

PC RESOLUTION NO. 2025-

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: 920-110-005), AND APPROVING A DENSITY BONUS AND DENSITY BONUS AGREEMENT

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

A. On February 2, 2025 Willis Development filed Planning Application No. PA24-0066, a Development Plan. On February 6, 2025, Willis Development filed Planning Application No. PA24-0067, a Conditional Use Permit. These applications (collectively “the Project”) were filed 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. A Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared for the Project in accordance with the California Environmental Quality Act and the California Environmental Quality Act Guidelines (“CEQA”). City staff provided public notice of the public comment period and of the intent to adopt the Mitigated Negative Declaration as required by law. The public comment period commenced on November 21, 2024 and expired on December 23, 2024. Copies of the documents have been available for public review and inspection at the offices of the Department of Community Development, located at City Hall, 41000 Main Street, Temecula, California 92590 and on the City of Temecula website.

D. On March 19, 2025, the Planning Commission held a duly noticed public hearing on the Project and considered the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, at which time the City staff and interested persons had an opportunity to, and did testify either in support of or opposition to this matter.

E. Following consideration of the entire record before it at the public hearing and due consideration of the Project the Planning Commission adopted Resolution No. 2025- “A RESOLUTION OF THE 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: 910-110-005)”.

F. All legal preconditions to the adoption of this 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 uses are in conformance with the General Plan for Temecula and with all applicable requirements of State law and other Ordinances of the City;

The proposed project consists of the construction of a senior housing community. The General Plan allows for this type of project at the project site. By proposing a senior housing apartment community that offers various unit types and sizes the project conforms to Policy 1.2 of the General Plan Housing Element which encourages residential development that provide a wide range of housing types in terms of cost, density, unit size, configuration, and type, and presents the opportunity for local residents to live and work in the same community by balancing jobs and housing types. The buildings of the senior housing project are located on the portion of the property that has a Neighborhood Commercial land use designation. The parking and recreational amenities are located on the portion of the property that has an Open Space land use designation. Therefore, the project is consistent with the General Plan. 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 Citywide 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 project, 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 and living in an around the site as the project is consistent with the General Plan, Objective Design Standards for Multi-Family Development, and Development Code. 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 public health, safety, and welfare.

Section 3. Density Bonus.

(a) The Applicant submitted an application for a “density bonus” under Temecula Municipal Code Section 17.10.020(P) and Government Code Section 65915. Government Code section 65915(b)(1)(C) provides that a senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code is entitled to a 20% density bonus. The base density for the 5.93 acre project site is 119 units (rounded up from 118.6). With the 20% density bonus, 143 units (rounded up from 142.8) are permitted as part of the proposed project. By agreeing to construct a senior housing development, the Applicant is entitled to a 20 percent density bonus. The Planning Commission therefore grants the 20% density bonus.

(b) The Applicant also seeks to deviate from one of the City's development standards through the "waiver" provision under Government Code Section 65915(e). Specifically, Temecula Municipal Code Section 17.06.040 provides that buildings may not exceed 40 feet. The Applicant is requesting a waiver to the maximum allowed height of 40 feet as the project physically precludes the construction of 143 units within the 40 foot height limit development standard. The Applicant is requesting to construct a three story building that is 54.5 feet in height. Temecula Municipal Code Section 17.10.020(P)(7) provides that the City shall approve a waiver or reduction of a development standard, unless it makes one (1) or more of the following findings:

1) The application of the development standard does not have the effect of physically precluding the construction of a housing development at the density allowed by the density bonus and with the incentives or concessions granted to the applicant;

2) The waiver or reduction of the development standard would have a specific, adverse impact, as defined in Government Code Section 65589.5(d)(2) upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact;

3) The waiver or reduction of the development standard would have an adverse impact on any real property that is listed in the California Register of Historical Resources; or

4) The waiver or reduction of the development standard would be contrary to state or federal law.

Although the project site is 5.93 acres in size, the northerly, approximately 2.35 acres has a General Plan Land Use of Open Space, which does not allow for senior housing projects. In addition, there are public water and sewer easements along the westerly frontage and southern side of the property. The remaining portion of the property available to construct the senior housing building is approximately 3.2 acres. This limited available land for the building makes it necessary to increase the height of the building in order to allow for the 143 units. Therefore, the Planning Commission grants the waiver request of the 40 foot maximum height limit development standard to allow for a 54.5 high, three-story building in order to construct the 143 units as the imposition of the development standard has the physical effect of precluding the construction of the project at the density proposed.

Section 4. Conditions. The Planning Commission of the City of Temecula approves 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., 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. The Planning Commission also approves the Density Bonus application and approves the City executing the Density Bonus Agreement in substantially the same form attached as Exhibit "C".

Section 5. **PASSED, APPROVED AND ADOPTED** by the City of Temecula Planning Commission this 19th day of March, 2025.

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. 2025- was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 19th day of March, 2025, by the following vote:

AYES: PLANNING COMMISSIONERS:

NOES: PLANNING COMMISSIONERS

ABSTAIN: PLANNING COMMISSIONERS

ABSENT: PLANNING COMMISSIONERS

Matt Peters
Secretary