

ACTION MINUTES

**TEMECULA PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
JULY 16, 2025 - 6:00 PM**

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

FLAG SALUTE: Commissioner Gary Watts

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

PUBLIC COMMENTS – AGENDA ITEMS

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

- Tina Kempe (Item #5)

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

CONSENT CALENDAR

1. Approve Action Minutes of June 18, 2025

Recommendation: That the Commission approve the action minutes of June 18, 2025.

Approved the Staff Recommendation (4-0, Turley-Trejo abstained): Motion by Watson, Second by Hagel. The vote reflected approval with Turley-Trejo abstaining.

PUBLIC HEARING

2. Planning Application Nos. PA24-0509, a Home Product Review (Development Plan), and PA25-0189, a Minor Exception Application. The Home Product Review for Planning Area 12 of the Roripaugh Ranch Specific Plan will allow for five (5) unique detached single-family plans with four (4) architectural styles consisting of 104 lots. The Minor Exception will allow for a reduction of the minimum rear yard setback on five (5) lots (lots 23, 25, 73, 91, & 95) from 10'-0" down to a minimum of 8'-6" within Planning Area 12, which is an up to 15% reduction allowed by the Minor Exception, Jaime Cardenas

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-27

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA24-0509, A HOME PRODUCT REVIEW FOR PLANNING AREA 12 OF THE RORIPAUGH RANCH SPECIFIC PLAN TO ALLOW FOR FIVE (5) UNIQUE DETACHED SINGLE-FAMILY PLANS WITH

FOUR (4) ARCHITECTURAL STYLES CONSISTING OF 104 LOTS; AND PA25-0189, A MINOR EXCEPTION FOR UP TO A 15% MINIMUM REAR YARD SETBACK REDUCTION FOR FIVE (5) LOTS, AND MAKING FINDINGS OF CONSISTENCY WITH THE EIR AND ADDENDA AND DETERMINING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162

Approved the Staff Recommendation (4-1, Hagel opposed): Motion by Solis, Second by Watson. The vote reflected approval with Hagel opposing.

3. Planning Application No. PA24-0508, a Home Product Review (Development Plan) for Planning Area 10 of the Roripaugh Ranch Specific Plan to allow for two (2) unique detached single-family plans with two (2) architectural styles consisting of 13 lots, Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-28

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA24-0508, A HOME PRODUCT REVIEW FOR PLANNING AREA 10 OF THE RORIPAUGH RANCH SPECIFIC PLAN TO ALLOW FOR TWO (2) UNIQUE DETACHED SINGLE-FAMILY PLANS WITH TWO (2) ARCHITECTURAL STYLES CONSISTING OF 13 LOTS, AND MAKING FINDINGS OF CONSISTENCY WITH THE EIR AND ADDENDA AND DETERMINING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162

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

4. Planning Application No. PA24-0510, a Home Product Review (Development Plan) for Planning Area 33A of the Roripaugh Ranch Specific Plan to allow for two (2) unique detached single-family plans with two (2) architectural styles consisting of 15 lots, Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-29

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA24-0510, A HOME PRODUCT REVIEW FOR PLANNING AREA 33A OF THE RORIPAUGH RANCH SPECIFIC PLAN TO ALLOW FOR TWO (2) UNIQUE DETACHED SINGLE-FAMILY PLANS WITH TWO (2) ARCHITECTURAL STYLES CONSISTING OF 15 LOTS, AND MAKING FINDINGS OF CONSISTENCY WITH THE

EIR AND ADDENDA AND DETERMINING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162

Approved the Staff recommendation with the addition that the project be revised to include a requirement that all 15 homes to have enhanced elevations (5-0): Motion by Solis, Second by Watts. The vote reflected unanimous approval.

5. Planning Application No. PA22-0987, a Development Plan for an approximately 38,653 square-foot, three story, medical office building located on the west side of Avenida De Misiones approximately 425 feet south of Temecula Parkway (APN: 961-290-003), Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA22-0987, A DEVELOPMENT PLAN FOR AN APPROXIMATELY 38,653 SQUARE-FOOT, THREE STORY, MEDICAL OFFICE BUILDING LOCATED ON THE WEST SIDE OF AVENIDA DE MISSIONES APPROXIMATELY 425 FEET SOUTH OF TEMECULA PARKWAY AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN 961-290-003)

Approved the Staff recommendation and further directs staff to work with the architect to utilize a black metal standing seam as the awning material (5-0): Motion by Solis, Second by Watson. The vote reflected unanimous approval.

COMMISSIONER REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

PUBLIC WORKS DIRECTOR REPORT

ADJOURNMENT

At 8:10 PM, the Planning Commission meeting was formally adjourned to Wednesday, August 6, 2025, at 6:00 p.m., in the Council Chambers located at 41000 Main Street, Temecula, California.

Lanae Turley-Trejo, Chair

Matt Peters, Director of Community Development