

PC RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. 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), AND MAKING FINDINGS OF CONSISTENCY WITH THE EIR AND DETERMINING THAT THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO SECTION 15182 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

A. On April 12, 2026, Brookfield Properties submitted Planning Application: No. PA26-0160, a Modification Application 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 August 5, 2026, 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 No. PA26-0160, 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 in accordance with Temecula Municipal Code Section 17.05.010.F (Development Plan):

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 proposed detached single family and duplex homes are permitted in the land use designation standards contained in the Altair Specific Plan and the City's Development Code. The project is also consistent with General Plan land use of Specific Plan Implementation. The site is properly planned and zoned and, as conditioned, is physically

suitable for the type and density of residential development proposed. 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 City-Wide Design Guidelines, and fire and building codes.

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 single-family dwellings and duplexes, 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 in and around the site. The project has been reviewed for and, as conditioned, 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 protection of the public health, safety, and welfare. Nothing proposed in the Modification Application is anticipated to have an adverse impact to the public health, safety and general welfare.

Section 3. Housing Element Site Inventory Findings.

(a) 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 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.

(b) In addition to the requirement described above, if a city allows development of any site inventory parcel with fewer units by income category than identified in the housing element for that parcel, the city shall make a written finding supported by substantial evidence as to whether the remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's Regional Housing Needs Allocation (“RHNA”). The finding shall include a quantification of the remaining unmet need for the jurisdiction's RHNA allocation at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

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.

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. 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).

Section 4. Environmental Findings. The Planning Commission hereby makes the following environmental findings and determinations in connection with the approval of the Development Plan:

A. In accordance with the California Environmental Quality Act, it has been determined that the proposed project is exempt from CEQA (Section 15182, Projects consistent with Specific Plan);

1. 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 project 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 222 row homes in Village C and 176 detached single family home 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.

Section 5. Conditions. The Planning Commission of the City of Temecula approves Planning Application No. PA26-0160, a Major Modification Application for Village C of the Altair Specific Plan, originally approved under PA23-0440, to change from 212 attached rowhomes to 176 detached single-family and duplex products, subject to the Conditions of Approval set forth on Exhibit A and Plan Reductions set forth in Exhibit B, attached hereto, and incorporated herein by this reference.

PASSED, APPROVED AND ADOPTED by the City of Temecula Planning Commission this 5th day of August, 2026.

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. 2026- was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 5th day of August, 2026, by the following vote:

AYES: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS:

ABSTAIN: PLANNING COMMISSIONERS:

ABSENT: PLANNING COMMISSIONERS:

Matt Peters
Secretary