

**STAFF REPORT – PLANNING  
CITY OF TEMECULA  
PLANNING COMMISSION**

**DATE OF MEETING:** July 16, 2025

**TO:** Planning Commission Chairperson and members of the Planning Commission

**FROM:** Matt Peters, Director of Community Development

**PREPARED BY:** Jaime Cardenas, Case Planner

**PROJECT SUMMARY:** 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 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.

**RECOMMENDATION:** Adopt a Resolution approving the project subject to Conditions of Approval

**CEQA:** No further environmental review required  
Section 15162, Subsequent EIRs and Negative Declarations

**PROJECT DATA SUMMARY**

**Name of Applicant:** Richmond American Homes of Maryland, Inc.

**General Plan Designation:** Specific Plan Implementation (SPI)

**Zoning Designation:** Roripaugh Ranch Specific Plan (SP-11)

**Existing Conditions/  
Land Use:**

Site:	Vacant Land / Specific Plan Implementation (SPI)
North:	Vacant Land / Specific Plan Implementation (SPI)
South:	Vacant Land / Specific Plan Implementation (SPI)
East:	Open Space, Arterial Road (Butterfield Stage Road)/ Specific Plan Implementation (SPI)
West:	Open Space, Vacant Land / Very Low Density Residential (VL)

## **AFFORDABLE/WORKFORCE HOUSING**

Located in Housing Element Vacant Sites Inventory? ☐ Yes ☒ No

Located in Affordable Housing Overlay Zone (AHOZ)? ☐ Yes ☒ No

## **BACKGROUND SUMMARY**

On November 26, 2002, the City of Temecula City Council approved Tentative Tract Map 29353 which allowed for the subdivision of existing property into what became known as Roripaugh Ranch. The approval on the proposed property for this tentative tract map expired.

On January 23, 2018, the City of Temecula City Council approved a General Plan Amendment to amend the underlying General Plan Land Use designations of Phase II of the Roripaugh Ranch Specific Plan to a Specific Plan Implementation (SPI) Land Use. At this hearing, the City Council also approved a Specific Plan Amendment to the Roripaugh Ranch Specific Plan including an update to the development standards and facilities within the sports park, providing a greater variety of residential lot sizes, allowing for age-qualified housing, adding design guidelines and architectural styles for a multi-family development option, revising the circulation and aesthetics of Loop Road, improve trails and trail connections, updating to the landscape architecture master plan, and revising the development of Long Valley Wash as an amenity for the community while not increasing the number of dwelling units previously approved within the Specific Plan.

On October 21, 2020, the City of Temecula Planning Commission approved Tentative Tract Map No. 37926 which includes Planning Area 12.

On December 30, 2024, Richmond American Homes submitted Planning Application PA24-0509, a Home Product Review application. On April 24, 2025, Richmond American Homes submitted Planning Application 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.

On April 24, 2025, a Minor Exception application was submitted to allow for a reduction of the minimum rear yard setback on 5 lots (lots 23, 25, 73, 91, & 95) from 10'-0" down to a minimum of 8'-6" within Planning Area 12 which is a maximum 15% reduction allowed by the Minor Exception.

Staff has worked with the applicant to ensure that all concerns have been addressed, and the applicant concurs with the recommended Conditions of Approval.

## **ANALYSIS**

The proposed project involves the construction of single-family homes ranging in size from 1,821 square feet to 2,522 square feet on 104 lots of Planning Area 12 within the Roripaugh Ranch Specific Plan. The proposed architecture, plotting, landscaping, and walls and fences were reviewed for conformance with the development standards and design guidelines of the Specific Plan.

## Architecture

The project proposes five (5) floor plans and four (4) architectural styles. The architectural styles include Spanish, Italian, American Farmhouse, and Craftsman, which are consistent with the Residential Architectural Standards specified in the Roripaugh Ranch Specific Plan Design Guidelines.

Staff believes that, with the attached Conditions of Approval, the project meets the intent of the Roripaugh Ranch Specific Plan. The proposed elevations achieve a quality appearance, are compatible with the surrounding neighborhoods, and provide variety along the streetscape and within the internal residential area.

The applicant has provided specific details which are unique to each proposed architectural style and elevation. Each of the four proposed styles is distinct through the use of materials and with articulation provided on elevations of the homes. The architectural elements and materials that work to achieve this character are defined below for each specific style:

- Spanish: 2 story massing with arch component on the first story, simple hip or gable roof with concrete “S”-shape tile roof, exposed beam headers, window and door trims, ceramic tile accents
- Italian: 2-story, rectangular massing, topped by a main hip roof and “S”-shaped concrete tiles, a prominent entry porch accentuated by stone, and shutters on vertically hung windows
- American Farmhouse: porches with wood columns, horizontal and vertical siding, front to back main gable roof, concrete smooth flat roof tile, vertical multi-paned windows
- Craftsman: two (2) story boxed massing, paired windows, vertical columns with stone base, shingle texture flat concrete roof tiles, mixture of materials

## Product Placement Plan

The proposed product placement conforms to the requirements of the Roripaugh Ranch Specific Plan Valley Neighborhood Design Guidelines. A varied and visually interesting street scene has been achieved through creative product placement and alternately reversed floor plans throughout the development. The units have been plotted to avoid repetition in plan, building setbacks, and elevation type to meet the intent of the design guidelines. This Specific Plan requires “Architecture Forward” concepts in at least 50% of the homes in this planning area. Architecture forward is defined as advancing the architecture of the living space forward on the lot while concurrently, the garage is recessed a minimum of eight (8) feet behind the living space for this planning area. This ensures that the architecture of the garages will not dominate the street scene.

