

**STAFF REPORT – PLANNING
CITY OF TEMECULA
PLANNING COMMISSION**

DATE OF MEETING: April 21, 2021

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Luke Watson, Director of Community Development

PREPARED BY: Jaime Cardenas, Case Planner

PROJECT SUMMARY: Planning Application No. PA20-1454, Sommers Bend PA15 HPR: Home Product Review for Planning Area 15 of the Roripaugh Ranch Specific Plan to allow for three (3) unique detached single-family plans with three (3) architectural styles consisting of 45 lots.

RECOMMENDATION: Adopt a Resolution approving the project subject to Conditions of Approval

CEQA: No further environmental review required
Section 15162, Subsequent EIRs and Negative Declarations

PROJECT DATA SUMMARY

Name of Applicant: Woodside Homes

General Plan Designation: Specific Plan Implementation (SPI)

Zoning Designation: Roripaugh Ranch Specific Plan (SP-11)

**Existing Conditions/
Land Use:**

Site:	Vacant Land / Specific Plan Implementation (SPI)
North:	Open Space / Vacant Land / Specific Plan Implementation (SPI)
South:	Sommers Bend / Specific Plan Implementation (SPI)
East:	Sommers Bend / Specific Plan Implementation (SPI)
West:	Sommers Bend / Specific Plan Implementation (SPI)

BACKGROUND SUMMARY

On November 26, 2002, the City of Temecula City Council approved Tentative Tract Map 29353 which allowed for the subdivision of existing property into what became known as Roripaugh Ranch. The approval on the proposed property for this tentative tract map expired.

On January 23, 2018, the City of Temecula City Council approved a General Plan Amendment to amend the underlying General Plan Land Use designations of Phase II of the Roripaugh Ranch Specific Plan to a Specific Plan Implementation (SPI) Land Use. At this hearing, the City Council also approved a Specific Plan Amendment to the Roripaugh Ranch Specific Plan including an update to the development standards and facilities within the sports park, provide a greater variety of residential lot sizes, allow for age-qualified housing, add design guidelines and architectural styles for a multi-family development option, revise the circulation and aesthetics of Loop Road, improve trails and trail connections, updates to the landscape architecture master plan, and revising the development of Long Valley Wash as an amenity for the community while not increasing the number of dwelling units previously approved within the Specific Plan.

On June 6, 2018, the City of Temecula Planning Commission approved Tentative Tract Map No. 37341 which includes Planning Area 15.

On December 18, 2020, Woodside Homes submitted Planning Application PA20-1454, Home Product Review for Planning Area 15 of the Roripaugh Ranch Specific Plan to allow for three (3) unique detached single-family plans with three (3) architectural styles consisting of 45 lots.

Staff has worked with the applicant to ensure that all concerns have been addressed, and the applicant concurs with the recommended Conditions of Approval.

ANALYSIS

The proposed project involves the construction of single family homes ranging in size from 2,230 square feet to 2,580 square feet on 45 lots of Planning Area 15 within the Roripaugh Ranch Specific Plan. The proposed architecture, plotting, landscaping, and walls and fences were reviewed for conformance with the development standards and design guidelines of the Specific Plan.

Architecture

The project proposes three (3) floor plans. One of the three floorplans referenced as “Plan 1” has the option of converting part of the tandem garage space into a fourth bedroom and restroom at the lower level. This conversion is shown on the plans as “Plan 1X”. There will be three (3) architectural styles for each floor plan to create a total of nine (9) unique homes across the 45 lots of Planning Area 15.

The architectural styles include American Farmhouse, French Cottage, and Craftsman, which are consistent with the Residential Architectural Standards specified in the Roripaugh Ranch Specific Plan Design Guidelines.

Staff believes that, with the attached Conditions of Approval, the project meets the intent of the Roripaugh Ranch Specific Plan. The proposed elevations achieve a quality appearance, are compatible with the surrounding neighborhoods, and provide variety along the streetscape and within the internal residential area.

The applicant has provided specific details which are unique to each proposed architectural style and elevation. Each of the three proposed styles is distinct through the use of materials and with articulation provided on elevations of the homes. The architectural elements and materials that work to achieve this character are defined below for each specific style:

- American Farmhouse: two (2) story massing, porches with simple wood columns and railings, vertical multi-paned windows, steep roof pitch, and vertical siding.
- French Cottage: two (2) story massing, smooth flat concrete tile hip roof, wood, stucco, and brick elements, vertical shaped windows with mullions.
- Craftsman: two (2) story boxed massing, 4:12 roof pitch, low pitched gables, vertical shaped mullioned windows, mixture of vertical siding, stone, and stucco.

