

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

TO: Planning Commission Chair and members of the Planning Commission

FROM: Matt Peters, Community Development Director

DATE OF MEETING: March 19, 2025

PREPARED BY: Scott Cooper, Case Planner

PROJECT SUMMARY: Planning Application Nos. PA24-0023, a Vesting Tentative Tract Map (VTM 38908) for the creation of 113 single family lots, six (6) lots of which are designated as affordable, and eight (8) open space lots and PA24-0120, a Home Product Review to allow for three (3) unique detached single-family plans with three (3) architectural styles consisting of 113 lots. The project is located on the southeast corner of Joseph Road and Rita Way approximately 470 feet north of Nicolas Road (APN: 957-080-027)

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

CEQA: Categorically Exempt
Section 15183, Projects Consistent with the General Plan

PROJECT DATA SUMMARY

Name of Applicant: Lakebridge

General Plan Designation: Low Medium Density Residential (LM)

Zoning Designation: Low Medium Density Residential (LM)

**Existing Conditions/
Land Use:**

Site: Vacant Land / Low Medium Density Residential (LM)

North: Single Family Residential / Low Medium Density Residential (LM)

South: Vacant Land, Santa Gertrudis Creek / Low Medium Density Residential (LM)

East: Single Family Residential / Very Low Density Residential (VL)

West: Single Family Residential, Joseph Road / Low Medium Density Residential (LM)

AFFORDABLE/WORKFORCE HOUSING

Located in Housing Element Vacant Sites Inventory? Yes No

Located in Affordable Housing Overlay Zone (AHOZ)? Yes No

Affordability Mix

Very Low Income Units (0-50% of AMI)	6
Low Income Units (51%-80% of AMI)	0
Moderate Income Units (80%-120% of AMI)	0
Above Moderate (Market Rate) Units (120%+ of AMI)	107
Total Number of Residential Units	113

BACKGROUND SUMMARY

On February 11, 2024, Lakebridge submitted Planning Application PA24-0023, a Vesting Tentative Tract Map (VTM 38908) for the creation of 113 single family lots, six (6) of which are designated as very low-income affordable, and eight (8) open space lots. On March 11, 2024, Lakebridge submitted Planning Application No. PA24-0120, a Home Product Review to allow for three (3) unique detached single-family plans with three (3) architectural styles consisting of 113 lots. The project is located on the southeast corner of Joseph Road and Rita Way approximately 470 feet north of Nicolas Road

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

Development Code Waivers

The Temecula Municipal Code Section 17.10.020 (P)(7) and California Government Code Section 65915 allows for projects that are utilizing density bonus to also request unlimited waivers of development standards if those development standards have the effect of physically precluding the construction of a housing development that provides for 5% of the residential units as very low-income affordable units. The project is proposing 5.3% of the residential units as very low-income affordable and therefore can request unlimited waivers of development standards. The proposed project is requesting a waiver on the following development standards:

- Minimum Lot Area. According to Table 17.06.040, the minimum net lot area in the LM Zone is 7,200 square feet. The applicant has requested a waiver to allow parcels as small as 2,100 square feet.
- Minimum Frontage at the Front Property Line. According to Table 17.06.040, the minimum frontage at the front property line in the LM Zone is 30 feet. The applicant has requested a waiver to allow the frontage to be 25 feet.

