

## **ACTION MINUTES**

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

**CALL TO ORDER at 6:00 PM: Vice Chair Gary Watts**

**FLAG SALUTE: Commissioner Fernando Solis**

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

**PUBLIC COMMENT- None**

### **CONSENT CALENDAR**

1. Approve Action Minutes of May 7, 2025

Recommendation: That the Commission approve the action minutes of May 7, 2025.

Approved the Staff Recommendation (4-0, Turley-Trejo absent): Motion by Watson, Second by Solis. The vote reflected unanimous approval with Turley-Trejo absent.

### **BUSINESS**

2. General Plan Consistency Review of the Proposed Draft Fiscal Years 2026-2030 Capital Improvement Program Budget Sheets (Long Range Project No. LR25-0112), Katie Garcia

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA MAKING A FINDING OF CONSISTENCY WITH THE GENERAL PLAN FOR THE PROPOSED DRAFT FISCAL YEARS 2026-2030 CAPITAL IMPROVEMENT PROGRAM (CIP) BUDGET SHEETS AND MAKE A FINDING OF EXEMPTION UNDER SECTIONS 15378(B)(4), 15061(B)(3), AND 15262 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (LONG RANGE PLANNING PROJECT NO. LR25-0112)

Approved the Staff Recommendation with the addition of the La Paz Road Roundabout project which was also determined to be consistent with the City's General Plan: (4-0, Turley-Trejo absent): Motion by Hagel, Second by Watson. The vote reflected unanimous approval with Turley-Trejo absent.

## **PUBLIC HEARING**

3. Long Range Planning Project Number LR23-0490, an amendment to the existing Objective Design Standards, Eric Jones

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA ADOPTING UPDATED OBJECTIVE DESIGN STANDARDS (ODS) FOR MULTI-FAMILY AND MIXED-USE DEVELOPMENT AND MAKE A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15061 (B)(3) (LONG RANGE PLANNING PROJECT NO. LR23-0490)

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

4. Planning Application No. PA25-0016, a Third Amendment to the Development Agreement by and between the City of Temecula and Lennar Homes, Inc., a California Corporation and Winchester Hills I LLC, a California Limited Liability Company to rescind the First Amendment to the Development Agreement and reinstate the original term of the Development Agreement for the Winchester Property located within portions of Planning Area 12 of the Harveston Specific Plan, Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ENTITLED “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING THE THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF TEMECULA AND LENNAR HOMES, INC., A CALIFORNIA CORPORATION AND WINCHESTER HILLS I LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND MAKE A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (PLANNING APPLICATION NO. PA25-0016)”

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

5. (Continued from May 7, 2025 Planning Commission meeting) Planning Application No. PA24-0363, a Development Plan for the Altair Private Recreation Center and Village C1 Park. The recreation center contains an approximately 1,991 square foot recreation building, approximately 1,437 square foot multi-purpose building, approximately 1,017 square foot pool building, pool, spa,

cabanas, fire pit area, and barbecue area. The park contains two (2) pickleball courts, half-basketball court, picnic areas, and an open turf area. (APNs: 940-320-001, 940-310-013), Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA24-0363, A DEVELOPMENT PLAN CONSISTING OF (1) THE ALTAIR PRIVATE RECREATION CENTER CONTAINING AN APPROXIMATELY 1,991 SQUARE FOOT RECREATION BUILDING, APPROXIMATELY 1,437 SQUARE FOOT MULTI-PURPOSE BUILDING, APPROXIMATELY 1,017 SQUARE FOOT POOL BUILDING, POOL, SPA, CABANAS, FIRE PIT AREA, AND BBQ AREA, AND (2) THE VILLAGE C1 PARK CONSISTING OF TWO (2) PICKLEBALL COURTS, HALF-BASKETBALL COURT, PICNIC AREAS, AND AN OPEN TURF AREA (APNS: 940-320-001, 940-310-013), 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 (3-0, Hagel abstained, Turley-Trejo absent): Motion by Solis, Second by Watson. The vote reflected unanimous approval with Hagel abstaining, and Turley-Trejo absent.

## **COMMISSIONER REPORTS**

## **COMMISSION SUBCOMMITTEE REPORTS**

## **COMMUNITY DEVELOPMENT DIRECTOR REPORT**

## **PUBLIC WORKS DIRECTOR REPORT**

## **ADJOURNMENT**

At 6:58 PM, the Planning Commission meeting was formally adjourned to Wednesday, June 4, 2025, at 6:00 p.m., in the Council Chambers located at 41000 Main Street, Temecula, California.

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Gary Watts, Vice Chair

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Matt Peters, Director of Community Development