

**ACTION MINUTES**

**TEMECULA PLANNING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS  
41000 MAIN STREET  
TEMECULA, CALIFORNIA  
AUGUST 21, 2024 - 6:00 PM**

**CALL TO ORDER at 6:00 PM: Chair Bob Hagel**

**FLAG SALUTE: Commissioner Adam Ruiz**

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

**PUBLIC COMMENT**

The following individual(s) addressed the Commission:

- Rocky Hale (Items #2, #3, and #4)
- Jim Collins (Items #2, #3, and #4)

**CONSENT CALENDAR**

**1. Minutes**

**Recommendation:** Approve the action minutes of August 7, 2024

Approved the Staff Recommendation (5-0): Motion by Ruiz, Second by Turley-Trejo. The vote reflected unanimous approval.

**PUBLIC HEARING**

**2. Planning Application No. PA23-0438, a Development Plan for Village A of the Altair Specific Plan to allow for 146 detached single family and duplex homes and one (1) park (APNs: 940-310-013, 940-310-015, 940-310-016, 940-310-045, 940-310-046), Scott Cooper**

**Recommendation:** Adopt a resolution entitled:

PC RESOLUTION NO. 2024-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA23-0438, A DEVELOPMENT PLAN FOR 146 DETACHED SINGLE FAMILY AND DUPLEX HOMES AND ONE (1) PARK LOCATED WITHIN VILLAGE A OF THE ALTAIR SPECIFIC PLAN (APNS: 940-310-013, 940-310-015, 940-310-016, 940-310-045, 940-310-046), AND MAKING FINDINGS OF CONSISTENCY WITH THE ENVIRONMENTAL IMPACT REPORT AND DETERMINING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED

PURSUANT TO SECTION 15162 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Approved the Staff Recommendation (4-0, Hagel absent): Motion by Ruiz, Second by Watts. The vote reflected unanimous approval with Hagel absent.

3. Planning Application No. PA23-0439, a Development Plan for Village B of the Altair Specific Plan to allow for 109 detached single family and duplex homes and one (1) park (APNs: 940-310-044, 940-310-045, 940-310-046, 940-310-047, 940-310-048), Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2024-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA23-0439, A DEVELOPMENT PLAN FOR 109 DETACHED SINGLE FAMILY AND DUPLEX HOMES AND ONE (1) PARK LOCATED WITHIN VILLAGE B OF THE ALTAIR SPECIFIC PLAN (APNS: 940-310-044, 940-310-045, 940-310-046, 940-310-047, 940-310-048), AND MAKING FINDINGS OF CONSISTENCY WITH THE ENVIRONMENTAL IMPACT REPORT AND DETERMINING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO SECTION 15162 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Approved the Staff Recommendation (4-0, Hagel absent): Motion by Ruiz, Second by Watts. The vote reflected unanimous approval with Hagel absent.

4. Planning Application No. PA23-0440, a Development Plan for Village C of the Altair Specific Plan to allow for 45 buildings containing 212 attached rowhomes (APNs: 940-310-013, 940-320-002), Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2024-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA23-0440, A DEVELOPMENT PLAN FOR 45 BUILDINGS CONTAINING 212 ATTACHED ROWHOMES AND ONE (1) PARK LOCATED WITHIN VILLAGE C OF THE ALTAIR SPECIFIC PLAN (APNS: 940-310-013, 940-320-002), AND MAKING FINDINGS OF CONSISTENCY WITH THE ENVIRONMENTAL IMPACT REPORT AND DETERMINING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO SECTION 15162 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Approved the Staff Recommendation (4-0, Hagel absent): Motion by Ruiz, Second by Watts.  
The vote reflected unanimous approval with Hagel absent.

**COMMISSIONER REPORTS**

**COMMISSION SUBCOMMITTEE REPORTS**

**COMMUNITY DEVELOPMENT DIRECTOR REPORT**

**PUBLIC WORKS DIRECTOR REPORT**

**ADJOURNMENT**

At 7:50 PM, the Planning Commission meeting was formally adjourned to Wednesday, September 4, 2024, at 6:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.

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Bob Hagel, Chair

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Matt Peters, Interim Director of Community Development