- Minimum Lot Width at Front Setback. According to Table 17.06.040, the minimum lot width at the front setback in the LM Zone is 50 feet. The applicant has requested a waiver to allow this width to be 26 feet.
- Minimum Average Width. According to Table 17.06.040, the minimum average width for a lot in the LM Zone is 50 feet. The applicant has requested a waiver to allow this width to be 35 feet.
- Minimum Lot Depth. According to Table 17.06.040, the minimum lot depth in the LM Zone is 80 feet. The applicant has requested a waiver to allow this depth to be 55 feet.
- Minimum Front Yard. According to Table 17.06.040, the minimum front yard setback in the LM Zone is 10 feet, with garage entrances setback at least 20 feet. The applicant has requested a waiver to allow the minimum front setback to be three (3) feet.
- Minimum Corner Side Yard. According to Table 17.06.040, the minimum corner side yard setback in the LM Zone is 15 feet. The applicant has requested a waiver to allow this setback to be seven (7) feet.
- Minimum Interior Side Yard. According to Table 17.06.040, the minimum combined interior side yard setback in the LM Zone is 15 feet, with one side setback at least 5 feet and the other side setback at least ten (10) feet. The applicant has requested a waiver to allow the minimum combined interior side yard setback to be 8 feet with a minimum of four (4) feet on each side.
- Minimum Rear Yard. According to Table 17.06.040, the minimum rear yard setback in the LM Zone is 20 feet. The applicant has requested a waiver to allow this setback to be eight (8) feet.
- Maximum Lot Coverage. According to Table 17.06.040, the maximum lot coverage in the LM Zone is 35 percent. The applicant has requested a waiver to allow up to a 60 percent lot coverage.
- Street Tree Landscaping. According to Municipal Code section 17.32.110.A.1, on any residential street, the City requires at least 1 street tree at the front of each residential lot and in the street side yard, the City requires at least 1 street tree per 45 linear feet of street. The applicant has requested a waiver to allow for 1 street tree per 120 linear feet maximum of street.
- Front Yard Tree Requirements. According to Municipal Code section 17.32.110.A.2, front yard landscaping must include at least one fifteen-gallon size tree per lot, one five-gallon size tree per lot, and a variety of drought tolerant shrubs and ground cover. The applicant has requested a waiver to the requirement for two trees in every front yard; the Project will provide drought tolerant shrubs and ground cover.

Absent these requested waivers the project would not be able to achieve the 113 single family residential homes including six (6) that are very low-income affordable due to the required size

of the lots (7,200 square feet) per the zoning district. A 7,200 square foot minimum lot size and the various setback requirements physically precludes the development of 113 single family lots on this project site which is prohibited per Temecula Municipal Code Section 17.10.020 (P)(7) and California Government Code Section 65915.

Affordable Housing Agreement and Declaration of Restrictive Covenants (Density Bonus)

The applicant and the City of Temecula will enter into an Affordable Housing Agreement to ensure that six (6) units remain and are sold for owner occupancy at a cost affordable to households of very low-income. More specifically, units 15, 48, 76, 83, 94, and 111 are to be constructed prior to or concurrently with the market rate units.. For every twenty market rate units that are completed (and Certificate of Occupancy issued) there shall be one (1) affordable unit completed (and a Certificate of Occupancy issued). Furthermore, the term of the of the affordable unit commences on the date that the unit is first sold by the developer and terminates forty-five years after that date. The locations of the affordable units are shown on the Product Placement Plan and designated with a red star. These units are dispersed equally throughout the community and not all located in the same general vicinity.

Vesting Tentative Tract Map

The proposed project is located within a Low Medium Density residential zoning district which is intended to provide for the development of typical single family neighborhoods. The project proposes to subdivide one existing parcel into 113 single family lots and eight (8) open space lots. The density of the district ranges from 3.0 to 6.9 dwelling units per acre with a minimum lot size of 7,200 square feet. The proposed project's density is 6.43 dwelling units per acre with a minimum lot size of 2,100 square feet and an average lot size of 2,630 square feet. As discussed above, the applicant has requested a waiver from the required minimum lot size of the zoning district.

