

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

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

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

**DATE OF MEETING:** September 17, 2025

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

**PROJECT SUMMARY:** Planning Application Nos. PA24-0231, a Tentative Tract Map to create six residential lots from two existing parcels and PA24-0230, a Development Plan application for an approximately 10,550 square foot residential project comprised of two buildings and six units located approximately 200-feet north of the First and Pujol Street intersection (APNs: 922-062-016 and 922-062-010); and a density bonus application to approve certain concessions and waivers of development standards.

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

**CEQA:** Categorically Exempt per Section 15332, Class 32, In-Fill Development Projects.

**PROJECT DATA SUMMARY**

**Name of Applicant:** Rachel Lutu, Inland Empire Survey & Engineering, Inc.

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

**Zoning Designation:** Old Town Specific Plan; Neighborhood Residential (NR)

**Existing Conditions/  
Land Use:**

Site: Vacant Land / Neighborhood Residential (NR)

North: Vacant Land/ Neighborhood Residential (NR)

South: Single Family Residential (Habitat for Humanity) / Specific Plan Implementation

East: Multifamily Residential (Rancho West Apartments) / Specific Plan Implementation

West: Altair Specific Plan / Specific Plan Implementation

## AFFORDABLE/WORKFORCE HOUSING

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

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

### Affordability Mix

Very Low-Income Units (0-50% of AMI)	5
Low Income Units (51%-80% of AMI)	1
Moderate Income Units (80%-120% of AMI)	0
Above Moderate (Market Rate) Units (120%+ of AMI)	0
<b>Total Number of Residential Units</b>	<b>6</b>

## BACKGROUND SUMMARY

On May 23, 2023, the applicant and the City of Temecula entered into a Disposition and Development Agreement to ensure that six (6) units remain and are sold for owner occupancy at a cost affordable to households of low and very low-income.

On June 6, 2024, Rachel Lutu submitted on behalf of Habitat for Humanity Inland Valley (HFHIV), Planning Application PA24-0231, a Tentative Tract Map for the creation of six (6), residential lots from Assessor' Parcel Number 922-062-016 and 922-062-010. On June 6, 2024, Ms. Lutu also submitted Planning Application No. PA24-0230, a Development Plan application to construct six (6) affordable, for-sale, housing units on the two lots totaling 0.46 of an acre. The project is located approximately 200-feet north of the First and Pujol Street intersection, directly to the north of the existing "Habitat for Humanity" single-family lot homes on the west side of Pujol Street.

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

### Specific Plan Development Standards Waivers and Concessions

Temecula Municipal Code Section 17.10.020 (P)(7) and California Government Code Section 65915 allows for projects that are utilizing the *California Density Bonus Law* to request unlimited waivers/concessions of development standards if those development standards have the effect of physically precluding the construction of a housing development that provides for 5% of the residential units as very low-income affordable units. The project is proposing one (1) Low Income Household Unit at 80% Area Median Income (AMI) and five (5) Very Low-Income Household Units at 50% AMI. Under density bonus law, the applicant is entitled to waivers/concessions of development standards. The proposed project is requesting waivers/concessions on the following development standards (values with an asterisk in tables below indicate proposed concessions):

- Minimum Lot Width. Section IV, Land Use, Neighborhood Residential District of the Old Town Specific Plan defines the minimum lot widths for the district. The applicant is proposing to reduce the minimum lot width for all six lots.

Lot Number	Lot Width Required (Sq.Ft.)	Lot Width Proposed (Sq.Ft.)
1	50	36.96*
2	50	25.00*
3	50	34.00*
4	50	40.99*
5	50	25.00*
6	50	30.00*

- Minimum Lot Area. Section IV, Land Use, Neighborhood Residential District of the Old Town Specific Plan describes the minimum lot areas for the district. HFHIV is requesting a reduction of the minimum lot area for five of the six parcels, as demonstrated in the table below:

Lot Number	Min. Lot Area Required (Sq.Ft.)	Lot Area Proposed (Sq.Ft.)
1	3,750	3,514*
2	3,750	2,482*
3	3,750	3,489*
4	3,750	4,379
5	3,750	2,671*
6	3,750	3,204*

