

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  
NOVEMBER 6, 2019 - 6:00 PM**

**CALL TO ORDER: Chairperson Watts**

**FLAG SALUTE: Commissioner Youmans**

**ROLL CALL: Guerriero, Telesio, Turley-Trejo, Watts, Youmans**

### **PUBLIC COMMENT**

A total of 30 minutes is provided for members of the public to address the Planning Commission on items that appear on the Consent Calendar or a matter not listed on the agenda. Each speaker is limited to three minutes. If the speaker chooses to address the Planning Commission on an item listed on the Consent Calendar or a matter not listed on the agenda, a Request to Speak form may be filled out and filed with the Commission Secretary prior to the Planning Commission addressing Public Comments and the Consent Calendar. Once the speaker is called to speak, please come forward. For all Public Hearing or Business items on the agenda, a Request to Speak form may be filed with the Commission Secretary prior to the Planning Commission addressing that item. On those items, each speaker is limited to five minutes.

### **CONSENT CALENDAR**

All matters listed under Consent Calendar are considered to be routine and all will be enacted by one roll call vote. There will be no discussion of these items unless members of the Planning Commission request specific items be removed from the Consent Calendar for separate action.

**1. Minutes**

**Recommendation:** Approve the Action Minutes of October 16, 2019

**Attachments:** [Minutes](#)

### **BUSINESS**

### **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. Any person dissatisfied with a decision of the Planning Commission may file an appeal of the Commission's decision. Said appeal must be filed within fifteen (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.

2. CONTINUED FROM OCTOBER 16, 2019 MEETING: Planning Application No. 19-0556, a Modification to a Development Plan for Trinity Lutheran Church for the construction of an approximately 9,530 square-foot preschool building, an approximately 17,340 square-foot fellowship building, and 103 new parking spaces developed in two phases located at 30470 Pauba Road, Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 19-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA19-0556, A MODIFICATION TO A DEVELOPMENT PLAN FOR TRINITY LUTHERAN CHURCH FOR THE CONSTRUCTION OF AN APPROXIMATELY 9,530 SQUARE-FOOT PRESCHOOL BUILDING, AN APPROXIMATELY 17,340 SQUARE-FOOT FELLOWSHIP BUILDING, AND 103 NEW PARKING SPACES DEVELOPED IN TWO PHASES LOCATED AT 30470 PAUBA ROAD, AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Attachments:

[Staff Report](#)

[Aerial Map](#)

[Plan Reductions](#)

[PC Resolution](#)

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

[Negative Declaration](#)

[Addendum to Negative Declaration](#)

[Notice of Public Hearing](#)

3. Planning Application Nos. PA19-0268, a Development Plan, and PA19-0718, a Conditional Use Permit, for the Sommers Bend Private Recreation Center containing an approximately 5,615 square foot clubhouse building, 3,364 square foot multi-purpose "barn" building, and 7,543 square foot pool house building. The recreation center also contains three (3) pools, a tot lot, event lawn, spa, cabanas, two (2) fire pits, outdoor kitchen area, parking, and the option for three (3) bungalows. The project is located within Planning Area 30 of the Roripaugh Ranch Specific Plan, Scott Cooper

Recommendation: Adopt a resolution entitled:

## PC RESOLUTION NO. 19-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING ADDENDUM NO. 4 TO THE RORIPAUGH RANCH FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 97121030)

## PC RESOLUTION NO. 19-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA19-0718, A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF THREE (3) BUNGALOWS ON THE SOMMERS BEND PROJECT LOCATED WITHIN PLANNING AREA 30 OF THE RORIPAUGH RANCH SPECIFIC PLAN

## PC RESOLUTION NO. 19-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA19-0268, A DEVELOPMENT PLAN FOR THE SOMMERS BEND PRIVATE RECREATION CENTER CONTAINING AN APPROXIMATELY 5,615 SQUARE FOOT CLUBHOUSE BUILDING, 3,364 SQUARE FOOT MULTI-PURPOSE "BARN" BUILDING, A 7,543 SQUARE FOOT POOL HOUSE BUILDING, THREE (3) POOLS, A TOT LOT, EVENT LAWN, SPA, CABANAS, TWO (2) FIRE PITS, OUTDOOR KITCHEN AREA, PARKING, AND THE OPTION FOR THE CONSTRUCTION OF THREE (3) BUNGALOWS ON THE PROPERTY LOCATED WITHIN PLANNING AREA 30 OF THE RORIPAUGH RANCH SPECIFIC PLAN

**Attachments:**

[19-0268 Staff Report.doc](#)

[Aerial Map](#)

[Plan Reductions](#)

[PC Resolution - EIR Addendum](#)

[Exhibit A - EIR Addendum #4](#)

[Roripaugh Ranch EIR](#)

[Roripaugh Ranch Addendum EIR #1](#)

[Roripaugh Ranch Addendum EIR #2](#)

[Roripaugh Ranch Addendum EIR #3](#)

[PC Resolution - Conditional Use Permit](#)

[Exhibit A - Draft Conditions of Approval \(Conditional Use Permit\)](#)

[PC Resolution - Development Plan](#)

[Exhibit A - Draft Conditions of Approval \(Development Plan\)](#)

[Notice of Public Hearing](#)

4. Planning Application Number PA19-0997, a Conditional Use Permit for a Type 74 (Craft Distiller) and Type 23 (Small Beer Manufacturer) ABC license for the proposed brewery, distillery and restaurant to operate at 27901 Jefferson Avenue, Jaime Cardenas

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 19-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA19-0997, A CONDITIONAL USE PERMIT TO ALLOW FOR TYPE 74 (CRAFT DISTILLER) AND TYPE 23 (SMALL BEER MANUFACTURER) ABC LICENSES FOR A PROPOSED DISTILLERY, BREWERY AND RESTAURANT LOCATED AT 27901 JEFFERSON AVENUE, AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (APN 921-050-003)

Attachments: [Staff Report](#)  
[Vicinity Map](#)  
[Plan Reductions](#)  
[Draft PC Resolution](#)  
[Exhibit A - Conditions of Approval](#)  
[Statement of Operations](#)  
[Kitchen Menu](#)  
[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, November 20, 2019, 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 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](http://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.