Traffic Signal

Based on a Traffic Study what was prepared by a consultant to the city (MAT Engineering) a traffic signal is required for the intersection of Joseph Road and Nicolas Road. Based on a review of that Traffic Study and a Fair Share Analysis prepared by the applicant team (TJW Engineering) the applicant is responsible for a 53.4% contribution for the construction of the traffic signal and associated improvements. The city concurs with the fair share analysis and has conditioned the project that prior to map recordation or grading permit, whichever comes first, the developer shall pay fair share fees for offsite traffic signal improvements. The Temecula Municipal Code Section 17.10.020 (P)(7) and California Government Code Section 65915 allows for projects that are utilizing density bonus and providing at least 5% very low-income units to also request one (1) concession to waive a regulatory requirement that results in identifiable and actual cost reductions to the project. The applicant had the ability to use a concession to not have to install their fair share of the traffic signal but has chosen not to utilize this concession and has instead agreed to pay their fair share as conditioned.

Home Product Review (Architecture)

The proposed project involves the construction of single-family homes ranging in size from 1,750 square feet to 1,954 square feet on 113 lots. The proposed architecture, plotting, landscaping, and walls and fences were reviewed for conformance with the development standards of the Municipal Code and the City-Wide Design Guidelines for single-family homes.

The project proposes three (3) floor plans and three (3) architectural styles. The architectural styles include Spanish, Cottage, and Italianate which are consistent with other residential developments within the city.

Staff believes that, with the attached Conditions of Approval, the project meets the intent of the City-Wide Design Guidelines and is on par with other single-family developments within the city. The proposed elevations achieve a quality appearance and provide variety 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. Each of the three proposed styles is 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:

- Spanish: concrete “S” tile roofing, light colored stucco finish, clay pipes, wrought iron, arched stucco trim on windows
- Cottage: stone accents, horizontal lap siding, concrete flat tile roofing, Outlookers with knee brace
- Italianate: 4:12 main hip roof, multi-paned windows, shutters

Elevations located in an area that are visible to the public shall be enhanced. The location of these elevations are shown on the Product Placement Plan and designated with a blue asterisk. These locations include all elevations that are visible from an internal private street or external public street and visible from any of the open space areas within the project. The most dominant elevations are located along “A” Street as that private street bisects the project with private alleys extending off from “A” Street. The front elevations of the single-family homes will primarily only be seen when in a private alley. The six (6) affordable units have the exact same architecture as the market rate units as to not differentiate between the units.

Product Placement Plan

A varied and visually interesting street scene 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 to meet the intent of the design guidelines.

Community Amenities

The project proposes a pool and spa area that includes a picnic shelter area that has a bbq and tables for congregating in addition to restrooms and showers. There is also a passive open space

area centrally located near the mailboxes that will offer shade and can be accessed via sidewalks in order to avoid traffic along the private streets.

LEGAL NOTICING REQUIREMENTS

The notice of the public hearing was published in the *Press Enterprise* on March 6, 2025, and mailed to the property owners within a 600-foot radius.

ENVIRONMENTAL DETERMINATION

State CEQA Guidelines Section 15183 provides that projects which are consistent with the development density established by a Community Plan, General Plan, or Zoning for which an Environmental Impact Report (EIR) has been certified “shall not require additional environmental review except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site.” The City of Temecula General Plan Update (GPU) EIR was certified in May 2005 (SCH No. 2003061041). The EIR examined the potential environmental impacts that may occur as a result of the build-out of the project site. The proposed project is consistent with the 2005 GPU, and because the proposed project would not result in any new or more severe impacts to the environment beyond what was previously evaluated and disclosed as part of the GPU EIR, no additional environmental review is required for the proposed project beyond the analysis and conclusions provided in Section 15183 analysis.

FINDINGS

Tentative Maps (Section 16.09.140)

The proposed subdivision and the design and improvements of the subdivision is consistent with the development code, general plan, any applicable specific plan and the city of Temecula Municipal Code;

Vesting Tentative Tract Map No. 38908 has been designed in a manner that is consistent with and meets all development and design standards of the General Plan, the Subdivision Ordinance, the Development Code, and the Municipal Code. The property associated with Vesting Tentative Tract Map No. 38908 is not identified within the City of Temecula Housing Element Vacant Lands Inventory for residential development. Furthermore, by proposing six (6) very low-income lots the project conforms to Goal 2 of the General Plan Housing Element by providing housing for people of different economic segments.