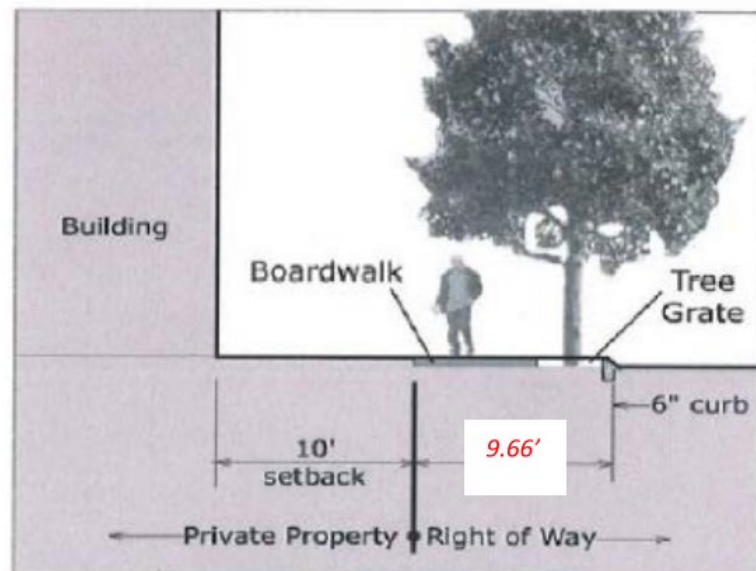
- Reduction in Side Yard Setback. Table IV-23 in Section IV, Land Use, Neighborhood Residential District of the Old Town Specific Plan requires a minimum 5-foot setbacks. As shown below, HFHIV is requesting a reduction of the side yard setbacks for all six units. The project is proposing to construct two triplexes utilizing a zero-lot line setback. The middle units will have no side yards.

Lot Number	Front Build-to-Line (BTL) (ft.)	Shortest Distance to BTL (ft.)	Side Street BTL (ft.)	Proposed Side Street BTL (ft.)	Side Yard Setback (ft.)	Proposed Side Yards Left, Right (ft.)	Rear Yard Setback (ft.)	Proposed Rear Yards (ft.)
1	10	*4.88	10	*10'-6"	5	*10'-6", *0	10	39
2	10	*5.42	n/a	n/a	5	*0, *0	10	39
3	10	*11.83	n/a	n/a	5	*0, 10	10	39
4	n/a	n/a	n/a	n/a	5	14'-6", *0	10	19.84
5	n/a	n/a	n/a	n/a	5	*0, *0	10	18.84
6	n/a	n/a	n/a	n/a	5	*0, 6	10	20.84

- Staggered Build-To Line. Table IV-23 in Section IV, Land Use, Neighborhood Residential District of the Old Town Specific Plan dictates that both the front and side street build-to lines are 10 feet. For this Project, because the street width is transitioning in front of the Project site, HFHIV is requesting that the front build-to lines be diagonal. As such the shortest/closest distance to Lot 1 BTL will be 4.88 ft, Lot 2 BTL will be 5.42 ft, and Lot 3 BTL will be 11.83 ft. In short, this waiver will allow the buildings to line up parallel to the road rather than creating a staggered building design where the units are sequentially pulled back to follow the sidewalk line. This deviation can be seen on the conceptual grading plan and site plan (page 1 and 2 of the plan reductions). Deviation measurements are shown in the table above.
- Modification to Tree Grate Requirements. Section IV, Land Use, Neighborhood Residential District of the Old Town Specific Plan requires specific placement of street trees and sidewalk configurations. HFHIV is requesting the reduction of the Parkway Right of Way from 10' to 9.66' to allow for a 10' Build to Line setback:
  - Remove existing AC berm and construct new concrete curb, gutter, and sidewalk, connecting the existing sidewalk to a new pedestrian ramp at Habitat Way.
  - Keep existing bus shelter.
  - Modify the requirements for street trees in tree wells at the back of curb per Fig. IV-98b, with two London Plane Trees in tree grates in front of Lots 1 & 2

Eliminating or reducing this requirement, in addition to the reduction of the setbacks requested above, will allow the footprint of the units to remain more usable.

**Figure 98b:** Illustrates the required placement of street trees within the 4-foot wide "furnishings zone," which is expected to occur as development continues within the Old Town area.



**Figure IV-98b**

- Modification of Pujol Street Right-of Way. Accept 9.66' parkway (Fig. IV-98b above) in lieu of the standard 10' width, to match up to the existing improvements at

each end of the proposed work, due to the right-of-way widening that occurs at this location.

- Reduction of Required Density. Section IV, Land Use, Neighborhood Residential District of the Old Town Specific Plan is intended to provide for attached and detached three-story residential development at a density of 20 to 35 dwelling units per acre. The project, as proposed, consists of two, two-story triplexes at an approximate density of 13 units per acre.
- Reduction in the Required Number of Stories. Section IV, Land Use, Neighborhood Residential District of the Old Town Specific Plan provides that the allowable height for triplexes is 50-feet in three stories. HFHIV is requesting a reduction in the number of stories from three to two stories. The reduction in the number of stories will reduce the construction height.

