Update Subcommittee on October 2nd 2024, and the City Council General Plan Update Subcommittee on December 10th, 2024. Both subcommittees were supportive of the project and requested staff move forward at these initial meetings. Staff took the ODS update back to the Planning Commission General Plan Update Subcommittee on May 7, 2025 to update the committee on additional requirements from the State.

ANALYSIS

The purpose of the Objective Design Standards is to adopt clear and objective design and development standards that enable compliance with State legislation requiring a ministerial process for housing developments. The Objective Design Standards are sourced from the City’s Design Guidelines and Municipal Code, which address multifamily, mixed-use, and single-family residential development.

The proposed amendment to the Objective Design and Development Standards adds language for single-family, accessory dwelling unit, and accessory residential structures to the following existing chapters: Site Design Standards, General Building Design Standards, Mission-Colonial Revival, Craftsman, Tuscan, American Rural, East Coast Traditional, and Italianate.

The attached draft standards are based on the existing City-wide Design Guidelines related to single-family development and the more general design principals included in the Guidelines and City's Municipal Code. The primary goal with amending the Objective Design Standards to include single-family is to ensure superior architecture, sensitive site planning, and neighborhood compatibility without the typical discretionary Design Review process and most importantly ensure the continued quality of life for residents of Temecula.

LEGAL NOTICING REQUIREMENTS

Notice of the public hearing was published in the *Press Enterprise* on May 8, 2025.

ENVIRONMENTAL DETERMINATION

In accordance with the California Environmental Quality Act, the adoption of the Objective Design Standards has been deemed to be exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Section 15061 (b) (3), the common sense exemption, because it can be seen with certainty that there is no possibility that the adoption of the Resolution will have a significant effect on the environment. The adoption of the Objective Design Standards will not increase the intensity or density of any land use above what's currently allowed. Staff recommends that the Planning Commission of the City of Temecula hereby adopt a Notice of Exemption for the proposed resolution.

STAFF RECOMMENDATION

Adopt a Resolution to approve the amendment to the Objective Design Standards document to include design standards for single-family, accessory dwelling unit, and large accessory structure development.

- ATTACHMENTS:**
1. PC Resolution
 2. Exhibit A – Objective Design Standards
 3. Notice of Public Hearing
 4. Notice of Exemption