Elevations that are visible from a public street have been designed as enhanced elevations to incorporate architectural enhancements which include gabled roofline articulation, projections, additional materials and window treatments.

### Minor Exception

The proposed rear yard setback on 5 of the lots (lots 23, 25, 73, 91, & 95) within the planning area is less than the 10'-0" minimum setback within the Roripaugh Ranch Specific Plan. Four of the lots have a reduction of up to 6" (minimum 9'-6" setback). Lot 73 is a large lot with a tapering rear yard. At its shortest setback point, the setback will be 8'-6" (15% reduction). The applicant has applied for a Minor Exception to the minimum rear yard setback for those lots, which allows for a maximum 15% reduction of the setback which would reduce the setback to a minimum of 8'-6" for the five lots mentioned above. The reduction of the rear yard setback will allow for the setbacks in the front yard to greater vary in order to meet the specific plan design variation requirement of providing visual interest along the street scene and not locate multiple houses in a row at the same setback.

### **LEGAL NOTICING REQUIREMENTS**

The notice of the public hearing was published in the Press Enterprise on July 3, 2025 and mailed to the property owners within 600-foot radius.

### **ENVIRONMENTAL DETERMINATION**

The Roripaugh Ranch Specific Plan was formally adopted in 2002. An Environmental Impact Report (EIR) was prepared and certified on December 17, 2002 as part of this effort. Since that time, five EIR Addendums have been prepared for the project area with the most recent adopted on January 14, 2020. The proposed project has been determined to be consistent with the previously adopted Roripaugh Ranch EIR Addendum and is exempt from further environmental review (Section 15162, Subsequent EIRs and Negative Declarations). Staff has reviewed the EIR, the First Addendum to the EIR adopted on April 23, 2013, the Second Addendum to the EIR adopted on March 22, 2016, the Third Addendum to the EIR adopted on January 23, 2018, the Fourth Addendum to the EIR adopted on November 6, 2019, the Fifth Addendum to the EIR adopted on January 14, 2020 (collectively, "Addenda"), and has determined that the proposed project is consistent with the EIR and Addenda as the proposed project merely implements the development that was already contemplated and analyzed by the EIR and Addenda. The EIR and Addenda analyzed the impacts of the construction of single-family homes on 104 lots of Planning Area 12. As such, 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 and the Addenda. 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 and Addenda. Moreover, the mitigation measures imposed as part of the EIR and Addenda remain valid and applicable to the proposed project.

### **FINDINGS**

Development Plan (Code Section 17.05.010.F)

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 single-family homes are permitted in the land use designation standards contained in the Roripaugh Ranch 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.*

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 homes, 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 Home Product Review is anticipated to have an adverse impact to the public health, safety and general welfare.*

#### Minor Exception (Code Section 17.03.060.D)

That there are practical difficulties or unnecessary hardships created by strict application of the code due to the physical characteristics of the property.

*The project site is a 16-acre piece of property that has topographical challenges including a positive elevation change of approximately 34 vertical feet from the south to the north. Due to the natural terrain of the land, grading, and walls that result in retaining slopes, maintaining a strict 10'-0" rear yard setback on all lots within the planning area would result in front yard street scenes that do not meet the design variation requirements of the Roripaugh Ranch Specific Plan. The proposal is for up to a 15% reduction in the rear yard setback from 10'-0" to 8'-6" for 5 lots within the planning area. The allowance of the reduction of the rear yard setback will allow for the setbacks in the front yard to greater vary in order to meet the specific plan requirement of providing visual interest along the street scene and not have multiple houses in a row located at the same setback.*

The Minor Exception does not grant special privileges which are not otherwise available to surrounding properties and will not be detrimental to the public welfare or to the property of other persons located in the vicinity.

*Permitting this Minor Exception will not grant special privileges to the applicant as surrounding properties of similar size and topography are in the vicinity of the project and would be eligible for a similar Minor Exception. The result of permitting this Minor Exception will not be detrimental to the public welfare or to the property of other persons as the reduction in the rear*

*yard setback allows the project to meet the design variation requirements of the Specific Plan's visual interest in the street scene. The project has been reviewed 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.*

The Minor Exception places suitable conditions on the property to protect surrounding properties and does not permit uses which are not otherwise allowed in the zone.

*The project has been conditioned by the Planning, Fire, Building, and Public Works Departments to protect the surrounding properties. The residential land use proposed is permitted per the Roripaugh Ranch Specific Plan.*

- ATTACHMENTS**
1. Aerial Map
  2. Plan Reductions
  3. Draft PC Resolution
  4. Exhibit A – Draft Conditions of Approval
  5. Notice of Determination
  6. Notice of Public Hearing