### Tentative Tract Map

The project site is currently comprised of two, 0.23-acre parcels (0.46-acre combined) that are to be subdivided into six (6) lots. The proposed project is located within the Neighborhood Residential District which is intended to provide residential uses on 3,750 square foot lots with minimum widths of 50-feet, and lot depths of 75 feet. As proposed, five out of six lots will be smaller than the target lot size, ranging from 2,482 to 3,514.

The density of the district ranges from 20 to 35 dwelling units per acre. The proposed project's density is approximately 13 dwelling units per acre with an average lot size of 3,290 square feet. As discussed above, the applicant has requested a waiver from the required minimum lot size of the zoning district.

Without the waivers and concessions allowed by the *California Density Bonus Law*, the construction of the Project would be infeasible. HFHIV is utilizing a smaller footprint for each unit to add height (a second story). A reduction in the minimum lot width is necessary to meet the requirements outlined in the DDA between the City and HFHIV.

### Architecture

The proposed project involves the construction of six (6) single-family homes ranging in size from 1,706 square feet to 1,800 square feet. The proposed architecture, plotting, landscaping, and walls and fences were reviewed for conformance with the development standards of the Old Town Specific Plan for the Neighborhood Residential District.

The architectural style for the homes is Craftsman, which is consistent with the Design Guidelines prescribed in the specific plan.

Staff believes that with the attached Conditions of Approval, the project meets the intent of the Design Guidelines and is on par with other family developments within the city. The proposed elevations achieve a quality appearance and provide variety along the streetscape and within the internal residential area.

The applicant has provided specific details which are consistent with the Craftsman Bungalow architectural style. The architectural elements and materials that work to achieve this character are defined below for the style:

- Base, middle top organization of facades
- Gable roof
- 2-foot-deep roof overhangs
- Prominent front porches with expressive wood and timber construction techniques
- Exposed structural elements such as rafters and brackets
- Mixture of exterior materials including wood, stucco, siding and shingles

Elevations located in an area that are visible to the public shall be enhanced with garages facing interior to the site. The location of these elevations are shown on the Site Plan.

## LEGAL NOTICING REQUIREMENTS

The notice of the public hearing was published in the *Press Enterprise* on September 4, 2025, and mailed to the property owners within a 900-foot radius.

## ENVIRONMENTAL DETERMINATION

In accordance with the California Environmental Quality Act, the proposed project has been deemed to be categorically exempt from further environmental review (Section 15332, In-Fill Development Projects);

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

*The project is consistent with the applicable General Plan designation because residential uses are an allowable use within the Old Town Specific Plan; Neighborhood Residential District. The project also meets all applicable General Plan and Zoning policies and regulations, including:*

*Goal 1 Provide a diversity of housing opportunities that satisfy the physical, social, and economic needs of existing and future residents of Temecula.*

*Policy 1.1 Provide an inventory of land at varying densities sufficient to accommodate the existing and projected housing needs in the City.*

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

*The project is located within City limits and is located on a site that is 0.46 acres in size. The proposed project is substantially surrounded by an urbanized environment zoned for residential development and roadways.*

(c) The project site has no value as habitat for endangered, rare or threatened species.

*The project was required to go through the Habitat Assessment and Negotiation Strategy (HANS) process since the project site is located within a Multi Species Habitation Conservation Strategy (MSHCP) criteria cell. After review by the Regional Conservation Authority and State and Federal agencies, a Joint Project Review was issued (JPR 24-03-01-01) that determined the project site has no value as habitat for endangered, rare or threatened species.*

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

*The proposed project was required to prepare a Project-Specific Water Quality Management Plan (WQMP) that was reviewed and conceptually accepted for entitlement by City Staff as the WQMP meets the requirements of the City of Temecula. A traffic analysis was not required as part of this project as the proposed use is allowed within the residential district, and there is nothing unique about this project that would trigger the need for a traffic analysis. Therefore, the project is not anticipated to result in any significant effects relating to traffic, noise, air quality, or water quality as the project is an allowed use per the City of Temecula General Plan, and the zoning district.*

(e) The site can be adequately served by all required utilities and public services.

*The project site is surrounded by development and is able to be serviced by all required utilities and public services.*

## **FINDINGS**

### **Tentative Parcel Map (16.09.140)**

The proposed subdivision and the design and improvements of the subdivision are consistent with the Development Code, General Plan, any applicable Specific Plan and the City of Temecula Municipal Code.

