

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
SEPTEMBER 1, 2021 - 6:00 PM**

CALL TO ORDER: Chairperson Watts

FLAG SALUTE: Commissioner Telesio

ROLL CALL: Hagel, Ruiz, Telesio, Turley-Trejo, Watts

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 August 18, 2021

Attachments: [Action Minutes](#)

BUSINESS

2. Consider Appointments to Sub Committees

Recommendation: That the Planning Commission appoint members to serve on existing Sub Committees and evaluate the need for additional sub committees.

Attachments: [Planning Commission Sub Committee Assignments](#)

PUBLIC HEARING

Any person may submit written comments to the Planning 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.

3. Planning Application Number PA21-0641, a Modification Application to a Development Plan for facade and site changes including a new outdoor patio area, new walkway, relocated accessible parking and a trash enclosure for the Vail Ranch Center building located at 31845 Temecula Parkway, Building F, Jaime Cardenas

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2021-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA21-0641, A MODIFICATION APPLICATION TO A DEVELOPMENT PLAN FOR FAÇADE AND SITE CHANGES INCLUDING A NEW OUTDOOR PATIO AREA, A NEW WALKWAY, RELOCATED ACCESSIBLE PARKING AND A TRASH ENCLOSURE FOR THE VAIL RANCH CENTER BUILDING LOCATED AT 31845 TEMECULA PARKWAY, BUILDING F, AND MAKING A FINDING OF EXEMPTION UNDER SECTIONS 15301 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES

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

4. Planning Application No. PA21-0585, Home Product Review for Planning Area 18C of the Roripaugh Ranch Specific Plan to allow for four (4) unique detached single-family plans with three (3) architectural styles consisting of 38 lots, Jaime Cardenas

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2021-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA21-0585, HOME PRODUCT REVIEW FOR PLANNING AREA 18C OF THE RORIPAUGH RANCH SPECIFIC PLAN TO ALLOW FOR FOUR (4) UNIQUE DETACHED SINGLE-FAMILY PLANS WITH THREE (3) ARCHITECTURAL STYLES CONSISTING OF 38 LOTS AND MAKING FINDINGS OF CONSISTENCY WITH THE EIR AND ADDENDA AND DETERMINING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO SECTION 15162 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Attachments:

[Agenda Report](#)

[Aerial Map](#)

[Plan Reductions](#)

[Draft PC Resolution](#)

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

[Notice of Determination](#)

[Notice of Public Hearing](#)

5. Planning Application No. PA21-0586, Home Product Review for Planning Area 20A of the Roripaugh Ranch Specific Plan to allow for four (4) unique detached single-family plans with three (3) architectural styles consisting of 29 lots, Jaime Cardenas

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2021-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA21-0586, HOME PRODUCT REVIEW FOR PLANNING AREA 20A OF THE RORIPAUGH RANCH SPECIFIC PLAN TO ALLOW FOR FOUR (4) UNIQUE DETACHED SINGLE-FAMILY PLANS WITH THREE (3) ARCHITECTURAL STYLES CONSISTING OF 29 LOTS AND MAKING FINDINGS OF CONSISTENCY WITH THE EIR AND ADDENDA AND DETERMINING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO SECTION 15162 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Attachments:[Agenda Report](#)[Aerial Map](#)[Plan Reductions](#)[Draft PC Resolution](#)[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, September 15, 2021, at 6:00 PM, in the Council Chambers, 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.