

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 15, 2021 - 6:00 PM**

**CALL TO ORDER: Chairperson Watts**

**FLAG SALUTE: Commissioner Ruiz**

**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. For all Public Hearing or Business items on the agenda, each speaker is limited to five 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 read aloud into the record at the meeting by the Commission Secretary. Email comments must be submitted to [stuart.fisk@TemeculaCA.gov](mailto:stuart.fisk@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. Email comments shall be subject to the same rules as would otherwise govern in person public comments.

### **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 September 1, 2021

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

### **BUSINESS**

### **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.

2. Long Range Planning Project Number No. LR18-1620, 2021-2029 Housing Element Update (6th Cycle) and an Update to the Public Safety Element, Brandon Rabidou

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2021-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPTING THE 2021-2029 HOUSING ELEMENT AND UPDATES TO THE PUBLIC SAFETY ELEMENT OF THE GENERAL PLAN (LONG RANGE PLANNING PROJECT NO. LR18-1620) AND APPROVING EIR ADDENDUM NO. 2021-01 TO THE GENERAL PLAN"

**Attachments:**

[Agenda Report](#)

[Draft PC Resolution](#)

[Exhibit A - CC Resolution](#)

[2021-2029 Draft Housing Element](#)

[2021-2029 Draft Housing Element \(Appendices\)](#)

[Draft Public Safety Element](#)

[FEIR Addendum No 2021-01](#)

[Senate Bill 99 Analysis](#)

[Public Correspondence](#)

[Notice of Public Hearing](#)

3. Planning Application No. PA21-0507, Home Product Review for Planning Area 17B of the Roripaugh Ranch Specific Plan to allow for three (3) unique detached single-family plans with three (3) architectural styles consisting of 35 lots, Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2021-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA21-0507, HOME PRODUCT REVIEW FOR PLANNING AREA 17B OF THE RORIPAUGH RANCH SPECIFIC PLAN TO ALLOW FOR THREE (3) UNIQUE DETACHED SINGLE-FAMILY PLANS WITH

THREE (3) ARCHITECTURAL STYLES CONSISTING OF 35 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](#)

4. Planning Application No. PA21-0508, Home Product Review for Planning Area 18B of the Roripaugh Ranch Specific Plan to allow for three (3) unique detached single-family plans with three (3) architectural styles consisting of 27 lots, Scott Cooper

**Recommendation:** Adopt a resolution entitled:

PC RESOLUTION NO. 2021-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA21-0508, HOME PRODUCT REVIEW FOR PLANNING AREA 18B OF THE RORIPAUGH RANCH SPECIFIC PLAN TO ALLOW FOR THREE (3) UNIQUE DETACHED SINGLE-FAMILY PLANS WITH THREE (3) ARCHITECTURAL STYLES CONSISTING OF 27 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](#)  
[6. Notice of Public Hearing.docx](#)

**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, October 6, 2021, 6:00 PM, City 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](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.