*As designed and conditioned, the proposed map is consistent with the Subdivision Ordinance, Temecula General Plan, the City of Temecula Municipal Code, and the Old Town Specific Plan. because residential uses are an allowable use within the Old Town Specific Plan; Neighborhood Residential District. The project also meets all applicable General Plan and Zoning policies and regulations because under density bonus law. The granting of a concession or waiver shall not be interpreted as requiring an amendment to a general plan or specific plan.*

The Tentative Map does not propose to divide land which is subject to a contract entered into pursuant to the California Land Conservation Act of 1965, or the land is subject to a Land Conservation Act contract but the resulting parcels following division of the land will not be too small to sustain their agricultural use.

*The proposed map is not subject to the California Land Conservation Act of 1965 or Williamson Land Act. In addition, the project has not been used as an agricultural use in the recent past.*

The site is physically suitable for the type and proposed density of development proposed by the Tentative Map.

*The proposed map subdivides 0.46 acres to allow for residential use. The project site is vacant land and is physically suitable to accommodate a 6-unit housing development and related improvements that are proposed on site. The proposed Tentative Parcel Map design is consistent with the Temecula General Plan and the development standards for the Old Town Specific Plan, as under density bonus law. The granting of a concession or waiver shall not be interpreted as requiring an amendment to a general plan or specific plan.*

The design of the subdivision and the proposed improvements, with Conditions of Approval, are either:

1. Not likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat, or
2. An environmental impact report has been prepared, and a finding has been made, pursuant to Public Resources Code Section 21081(a)(3), finding that specific economic, social, or other considerations make infeasible mitigation measures or project alternatives identified in the environmental impact report.

*The project consists of a Tentative Tract Map on vacant property for a multifamily residential project. A Habitat Assessment and Negotiation Strategy (HANS) application was submitted, and the project was reported to not cause significant environmental damage or substantially and avoidably injuring fish or wildlife or their habitat consistent to the Multiple Species Habitat Conservation Plan, as analyzed in JPR 24-03-01-01.*

The design of the subdivision and the type of improvements are not likely to cause serious public health problems.

*The project has been reviewed and conditioned by the Fire, Public Works, Planning, and Building and Safety Departments. As a result, the project is consistent or has been conditioned to be consistent with Fire and Building Codes and the City's General Plan, Municipal Code, and Old Town Specific Plan, which contain provisions to protect the health, safety, and welfare of the public.*

The design of the subdivision provides for future passive or natural heating or cooling opportunities in the subdivision to the extent feasible.

*The design of the subdivision provides for future passive or natural heating or cooling opportunities to the extent feasible. All developments must meet all appropriate Building and Fire Code requirements as they relate to passive or natural heating or cooling opportunities.*

The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision, or the design of the alternate easements which are substantially equivalent to those previously acquired by the public will be provided.

*All acquired rights-of-way and easements have been provided on the Tentative Map. The City has reviewed these easements and has found no potential conflicts.*

The subdivision is consistent with the City's parkland dedication requirements (Quimby Act).



*The project involves the construction of residential development. The project will meet all Quimby requirements through the provision of park improvements and payment of Quimby fees.*

Development Plan (Section 17.05.010)

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 site is located within the Old Town Specific Plan and the Project is in conformance with the General Plan, which identifies the project site as Specific Plan Implementation (SPI). The project is properly planned and zoned, and as conditioned, is physically suitable to meet the requirements of the Old Town Specific 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, Old Town Specific Plan, and Fire and Building codes.*

*Furthermore, the Project is consistent with several of the Goals and Policies described in the Housing Element of the General Plan.*

*Goal 1 Provide a diversity of housing opportunities that satisfy the physical, social, and economic needs of existing and future residents of Temecula.*

*Policy 1.1 Provide an inventory of land at varying densities sufficient to accommodate the existing and projected housing needs in the City.*

*Policy 1.2 Encourage residential development that provides a 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.*

*Policy 1.7 Where feasible, use City-owned or City-controlled land for affordable housing projects.*

*Goal 2 Provide housing for people of different economic segments and with special needs.*

*Policy 2.1 Promote a variety of housing opportunities that accommodate the needs of all income levels of the population, and provide opportunities to meet Temecula's fair share of extremely low-, very low-, low- and moderate- income housing by promoting the City's program of density bonuses and incentives.*

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 and around the site. The Project will allow for more housing to be*

*constructed in the community which will protect the public health, safety, and general welfare of the community. The Project 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.*

- ATTACHMENTS:**
1. Aerial Map
  2. PC Resolution
  3. Exhibit A – Draft Conditions of Approval - Tentative Map
  4. Exhibit B – Draft Conditions of Approval – Development Plan
  5. Exhibit C – Plan Reductions
  6. Notice of Exemption
  7. Notice of Public Hearing