The tentative map does not propose to divide land which is subject to a contract entered into pursuant to the California Land Conservation Act of 1965, or the land is subject to a Land Conservation Act contract but the resulting parcels following division of the land will not be too small to sustain their agricultural use;

The subject parcel does not propose to divide land which is subject to a contract entered into pursuant to the California Land Conservation Act of 1965. The subject property has not been designated for conservation or agricultural land, and is not subject to the California Land Conservation Act of 1965.

The site is physically suitable for the type and proposed density of development proposed by the tentative map;

The site is physically suitable for the type and proposed density of development proposed by the Tentative Map. The proposed Vesting Tentative Map is in accordance with what is allowed by the Municipal Code. Specifically, the Municipal Code allows for 3.0 to 6.9 dwelling units per acre. The proposed project's density is 6.43 dwelling units per acre. As such, the site is suitable for the proposed development.

The design of the subdivision and the proposed improvements, with Conditions of Approval, are either:

1. Not likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat, or
2. An environmental impact report has been prepared and a finding has been made, pursuant to Public Resources Code Section 21081(a)(3), finding that specific economic, social, or other considerations make infeasible mitigation measures or project alternatives identified in the environmental impact report.

The project has been reviewed in accordance with the California Environmental Quality Act (CEQA) and based on a CEQA Guidelines Section 15183 analysis, it has been determined the project could not have a more significant impact on the environment than what was analyzed in the GPU EIR (SCH No. 2003061041).

The design of the subdivision and the type of improvements are not likely to cause serious public health problems;

The design of the subdivision and the type of improvements are not likely to cause serious public health problems because the proposed development is consistent with all applicable building, development and fire codes, which include provisions to safeguard public health, and will be further reviewed and inspected by City staff for compliance with all applicable building, development and fire codes prior to issuance of any grading, building, or occupancy permits.

The design of the subdivision provides for future passive or natural heating or cooling opportunities in the subdivision to the extent feasible;

The project consists of a Vesting Tentative Tract Map on vacant property. Any future development on the project site will be in accordance with the requirements of the California Building Code in effect at that time as it relates to heating and cooling.

The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision, or the design of the alternate easements which are substantially equivalent to those previously acquired by the public will be provided;

All required rights-of-way and easements have been provided on the Vesting Tentative Tract Map. The City has reviewed these easements and has found no potential conflicts.

The subdivision is consistent with the city's parkland dedication requirements (Quimby Act).

The subdivision is consistent with the City's parkland dedication requirements (Quimby Act) because payment of Quimby fees has been included as a condition of approval of the project.

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 project is located in the Low Medium Density Residential district which allows for a density range of 3.0 to 6.9 dwelling units per acre. The project proposes 113 units on 17.57 acres which is a density of 6.43 dwelling units per acre. Therefore, the project is consistent with the density set forth in the General Plan. By proposing six (6) very low-income lots and 107 market rate lots the project conforms to Policy 2.1 of the General Plan Housing Element by providing a variety of housing opportunities that accommodate the needs of all income levels of the population. In addition, single-family homes are permitted in the land use designation standards contained in the City's General Plan and Development Code. 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 Home Product Review 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 - Tentative Map
 4. Exhibit B – Plan Reductions - Tentative Map
 5. Exhibit C – CEQA Guidelines Section 15183 Compliance Memorandum
 6. Exhibit D – Draft Conditions of Approval - Home Product Review
 7. Exhibit E – Plan Reductions - Home Product Review

8. Exhibit F - Affordable Housing Agreement and Declaration of Restrictive Covenants (Density Bonus)
9. Notice of Exemption
10. Notice of Public Hearing