

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

TO: Planning Commission Chair and members of the Planning Commission

FROM: Matt Peters, Director of Community Development

DATE OF MEETING: April 1, 2026

PREPARED BY: Yannin Marquez, Case Planner

PROJECT SUMMARY: Planning Application No. PA24-0494, a Development Plan to allow for a three-story, over enclosed podium parking, residential building with 26 units, three (3) of which are designated as affordable and a Density Bonus Application to allow for one concession and the waiver of certain development standards in exchange for the developer restricting three (3) units for rent to very low income households for a period of 55 years. The project is located at 28717 Pujol Street (APNs 922-062-008 & 922-062-009).

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

CEQA: Categorically Exempt
Section 15332, Class 32, Infill Development

PROJECT DATA SUMMARY

Name of Applicant: Christopher Campbell

General Plan Designation: Specific Plan Implementation (SPI)

Zoning Designation: Neighborhood Residential (NR) – Old Town Specific Plan No. 5

**Existing Conditions/
Land Use:**

Site: Vacant Land / Specific Plan Implementation (SPI)

North: Existing Multi-Family Residential/ Specific Plan Implementation (SPI)

South: Vacant Land/ Specific Plan Implementation (SPI)

East: Pujol Street/ Specific Plan Implementation (SPI)

West: Vacant Land / Specific Plan Implementation (SPI)

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)	3
Low Income Units (51%-80% of AMI)	0
Moderate Income Units (80%-120% of AMI)	0
Above Moderate (Market Rate) Units (120%+ of AMI)	23
Total Number of Residential Units	26

BACKGROUND SUMMARY

On December 13, 2024, Christopher Campbell submitted Planning Application PA24-0494, a Development Plan to allow for a three-story, over enclosed podium parking, residential building with 26 units, three (3) of which are designated as affordable and a Density Bonus Application to allow for one concession and the waiver of certain development standards in exchange for the developer restricting three (3) units for rent to very low income households for a period of 55 years. The project is located at 28717 Pujol Street (APNs 922-062-008 & 922-062-009).

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

Site Plan

Pujol Apartments is located along the west side of Pujol Street, north of First Street, within the Neighborhood Residential (NR) district of the Old Town Specific Plan. One three-story, over enclosed podium parking, residential building, comprises the project.

Vehicle access is provided via a single entrance leading to an internal parking area on the west side of the site, which is hidden from view from Pujol Street. The parking area will include covered and non-covered parking spaces with appropriate landscaping. Per Government Section 65915(p), the project requires 28 parking spaces, the project proposes 29 parking spaces. Additionally, the project will have 8 spaces for bicycles.

Pedestrian access is available from a sidewalk along Pujol Street near the eastern vehicular entrance, leading to rear units, while the gym and a front unit offer direct access from the right-of-way via a designated three-story gallery frontage.

The project proposes a couple of amenities for residents. These amenities include a gym room with exercise equipment. The second amenity is a BBQ area located on the south side of the project.

Landscaping

The project incorporates a variety of plant materials that include trees, shrubs, vine and groundcover. Plantings include Pink Flowering Chitalpa, London Plan Tree, Dwarf Bottlebrush, Cassa Blue Flax Lily, Cat's Claw Vine and shredded wood mulch. Landscaping along Pujol Street includes the utilization of London Plane trees with corresponding street grates which is consistent with the Old Town Specific Plan. The overall landscape plan has been designed to soften the hardscape and structural features of the project site.

Architecture

This project adopts an Early Modernism architectural style that adheres to the architectural styles allowed in the Old Town Specific Plan. The key design elements that have been integrated across all building elevations consists of clay capped parapets, decorative roof trellis and columns, arched openings, decorative awnings, decorative tiles and smooth stucco – allowing for a cohesive representation of Early Modernism.

Development Code Concession and Waivers

State law allows qualifying density bonus projects to deviate from local requirements through requests for concessions, incentives, or a waiver of development standards. The number of concessions allowed depends on the percentage and income category of the affordable units that are proposed to be included in the project. As relevant here, a project qualifies for a density bonus if it reserves at least 5 percent of the total units as affordable units for very low income households. Government Code Section 65915(b)(1)(B). A project that reserves at least 16 percent of the total units (base density units) as affordable for very low income households is entitled to four concessions. Government Code Section 65915(d)(2)(D). In addition, applicants for qualifying density bonus projects may request that the city waive or reduce development standards that have the effect of physically precluding the construction of a qualifying project at the densities or with the concessions permitted by state density bonus law. The project here proposes to include approximately 17.6% of the residential units as affordable for very low income households. As such, the project may request up to four concessions, and separately, waivers of developments standards. The proposed project has requested one concession and a number of waiver requests, as follows:

- General Variation in Wall Planes. According to Old Town Specific Plan IV-82 (4)(G), rowhouse buildings may be permitted to be composed of one dominant volume but should meet the design guideline criteria for architectural expression and variation in the building facade. The applicant has requested a concession to allow the wall planes to remain planar for 199'-8" at the northern property line.
- Building Placement Criteria. According to Old Town Specific Plan Table IV-23 (C)(ii), the building façade is required to be placed at the build-to-line and certain elements that include but not limited to, architectural elements, patios/balconies above the first floor and landscape may be located between the build-to-line and the property line. The applicant has requested a waiver to allow two private ground floor patios and

supporting building structure to be placed between the build-to-line and the property line.