Product Placement Plan

The proposed product placement conforms to the requirements Roripaugh Ranch Specific Plan Valley Neighborhood Design Guidelines. A varied and visually interesting street scene has been achieved through creative product placement and alternately reversed floor plans throughout the development. The units have been plotted to avoid repetition in plan, building setbacks, and elevation type to meet the intent of the design guidelines. This Specific Plan requires “Architecture Forward” concepts in at least 50% of the homes in this planning area. Architecture forward is defined as advancing the architecture of the living space forward on the lot while concurrently, the garage is recessed a minimum of eight (8) feet behind the living space for this planning area. This ensures that the architecture of the garages will not dominate the street scene.

Elevations that are visible from a public street have been designed as enhanced elevations to incorporate architectural enhancements which include gabled roofline articulation, projections, additional materials and window treatments.

LEGAL NOTICING REQUIREMENTS

The notice of the public hearing was published in the U-T San Diego on April 8, 2021 and mailed to the property owners within 600-foot radius.

ENVIRONMENTAL DETERMINATION

The Roripaugh Ranch Specific Plan was formally adopted in 2002. An Environmental Impact Report (EIR) was prepared and certified on December 17, 2002 as part of this effort. Since that time, five EIR Addendums have been prepared for the project area with the most recent adopted on January 14, 2020. The proposed project has been determined to be consistent with the previously adopted Roripaugh Ranch EIR Addendum and is exempt from further environmental review (Section 15162, Subsequent EIRs and Negative Declarations). Staff has reviewed the EIR, the First Addendum to the EIR adopted on April 23, 2013, the Second Addendum to the EIR adopted on March 22, 2016, the Third Addendum to the EIR adopted on January 23, 2018, the Fourth Addendum to the EIR adopted on November 6, 2019, the Fifth Addendum to the EIR adopted on January 14, 2020 (collectively, “Addenda”), and has determined that the proposed

project is consistent with the EIR and Addenda as the proposed project merely implements the development that was already contemplated and analyzed by the EIR and Addenda. The EIR and Addenda analyzed the impacts of the construction of single family homes on 45 lots of Planning Area 15. As such, the proposed project does not require the preparation of a subsequent Environmental Impact Report or Mitigated Negative Declaration as none of the conditions described in Section 15162 of the CEQA Guidelines (14 Cal. Code Regs. 15162) exist. Additionally, the proposed project does not require the preparation of an addendum to the EIR as there are no changes or additions to the proposed project from what was analyzed by the EIR and the Addenda. Therefore, no further environmental review is required as all environmental impacts of the proposed project were analyzed, disclosed, and mitigated as set forth in the EIR and Addenda. Moreover, the mitigation measures imposed as part of the EIR and Addenda remain valid and applicable to the proposed project.

FINDINGS

Development Plan (Code Section 17.05.010.F)

The proposed use is in conformance with the General Plan for Temecula and with all applicable requirements of State Law and other Ordinances of the City.

The proposed single-family homes are permitted in the land use designation standards contained in the Roripaugh Ranch Specific Plan and the City's Development Code. The project is also consistent with General Plan land use of Specific Plan Implementation. The site is properly planned and zoned and, as conditioned, is physically suitable for the type and density of residential development proposed. The project, as conditioned, is also consistent with other applicable requirements of State law and local ordinances, including the California Environmental Quality Act (CEQA), the City Wide Design Guidelines, and fire and building codes.

The overall development of the land is designed for the protection of the public health, safety, and general welfare.

The overall design of the single-family homes, including the site, building, parking, circulation and other associated site improvements, is consistent with, and intended to protect the health and safety of those working in and around the site. The project has been reviewed for and, as conditioned, has been found to be consistent with all applicable policies, guidelines, standards and regulations intended to ensure that the development will be constructed and function in a manner consistent with the protection of the public health, safety, and welfare. Nothing proposed in the Home Product Review is anticipated to have an adverse impact to the public health, safety and general welfare.

ATTACHMENTS

1. Aerial Map
2. Plan Reductions
3. Draft PC Resolution
4. Exhibit A – Draft Conditions of Approval
5. Notice of Determination
6. Notice of Public Hearing