

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the office of the City Clerk (951) 694-6444. Notification 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to that meeting [28 CFR 35.102.35.104 ADA Title II].

## **AGENDA**

**TEMECULA PLANNING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS  
41000 MAIN STREET  
TEMECULA, CALIFORNIA  
JULY 16, 2025 - 6:00 PM**

**CALL TO ORDER: Chair Lanae Turley-Trejo**

**FLAG SALUTE: Commissioner Gary Watts**

**ROLL CALL: Hagel, Solis, Turley-Trejo, Watson, Watts**

### **PUBLIC COMMENT**

A total of 30 minutes is provided for members of the public to address the Commission on matters not listed on the agenda. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Commission Secretary. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to [PlanningCommission@temeculaca.gov](mailto:PlanningCommission@temeculaca.gov). All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

### **CONSENT CALENDAR**

All matters listed under Consent Calendar are considered to be routine and all will be enacted by one vote. There will be no discussion of these items unless members of the Commission request specific items be removed from the Consent Calendar for separate action. A total of 30 minutes is provided for members of the public to address the Commission on items that appear on the Consent Calendar. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Commission Secretary. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to 6:00 p.m. and submitted to [PlanningCommission@temeculaca.gov](mailto:PlanningCommission@temeculaca.gov). All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

**1. Approve Action Minutes of June 18, 2025**

**Recommendation:** That the Commission approve the action minutes of June 18, 2025.

**Attachments:** [Action Minutes](#)

**PUBLIC HEARING**

Any person may submit written comments to the Commission before a public hearing or may appear and be heard in support of or in opposition to the approval of the project(s) at the time of the hearing. If you challenge any of the project(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the Commission Secretary at, or prior to, the public hearing. For public hearings each speaker is limited to 5 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Commission Secretary or by submitting an email to be included into the record. Email comments must be submitted to [PlanningCommission@temeculaca.gov](mailto:PlanningCommission@temeculaca.gov). Email comments on all matters, including those not on the agenda, must be received prior to the time the item is called for public comments. Any person dissatisfied with a decision of the Commission may file an appeal of the Commission's decision. Said appeal must be filed within 15 calendar days after service of written notice of the decision. The appeal must be filed on the appropriate Community Development Department form and be accompanied by the appropriate filing fee. All public participation is governed by the Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

2. 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, Jaime Cardenas

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA24-0509, A HOME PRODUCT REVIEW FOR PLANNING AREA 12 OF THE RORIPAUGH RANCH SPECIFIC PLAN TO ALLOW FOR FIVE (5) UNIQUE DETACHED SINGLE-FAMILY PLANS WITH FOUR (4) ARCHITECTURAL STYLES CONSISTING OF 104 LOTS; AND PA25-0189 A MINOR EXCEPTION FOR UP TO A 15% MINIMUM REAR YARD SETBACK REDUCTION FOR 5 LOTS, AND MAKING FINDINGS OF CONSISTENCY WITH THE EIR AND ADDENDA AND DETERMINING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162

**Attachments:**      [Agenda Report](#)  
[Aerial Map](#)  
[Plan Reductions](#)  
[Draft PC Resolution](#)  
[Exhibit A – Draft Conditions of Approval](#)  
[Notice of Determination](#)  
[Notice of Public Hearing](#)

3.      Planning Application No. PA24-0508, a Home Product Review (Development Plan) for Planning Area 10 of the Roripaugh Ranch Specific Plan to allow for two (2) unique detached single-family plans with two (2) architectural styles consisting of 13 lots, Scott Cooper

**Recommendation:**      Adopt a resolution entitled:

PC RESOLUTION NO. 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA24-0508, A HOME PRODUCT REVIEW FOR PLANNING AREA 10 OF THE RORIPAUGH RANCH SPECIFIC PLAN TO ALLOW FOR TWO (2) UNIQUE DETACHED SINGLE-FAMILY PLANS WITH TWO (2) ARCHITECTURAL STYLES CONSISTING OF 13 LOTS, AND MAKING FINDINGS OF CONSISTENCY WITH THE EIR AND ADDENDA AND DETERMINING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162

**Attachments:**      [Agenda Report](#)  
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[Exhibit B - Plan Reductions](#)  
[Notice of Determination](#)  
[Notice of Public Hearing](#)

4.      Planning Application No. PA24-0510, a Home Product Review (Development Plan) for Planning Area 33A of the Roripaugh Ranch Specific Plan to allow for two (2) unique detached single-family plans with two (2) architectural styles consisting of 15 lots, Scott Cooper

**Recommendation:**      Adopt a resolution entitled:

PC RESOLUTION NO. 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA24-0510, A HOME PRODUCT REVIEW FOR PLANNING AREA 33A OF THE RORIPAUGH RANCH SPECIFIC PLAN TO ALLOW

FOR TWO (2) UNIQUE DETACHED SINGLE-FAMILY PLANS WITH TWO (2) ARCHITECTURAL STYLES CONSISTING OF 15 LOTS, AND MAKING FINDINGS OF CONSISTENCY WITH THE EIR AND ADDENDA AND DETERMINING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162

**Attachments:**

[Agenda Report](#)  
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[Exhibit A – Draft Conditions of Approval](#)  
[Exhibit B - Plan Reductions](#)  
[Notice of Determination](#)  
[Notice of Public Hearing](#)

5. Planning Application No. PA22-0987, a Development Plan for an approximately 38,653 square-foot, three story, medical office building located on the west side of Avenida De Misiones approximately 425 feet south of Temecula Parkway (APN: 961-290-003), Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA22-0987, A DEVELOPMENT PLAN FOR AN APPROXIMATELY 38,653 SQUARE-FOOT, THREE STORY, MEDICAL OFFICE BUILDING LOCATED ON THE WEST SIDE OF AVENIDA DE MISSIONES APPROXIMATELY 425 FEET SOUTH OF TEMECULA PARKWAY AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN: 961-290-003)

**Attachments:**

[Agenda Report](#)  
[Aerial Map](#)  
[Draft PC Resolution](#)  
[Exhibit A – Draft Conditions of Approval](#)  
[Exhibit B - Plan Reductions](#)  
[Notice of Exemption](#)  
[Notice of Public Hearing](#)

**COMMISSIONER REPORTS****COMMUNITY DEVELOPMENT DIRECTOR REPORT**

**PUBLIC WORKS DIRECTOR REPORT****ADJOURNMENT**

The next regular meeting of the Planning Commission will be held on Wednesday, August 6, 2025, at 6:00 p.m., in the Council Chambers located at 41000 Main Street, Temecula, California.

**NOTICE TO THE PUBLIC**

The full agenda packet (including staff reports and any supplemental material available after the original posting of the agenda), distributed to a majority of the Planning Commission regarding any item on the agenda, will be available for public viewing in the main reception area of the Temecula Civic Center during normal business hours at least 72 hours prior to the meeting. The material will also be available on the City's website at [TemeculaCa.gov](http://TemeculaCa.gov). and available for review at the respective meeting. If you have questions regarding any item on the agenda, please contact the Community Development Department at (951) 694-6444.