

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

DATE OF MEETING: March 4, 2026

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Matt Peters, Director of Community Development

PREPARED BY: Scott Cooper, Case Planner

PROJECT SUMMARY: Planning Application No. PA25-0168, a Home Product Review to allow for six (6) unique detached single-family plans with four (4) architectural styles consisting of 164 lots located in Planning Area 4 within the Paloma Del Sol Specific Plan

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

CEQA: No further environmental review required
Public Resources Code Section 21166
Government Code Section 65457

PROJECT DATA SUMMARY

Name of Applicant: Taylor Morrison

General Plan Designation: Low Medium Density Residential (LM)

Zoning Designation: Paloma Del Sol Specific Plan (SP-4)

**Existing Conditions/
Land Use:**

- Site: Vacant Land / Low Medium Density Residential (LM)
- North: De Portola Road, Single Family Residential / Low Medium Density Residential (LM)
- South: Temecula Parkway, Commercial Center / Highway Tourist (HT), Industrial Park (IP)
- East: Butterfield Stage Road, Vacant Land, Commercial Buildings / Medium Density Residential (M), Community Commercial (CC)
- West: Single Family Residential / Low Medium Residential (LM)

BACKGROUND SUMMARY

On September 6, 1988 the Riverside County Board of Supervisors approved the Paloma Del Sol Specific Plan and Environmental Impact Report (EIR) which included Planning Area 4. Since the original approval of the Specific Plan and EIR, eight (8) amendments to the Specific Plan and four (4) addendums to the EIR have been approved.

On June 19, 2024, the Planning Commission approved Planning Application PA14-0087, a Tentative Tract Map (TTM 36483) for the creation of 164 single family residential lots and nine (9) open space lots on 42.64 acres for Planning Area 4 within Paloma Del Sol Specific Plan.

On April 25, 2025 the applicant submitted Planning Application PA24-0023, a Home Product Review to allow for six (6) unique detached single-family plans with four (4) architectural styles consisting of 164 lots located in Planning Area 4 within the Paloma Del Sol Specific Plan

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

The proposed project involves the construction of single-family homes ranging in size from 1,993 square feet to 3,252 square feet on 164 lots of Planning Area 4 within the Paloma Del Sol Specific Plan. The proposed architecture, plotting, landscaping, and walls and fences were reviewed for conformance with the development standards and design guidelines of the Specific Plan.

Architecture

The project proposes six (6) floor plans and four (4) architectural styles. The architectural styles include Prairie, Farmhouse, Mediterranean, and Italian Eclectic. The Specific Plan does not provide required architectural styles. Instead, it provides suggested architectural styles of which Eclectic Italian is one. The Specific Plan also allows the Director of Community Development to approve minor variations in standards and design guidelines without requiring an amendment to the Specific Plan which includes architectural styles. The Specific Plan allows for additional architectural styles and detailing that are compatible with the eclectic Mediterranean styles prescribed for the Specific Plan. Those prescribed styles are French Eclectic, Spanish Eclectic, and Italian Eclectic. The Prairie and Farmhouse architectural styles are compatible with the eclectic Mediterranean styles as well as the surrounding community.

Staff believes that, with the attached Conditions of Approval, the project meets the intent of the Paloma Del Sol Specific Plan. The proposed elevations achieve a quality appearance and provide diversity along the streetscape and within the internal residential area.

The applicant has provided specific details which are unique to each proposed architectural style and elevation. The four (4) proposed styles are distinct through the use of materials and with articulation provided on elevations of the homes. The architectural elements and materials that work to achieve this character are defined below for each specific style:

- Italian Eclectic: arched openings, “s” concrete roof tile, hip roof design, stone as a secondary material on the first floor

- Farmhouse: vertical board and batten siding, gable end brackets, architecturally appropriate lights, shutters
- Prairie: vertical windows, smooth flat concrete roof tiles, hip roof design, brick as a secondary material
- Mediterranean: balcony on the front elevation, vertical paired windows, “s” concrete roof tile, stone.

Enhanced elevations have been provided in locations where an elevation is adjacent to or visible from a street or open space area in order to provide a level of architecture that meets or exceeds other residential development in the City.

