

ACTION MINUTES

**TEMECULA PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
JULY 15, 2020 - 6:00 PM**

IMPORTANT NOTICE REGARDING MEETING

This meeting was 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 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 at 6:00 PM: Chairperson Turley-Trejo

FLAG SALUTE: Commissioner Youmans

ROLL CALL: Guerriero (Absent), Telesio, Turley-Trejo, Watts, Youmans

PUBLIC COMMENT - None

CONSENT CALENDAR

1. Minutes

Recommendation: Approve the Action Minutes of June 17, 2020

Approved the Staff Recommendation (4-0, Guerriero absent): Motion by Youmans, Second by Watts. The vote reflected unanimous approval with Guerriero absent.

PUBLIC HEARING

2. Planning Application No. PA18-0992, a Tentative Parcel Map (No. 37561) to combine six individual parcels into a single 0.86 acre parcel located on the south side of 4th Street, approximately 50 feet west of Mercedes Street, Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2020-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA18-0992, A TENTATIVE PARCEL MAP (NO. 37561) TO COMBINE SIX INDIVIDUAL PARCELS INTO A SINGLE 0.86 ACRE PARCEL LOCATED ON THE SOUTH SIDE OF 4TH STREET, APPROXIMATELY 50 FEET WEST OF MERCEDES STREET, AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTIONS 15061 (B)(3) AND 15332

Approved the Staff Recommendation (4-0, Guerriero absent): Motion by Youmans, Second by Telesio. The vote reflected unanimous approval with Guerriero absent.

3. Planning Application No. PA20-0278, a Development Plan for the Sommers Bend age qualified private recreation center consisting of an approximately 11,160 square foot clubhouse building, pool, spa, pickleball courts, bocce ball, group BBQ, yoga lawn, and 45 parking spaces located within Planning Area 23B of the Roripaugh Ranch Specific Plan, Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2020-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA20-0278, A DEVELOPMENT PLAN FOR THE SOMMERS BEND AGE QUALIFIED PRIVATE RECREATION CENTER CONSISTING OF AN APPROXIMATELY 11,160 SQUARE FOOT CLUBHOUSE BUILDING, POOL, SPA, PICKLEBALL COURTS, BOCCIE BALL, GROUP BBQ, YOGA LAWN, AND 45 PARKING SPACES LOCATED WITHIN PLANNING AREA 23B OF THE RORIPAUGH RANCH SPECIFIC PLAN, AND MAKING FINDINGS OF CONSISTENCY WITH THE EIR AND ADDENDA AND DETERMINING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED

Approved the Staff Recommendation (4-0, Guerriero absent): Motion by Youmans, Second by Watts. The vote reflected unanimous approval with Guerriero absent.

4. Planning Application No. PA20-0328, Home Product Review (Development Plan) for Planning Area 22 of the Roripaugh Ranch Specific Plan to allow for four (4) unique detached single-family plans with three (3) architectural styles consisting of 81 lots, Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2020-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA20-0328, HOME PRODUCT REVIEW FOR PLANNING AREA 22 OF THE RORIPAUGH RANCH SPECIFIC PLAN TO ALLOW FOR FOUR (4) UNIQUE DETACHED SINGLE-FAMILY PLANS WITH THREE (3) ARCHITECTURAL STYLES CONSISTING OF 81 LOTS AND MAKING FINDINGS OF CONSISTENCY WITH THE EIR AND ADDENDA AND DETERMINING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED

Approved the Staff Recommendation (4-0, Guerriero absent): Motion by Watts, Second by Youmans. The vote reflected unanimous approval with Guerriero absent.

5. Planning Application No. PA20-0329, Home Product Review (Development Plan) for Planning Area 23A of the Roripaugh Ranch Specific Plan to allow for eight (8) unique detached single-family plans with three (3) architectural styles consisting of 41 lots, Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2020-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA20-0329, HOME PRODUCT REVIEW FOR PLANNING AREA 23A OF THE RORIPAUGH RANCH SPECIFIC PLAN TO ALLOW FOR EIGHT (8) UNIQUE DETACHED SINGLE-FAMILY PLANS WITH THREE (3) ARCHITECTURAL STYLES CONSISTING OF 41 LOTS AND MAKING FINDINGS OF CONSISTENCY WITH THE EIR AND ADDENDA AND DETERMINING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED

Approved the Staff Recommendation (4-0, Guerriero absent): Motion by Watts, Second by Youmans. The vote reflected unanimous approval with Guerriero absent.

6. Planning Application No. PA20-0330, Home Product Review (Development Plan) for Planning Area 24 of the Roripaugh Ranch Specific Plan to allow for four (4) unique detached single-family plans with three (3) architectural styles consisting of 70 lots, Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2020-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA20-0330, HOME PRODUCT REVIEW FOR PLANNING AREA 24 OF THE RORIPAUGH RANCH SPECIFIC PLAN TO ALLOW FOR FOUR (4) UNIQUE DETACHED SINGLE-FAMILY PLANS WITH THREE (3) ARCHITECTURAL STYLES CONSISTING OF 70 LOTS AND MAKING FINDINGS OF CONSISTENCY WITH THE EIR AND ADDENDA AND DETERMINING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED

Approved the Staff Recommendation (4-0, Guerriero absent): Motion by Watts, Second by Youmans. The vote reflected unanimous approval with Guerriero absent.

COMMISSIONER REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

PUBLIC WORKS DIRECTOR REPORT

ADJOURNMENT

At 6:58 PM, the Planning Commission meeting was formally adjourned to Wednesday, August 5, 2020, at 6:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.

Lanae Turley-Trejo, Chairperson

Luke Watson, Director of Community Development