

**STAFF REPORT - PLANNING
CITY OF TEMECULA
OLD TOWN LOCAL ADVISORY COMMITTEE**

TO: Old Town Local Advisory Committee

FROM: Matt Peters, Director of Community Development

DATE: October 23, 2025

SUBJECT: Receive and File Update on Amissa Village (Planning Application Nos. PA22-0941, PA22-1123)

PREPARED BY: Jaime Cardenas, Associate Planner

RECOMMENDATION: That the Committee receive and file a status update regarding the Amissa Village residential project.

BACKGROUND: The Amissa Village project was heard by the Planning Commission at the regularly scheduled May 7, 2025 meeting. The Board recommended approval of the project with a 5-0 vote at the conclusion of the meeting. The project consists of 14 rental units, and the applicant is currently in discussions with Public Works to prepare grading plan submittals.

Amissa Village is located on the east side of the street's "elbow" where Sixth Street and Felix Valdez Avenue intersect. The property is located within the Neighborhood Residential (NR) district of the Old Town Specific Plan. This district is intended to provide for attached (and detached) three-story residential development at a target density between 20-35 dwelling units per acre. The proposed site planning, architecture, landscaping, walls and fences were reviewed for conformance with the development standards and design guidelines of the Old Town Specific Plan (SP-5).

At a lot size of 0.68 acres, the project site's size-to-unit ratio requires a minimum density of 14 units (rounded up from 13.6). In total, there will be ten (10) two-bedroom units and four (4) three-bedroom units.

The cluster of residential units are comprised of two, 3-unit buildings and two, 4-unit buildings. Building A (units 1-4) fronts Sixth Street. Buildings B and D (Units 5-7, 8-11, respectively) front Murrieta Creek and Building C (units 12-14) are interior to the site adjacent to the existing multifamily complex.

All the units are 3-stories and there is a total of three floor plans proposed ranging from 1,301 square feet up to 1,604 square feet. Overall, there will be 10 units with 2 bedrooms (Floor Plans 1 and 2), and 4 units with 3 bedrooms (Floor Plan 3).

The project proposes a variety of onsite amenities for residents within the 3,300 square foot common area. These amenities include a community pool and unisex restroom. The pool dimensions are 14'x30' with an 8'x8' attached spa. The common area will also include a fire pit, a 20'x20' shade structure and two barbecue grills and the remainder of the space for lounge chairs and dining tables.

Although the applicant proposes the residential units to be listed as market rate apartment units, the project will be mapped as a condominium subdivision. The proposed Condo Map will create 14 condos on the shared lot. The newly created parcel will meet all Old Town Specific Plan, Municipal Code, and General Plan requirements.

FISCAL IMPACT: None.