Product Placement Plan

The proposed product placement provides a varied and visually interesting street scene that has been achieved through creative product placement and alternately reversed floor plans throughout the development. The units have been plotted to avoid repetition in plan, building setbacks, and elevation type. The project provides a “Architecture Forward” concept in five (5) of the six (6) plans. Architecture forward is defined as advancing the architecture of the living space forward on the lot while concurrently, the garage is recessed from 6’-0” to 12”-0” feet behind the living space. This ensures that the architecture of the garages will not dominate the street scene.

LEGAL NOTICING REQUIREMENTS

The notice of the public hearing was published in the Press Enterprise on February 19, 2026, and mailed to the property owners within 600-foot radius.

ENVIRONMENTAL DETERMINATION

The Paloma Del Sol Specific Plan was formally adopted in 1988. An Environmental Impact Report (EIR) was prepared and certified on September 6, 1988 as part of this effort. Since that time, four Addenda to the EIR have been prepared for the project area with the most recent adopted on January 8, 2002. The proposed project (Project) has been determined to be consistent with the previously adopted Paloma Del Sol Addendum and no further environmental review is required (Public Resources Code Section 21166 and Government Code Section 65457). Staff has reviewed the EIR, the First Addendum to the EIR adopted December 8, 1992, the Second Addendum to the EIR adopted on March 17, 1999, the Third Addendum to the EIR adopted on September 9, 1999, and the Fourth Addendum to the EIR adopted on January 8, 2002 (collectively, EIR and Addenda). In addition, staff has reviewed the Consistency Evaluation Pursuant to Public Resources Code Section 21166, prepared by Psomas and dated August 26, 2020, and the Memorandum regarding Revalidation of the Consistency Evaluation for Paseo Del Sol Residential Development, also prepared by Psomas and dated September 14, 2023. Based on this substantial evidence, staff has determined that the proposed Project does not require the preparation of a subsequent or supplemental EIR as none of the conditions described in Public Resources Code Section 21166 exist. Specifically as it relates to Section 21166, a Home Product Review for the previously approved Tentative Tract Map 36483 does not represent a substantial change from the Paloma Del Sol Specific Plan evaluated in the certified EIR and Addenda and is within the scope of the potential development contemplated by that Plan; there are no substantial changes with respect to the circumstances under which the Project is undertaken that would result in new significant or

substantially more severe impacts; and there is no new information of substantial importance, which was not known and could not have been known at the time of the certified EIR. The Project would not have any new or substantially more severe impacts than what was evaluated in the EIR and Addenda, and there are no mitigation measures or alternatives that would reduce significant impacts and were previously found not to be feasible, but which are now feasible. Therefore, based on this evaluation, none of the conditions in Section 21166 of the Public Resources Code apply and no subsequent or supplemental EIR is required. In addition, the Project is exempt as it is a residential development project undertaken to implement a specific plan for which an EIR previously was prepared per Government Code Section 65457. The application for a Home Product Review for six (6) unique detached single-family plans with four (4) architectural styles consisting of 164 lots is consistent with the project that was analyzed by the EIR and Addenda. The proposed Project is required to meet all requirements and mitigation contained in EIR and Addenda.

FINDINGS

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 single-family homes are permitted in the land use designation standards contained in the Paloma Del Sol Specific Plan and the City's Development Code. The project is also consistent with General Plan land use of Low Medium Density Residential. 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), the 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 single-family homes, including the site, building, parking, circulation and other associated site improvements, is consistent with, and intended to protect the health and safety of those working in and around the site. The project has been reviewed for and, as conditioned, has been found to be consistent with all applicable policies, guidelines, standards, and regulations intended to ensure that the development will be constructed and function in a manner consistent with the protection of the public health, safety, and welfare. Nothing proposed in the Development Plan is anticipated to have an adverse impact to the public health, safety and general welfare.

ATTACHMENTS

1. Aerial Map
2. PC Resolution
3. Exhibit A – Draft Conditions of Approval
4. Exhibit B – Previous Conditions of Approval (PA14-0087)
5. Exhibit C – Plan Reductions
6. Notice of Exemption
7. Notice of Public Hearing