- Allowable Parking Placement. According to Old Town Specific Plan Table IV-25 (C)(iii), the side yard setbacks are required to be 5 feet. The applicant has requested a waiver to allow a reduction to 3'-5".
- Allowable Building Types. According to Old Town Specific Plan Table IV-28, an allowable building type is required to be identified. Per page IV-80, rowhouses are arrayed side-by-side and give the appearance of a continuous stretch of residential facades along the street. The proposed building is a rowhouse building type. The applicant has requested a waiver to allow deviation from the required layout of continuous facades along the street to provide a driveway for access and parking and a location for the trash enclosure, waste services and utilities.
- Allowable Frontage Type. According to Old Town Specific Plan Table IV-29, an allowable frontage type is required to be identified. The applicant has requested a waiver to modify the allowed two-story gallery frontage to a three-story gallery frontage type located between the build-to-line and the property line to be composed of outdoor balcony space and upper floor units.
- Allowable Frontage Type for a Two-Story Gallery. According to Old Town Specific Plan IV-93 (D) the two-story gallery frontage requires dimensional conformity for building elements. These elements include, but are not limited to:
 - Floor to Ceiling Height – 12' min
 - Height of Arcade – 12' min
 - Width of Covered Walkway – 8' min
 - Column Dimensions – 10" min., 24" max

The applicant has requested a waiver of the following dimensions on the ground floor street facing façade only:

- Floor to Ceiling Height – 10' (sidewalk to ceiling height 11'-2")
 - Height of Arcade – 11'-2"
 - Width of Covered Walkway – 9'-6" provided at patios, 3'-9" opening at end of gallery
 - Column Dimensions – Outside Columns 4'-6", Inside Column 4'-1".
- Building Frontage Requirement on the Build-to-Line. According to Old Town Specific Plan Table IV-10, the minimum percentage of building frontage required to be placed on build-to-line is 70%-100% to allow for recessed entrances and building articulation.

The applicant has requested a waiver to allow a reduction of the building frontage requirement to 31%. This reduction will allow less recessed entrances and building articulation along the building frontage due to the physical constraints imposed by the narrow lot. It will accommodate the required driveway for access and parking, provide a location for a trash enclosure and utilities.

Absent these requested waivers and concessions, the project would not be able to achieve the 26 multi-family apartments, three (3) that are very low-income affordable units.

Affordable Housing Agreement and Declaration of Restrictive Covenants (Density Bonus)

The applicant and the City of Temecula will enter into an Affordable Housing Agreement/Density Bonus Agreement to ensure that three (3) units are rented at a cost affordable to households of very low-income. More specifically, units 1, 7, and 16 are to be constructed prior to or concurrently with the market rate units. Furthermore, the term of the affordable unit commences on the date that the unit is first rented to a very low income household and terminates fifty-five years after that date. The locations of the affordable units are highlighted in blue on the Affordable Unit Plan.

LEGAL NOTICING REQUIREMENTS

The notice of the public hearing was published in the *Press Enterprise* on March 19, 2026, and mailed to the property owners within a 600-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, Class 32, In-Fill Development).

(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 General Plan, which identifies the project site as Specific Plan Implementation (SPI). A residential attached use is an allowable use in the Neighborhood Residential District of the Old Town Specific Plan. The project meets all applicable General Plan and Zoning policies and regulations.

(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 vacant lot that is 0.46 acres in size. The proposed project is substantially surrounded by residential uses.

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

The proposed project is located on a project site that is located within an MSHCP criteria cell. As part of the entitlement on this site the project went through the HANS/JPR process with the Western Riverside County Regional Conservation Authority in which JPR 25-04-23-01 determined that the project is consistent with both the criteria and other plan requirements and no conservation of land was required. The JPR also determined that the project site did not contain any riparian/riverine/vernal pools on the site. The project site is not located within a narrow endemic plant species survey area or an area that requires additional surveys for plants. The property is not located adjacent to existing or proposed conservation areas.

(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 Neighborhood Residential District of the Old Town Specific Plan, 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, as conditioned, is an allowed use per the City of Temecula General Plan.

(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.

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 project is located in the Neighborhood Residential District of the Old Town Specific Plan. The Project is in conformance with the General Plan, which identifies the project site as Specific Plan Implementation. The Neighborhood Residential District allows for a density range of 20 to 35 units per acre. The Project is 0.46 acres, allowing a base density of 17 units. The developer is providing 17.6% very low-income units, allowing for up to 50% density bonus that allows 9 density bonus units, for a total of 26 units. By proposing three (3) units for rent to very low-income households and 23 units for rent as market rate units, the project conforms to Policy 2.1 of the General Plan Housing Element by providing a variety of housing opportunities that accommodates the needs of all income levels of the population. In addition, attached residential uses is permitted in the City's General Plan and Development Code. 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), 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 Project, including the site, building, parking, circulation and other associated site improvements, are 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 affordable housing to be constructed in the community, which will protect the public health, safety and general welfare of the community. With the exception of the requested concession and waivers, the Project has been found to be consistent with applicable policies, guidelines, standards and regulations intended to ensure that the development will be construction 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
4. Exhibit B – Plan Reductions
5. Notice of Exemption
6. Notice of Public Hearing