

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
OCTOBER 21, 2020 - 6:00 PM**

IMPORTANT NOTICE REGARDING MEETING

This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic. In accordance with this order, the public may view/listen to the meeting online at <https://temeculaca.gov/tv> and not in person at City Hall.

Submission of Public Comments: For those wishing to make public comments at this meeting, please submit your comments by email to the Principal Management Analyst at lynn.lehner@temeculaca.gov. Email comments on matters not on the agenda must be submitted prior to the Public Comments item being called. Email comments on an agenda item must be submitted prior to the close of public comments on that agenda item. All email comments shall be subject to the same rules as would otherwise govern speaker comments at noticed meetings. Electronic comments may only be submitted via email and comments via text and social media (Facebook, Twitter, etc.) will not be accepted.

Reading of Public Comments: Email comments will be read into the record, provided that the reading shall not exceed three (3) minutes, or such other time as the Planning Commission may provide, consistent with the time limit for speakers at noticed meetings.

CALL TO ORDER: Chairperson Turley-Trejo

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. For all Public Hearing or Business items on the agenda, each speaker is limited to five minutes. For this meeting, public comments may be submitted and read into the record pursuant to the important notice provided at the top of this agenda.

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 7, 2020

Attachments: [Action Minutes](#)

PUBLIC HEARING

Any person may submit written comments to the Planning Commission before or during a public hearing in support of or in opposition to the approval of the project(s) in the manner prescribed in the important notice at the top of the agenda. 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. Planning Application No. PA20-0930, the first Extension of Time for a previously approved Development Plan (PA15-1885) for an independent living, assisted living, and memory care community located at 31625 Rancho Vista Road, Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2020-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA20-0930, THE FIRST EXTENSION OF TIME FOR A PREVIOUSLY APPROVED DEVELOPMENT PLAN (PA15-1885) FOR AN INDEPENDENT LIVING, ASSISTED LIVING, AND MEMORY CARE COMMUNITY LOCATED AT 31625 RANCHO VISTA ROAD, AND MAKING A FINDING UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15162 THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED

Attachments: [Agenda Report](#)
[Aerial Map](#)
[Plan Reductions](#)
[PC Resolution](#)
[Exhibit A - Draft Conditions of Approval](#)
[Notice of Exemption](#)
[Notice of Public Hearing](#)

3. Planning Application No. PA20-0567, a Tentative Tract Map (TTM 37925) for the creation of 13 single family lots, and two non-residential lots (one open space lot and a water quality basin) on 8.12 acres for Planning Area 10 of Roripaugh Ranch Phase II, Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2020-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA20-0567, A TENTATIVE TRACT MAP (TTM 37925) FOR THE CREATION OF 13 SINGLE FAMILY LOTS, TWO NON-RESIDENTIAL LOTS (ONE OPEN SPACE LOT, AND ONE LOT THAT WILL BE USED AS A WATER QUALITY BASIN) ON 8.12 ACRES FOR PLANNING AREA 10 OF RORIPAUGH RANCH PHASE II, AND MAKING A FINDING THAT THE PROJECT IS NOT SUBJECT TO FURTHER ENVIRONMENTAL REVIEW UNDER SECTION 15162 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Attachments:

[Agenda Report](#)

[Aerial Map](#)

[Plan Reductions](#)

[PC Resolution](#)

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

[Notice of Determination](#)

[Notice of Public Hearing](#)

4. Planning Application No. PA20-0568, a Tentative Tract Map (TTM 37926) for the creation of 104 single family lots, 3 non-residential lots (2 open space lots, and a water quality basin) on 16.01 acres for Planning Area 12 of Roripaugh Ranch Phase II, Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2020-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA20-0568, A TENTATIVE TRACT MAP (TTM 37926) FOR THE CREATION OF 104 SINGLE FAMILY LOTS, THREE NON-RESIDENTIAL LOTS (TWO OPEN SPACE LOTS AND ONE LOT THAT WILL BE USED AS A WATER QUALITY BASIN) ON 16.01 ACRES FOR PLANNING AREA 12 OF RORIPAUGH RANCH PHASE II, AND MAKING A FINDING THAT THE PROJECT IS NOT SUBJECT TO FURTHER ENVIRONMENTAL REVIEW UNDER SECTION 15162 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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5. Planning Application No. PA20-0569, a Tentative Tract Map (TTM 37928) for the creation of 15 single family lots and 2 open space lots (one of which will include a water quality basin) on 11.60 acres for Planning Area 33A of Roripaugh Ranch Phase II, Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2020-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA20-0569, A TENTATIVE TRACT MAP (TTM 37928) FOR THE CREATION OF 15 SINGLE FAMILY LOTS AND TWO NON-RESIDENTIAL LOTS (ONE OPEN SPACE LOT AND ONE LOT THAT WILL BE USED AS A WATER QUALITY BASIN) ON 11.60 ACRES FOR PLANNING AREA 33A OF RORIPAUGH RANCH PHASE II, AND MAKING A FINDING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED UNDER SECTION 15162 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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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 4, 2020, at 6:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.

NOTICE TO THE PUBLIC

Due to the closure of City Hall, the library and other city facilities due to the COVID-19 pandemic, the full agenda packet (Including staff reports and any supplemental material available after the original posting of the agenda), will only be available for viewing on the City's website at <https://temeculaca.legistar.com/Calendar.aspx> at least 72 hours prior to meeting. If you have questions regarding an item on the agenda, please contact the Community Development Department at (951) 694-6400.