

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
MARCH 19, 2025 - 6:00 PM**

CALL TO ORDER: Chair Lanae Turely-Trejo

FLAG SALUTE: Commissioner Mark Watson

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. 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. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

1. Minutes

Recommendation: Approve Special Meeting Workshop and Regular Meeting action minutes of February 19, 2025.

Attachments: [Special Meeting - Workshop Action Minutes](#)
[Regular Meeting Action Minutes](#)

BUSINESS

Members of the public may address the Commission on Business items that appear on the agenda. 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. 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. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

- 2. Receive Budget Engagement Session and Provide General Recommendations Regarding the Same, Catlin Dorset

Recommendation: That the Commission receive the budget engagement session and provide general recommendation regarding the same.

Attachments: [Agenda Report](#)

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. 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.

- 3. Planning Application No. PA23-0497, a Tentative Tract Map (TTM 38813) to subdivide two (2) existing parcels into nine (9) parcels on 11.4 acres located on south side of Pauba Road approximately 600 feet east of Showalter Road (APNs 945-090-001 and 945-090-020), 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. PA23-0497, TENTATIVE TRACT MAP (TTM 38813) TO SUBDIVIDE TWO (2) EXISTING PARCELS INTO NINE (9) PARCELS ON 11.4 ACRES LOCATED ON THE SOUTH SIDE OF PAUBA ROAD APPROXIMATELY 600 FEET EAST OF SHOWALTER ROAD AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APNs 945-090-001, 020)

Attachments:

[Agenda Report](#)

[Aerial Map](#)

[PC Resolution](#)

[Exhibit A – Draft Conditions of Approval](#)

[Exhibit B – Plan Reductions](#)

[Exhibit C – CEQA Guidelines Section 15183 Compliance Memorandum](#)

[Notice of Exemption](#)

[Notice of Public Hearing](#)

- 4. 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), Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING (1) PLANNING APPLICATION NUMBER PA24-0023, A VESTING TENTATIVE TRACT MAP (VTM 38908) FOR THE CREATION OF 113 SINGLE FAMILY LOTS, SIX (6) OF WHICH ARE DESIGNATED AS AFFORDABLE, AND EIGHT (8) OPEN SPACE LOTS AND PA24-0120, (2) A HOME PRODUCT REVIEW TO ALLOW FOR THREE (3) UNIQUE DETACHED SINGLE-FAMILY PLANS WITH THREE (3) ARCHITECTURAL STYLES CONSISTING OF 113 LOTS, AND (3) WAIVER OF DEVELOPMENT STANDARDS UNDER DENSITY BONUS LAW. 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)

Attachments:

- [Agenda Report](#)
- [Aerial Map](#)
- [PC Resolution](#)
- [Exhibit A – Draft Conditions of Approval - Tentative Map](#)
- [Exhibit B – Plan Reductions - Tentative Map](#)
- [Exhibit C – CEQA Guidelines Section 15183 Compliance Memorandum](#)
- [Exhibit D – Draft Conditions of Approval - Home Product Review](#)
- [Exhibit E – Plan Reductions - Home Product Review](#)
- [Exhibit F - Affordable Housing Agreement and Declaration of Restrictive Covenants \(Density Bonus\)](#)
- [Notice of Exemption](#)
- [Notice of Public Hearing](#)

5. Planning Application Nos. PA24-0066 and PA24-0067, a Development Plan and Conditional Use Permit for a 143 unit senior apartment community built on 5.93 acres located on the east side of Winchester Road at the terminus of Rustic Glen Drive (APN 920-110-005), and Density Bonus Application and Density Bonus Agreement, Scott Cooper

Recommendation: Adopt resolutions entitled:

PC RESOLUTION NO. 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA ADOPTING THE FINAL MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE 143 UNIT SENIOR APARTMENT COMMUNITY GENERALLY LOCATED ON THE EAST SIDE OF WINCHESTER ROAD AT THE TERMINUS OF RUSTIC GLEN DRIVE (APN: 910-110-005)

PC RESOLUTION NO. 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA24-0066, A DEVELOPMENT PLAN FOR A 143 UNIT SENIOR APARTMENT COMMUNITY BUILT ON 5.93 ACRES LOCATED ON THE EAST SIDE OF WINCHESTER ROAD AT THE TERMINUS OF RUSTIC GLEN DRIVE (APN: 910-110-005), AND APPROVING A DENSITY BONUS AND DENSITY BONUS AGREEMENT

PC RESOLUTION NO. 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA24-0067, A CONDITIONAL USE PERMIT FOR A PARKING AREA, SPORT COURTS, AND PRIVATE RECREATION FACILITIES

FOR THE 143 UNIT SENIOR APARTMENT COMMUNITY
LOCATED ON THE EAST SIDE OF WINCHESTER ROAD AT THE
TERMINUS OF RUSTIC GLEN DRIVE (APN: 910-110-005)

Attachments:

[Agenda Report](#)

[Aerial Map](#)

[PC Resolution – Mitigated Negative Declaration](#)

[Exhibit A – Final Mitigated Negative Declaration & Mitigation](#)

[Monitoring and Reporting Program](#)

[PC Resolution – Development Plan](#)

[Exhibit A – Draft Conditions of Approval](#)

[Exhibit B – Plan Reductions](#)

[Exhibit C - Regulatory Agreement \(Density Bonus, Senior Housing\)](#)

[PC Resolution – Conditional Use Permit](#)

[Exhibit A – Draft Conditions of Approval](#)

[Notice of Determination](#)

[Notice of Public Hearing](#)

COMMISSIONER REPORTS

COMMISSION SUBCOMMITTEE REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

PUBLIC WORKS DIRECTOR REPORT

ADJOURNMENT

The next regular meeting of the Planning Commission will be held on Wednesday, April 2, 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. 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.