

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
JANUARY 6, 2021 - 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. The live stream of the meeting may be viewed on television and/or online. Details can be found at temeculaca.gov/tv. In accordance with Executive Order N-29-20, the public may only view the meeting on television and/or online and not in the Council Chamber.

Submission of Public Comments: For those wishing to make public comments at this meeting, please submit your comments by email to the Planning Manager at stuart.fisk@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 Watts

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 December 16, 2020

Attachments: [Action Minutes](#)

BUSINESS**2. Director's Hearing Summary Report**

Recommendation: Receive and File

Attachments: [Director's Hearing Summary Report](#)

3. Appointment of Planning Commission Chairperson and Vice Chairperson for Calendar Year 2021

Recommendation:

1. Appoint the Chairperson, effective January 1, 2021, to preside until December 31, 2021
2. Appoint the Vice Chairperson, effective January 1, 2021, to hold this office until December 31, 2021
3. Recognition of outgoing Chairperson Lanae Turely-Trejo

Attachments: [Elect Chair and Vice Chair 2021](#)

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 the Planning Commission's decision. The appeal must be filed on the appropriate Community Development Department form and be accompanied by the appropriate filing fee.

4. Planning Application No. PA18-0661, a Development Plan to allow for the construction of a 321 unit single family residential community built on 27.86 acres consisting of detached homes and attached townhomes; and PA18-0662, a Tentative Tract Map (TTM 37509) for the creation of 111 single family residential lots, 31 condominium lots and 9 open space lots. The project is located on the southwest corner of Date Street and Ynez Road, Scott Cooper

Recommendation: Adopt resolutions entitled:

PC RESOLUTION NO. 2021-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA18-0661, A DEVELOPMENT PLAN TO ALLOW FOR THE CONSTRUCTION OF A 321 UNIT SINGLE FAMILY RESIDENTIAL COMMUNITY CONSISTING OF DETACHED HOMES AND ATTACHED TOWNHOMES LOCATED ON THE SOUTHWEST CORNER OF DATE STREET AND YNEZ ROAD, AND MAKING A FINDING THAT THE PROJECT IS NOT SUBJECT TO FURTHER ENVIRONMENTAL REVIEW UNDER SECTIONS 15182 AND 15162 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

PC RESOLUTION NO. 2021-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA18-0662, A TENTATIVE TRACT MAP (TTM 37509) FOR THE CREATION OF 111 SINGLE FAMILY RESIDENTIAL LOTS, 31 CONDOMINIUM LOTS AND 9 OPEN SPACE LOTS LOCATED ON THE SOUTHWEST CORNER OF DATE STREET AND YNEZ ROAD, AND MAKING A FINDING THAT THE PROJECT IS NOT SUBJECT TO FURTHER ENVIRONMENTAL REVIEW UNDER SECTIONS 15182 AND 15162 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Attachments:

[Agenda Report](#)

[Aerial Map](#)

[Plan Reductions - Development Plan](#)

[Plan Reductions - Tentative Tract Map](#)

[PC Resolution - Development Plan](#)

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

[PC Resolution - Tentative Tract Map](#)

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

[Fiscal Impact Analysis](#)

[Final Subsequent Environmental Impact Report](#)

[Notice of Determination](#)

[Notice of Public Hearing.doc](#)

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, January 20, 2021, at 6:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.

NOTICE TO THE PUBLIC

Due to the closure of City Hall 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.