

## **ACTION MINUTES**

**TEMECULA PLANNING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS  
41000 MAIN STREET  
TEMECULA, CALIFORNIA  
JUNE 2, 2021 - 6:00 PM**

### **IMPORTANT NOTICE REGARDING THIS 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. In accordance with the order, the public may not view the meeting in-person in the Council Chamber. The live stream of the meeting may be viewed on television and/or online. Details can be found at [temeculaca.gov/tv](http://temeculaca.gov/tv).

**Submission of Public Comments:** For those wishing to make public comments at the meeting, please submit your comments by email to be read aloud into the record at the meeting by the Planning Manager. Email comments must be submitted to [stuart.fisk@temeculaca.gov](mailto:stuart.fisk@temeculaca.gov). Email comments on matters not on the agenda must be received prior to the time the item for Public Comments is called. Email comments on agenda items must be received prior to the time Public Comments for the agenda item is called. Email comments on public hearing items must be received prior to the time the public hearing is opened to hear public comments. All email comments shall be subject to the same rules as would otherwise govern public comments at an in-person meeting. Public Comments for this meeting may only be submitted via email. Comments via text and social media will not be accepted.

**Reading of Public Comments:** The Planning Manager shall read all email comments, 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 an in-person Planning Commission meeting. The email comments shall become part of the meeting record.

**CALL TO ORDER at 6:00 PM: Vice Chairperson Telesio**

**FLAG SALUTE: Commissioner Watts**

**ROLL CALL: Telesio, Turley-Trejo, Watts, Youmans**

**PUBLIC COMMENT - None**

### **CONSENT CALENDAR**

**1. Minutes**

**Recommendation:** Approve the Action Minutes of May 19, 2021

Approved the Staff Recommendation (4-0): Motion by Turley-Trejo, Second by Youmans.  
The vote reflected unanimous approval.

## **PUBLIC HEARING**

2. Planning Application No. PA20-1219, a Development Plan to allow for the construction of a 374 unit residential community built on 31.56 acres consisting of townhomes, motorcourt duplexes, and bungalow 3-packs; and PA20-1459, a Tentative Tract Map (TTM 38018) for the creation of 13 buildable lots and one (1) open space lot. The project is located in Planning Areas 28 and 29 of the Roripaugh Ranch Specific Plan, Scott Cooper

Recommendation: Adopt a resolutions entitled:

PC RESOLUTION NO. 2021-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA20-1219, A DEVELOPMENT PLAN TO ALLOW FOR THE CONSTRUCTION OF A 374 UNIT RESIDENTIAL COMMUNITY CONSISTING OF TOWNHOMES, MOTORCOURT DUPLEXES, AND BUNGALOW 3-PACKS LOCATED IN PLANNING AREAS 28 AND 29 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 PURSUANT TO CEQA GUIDELINES SECTION 15162

PC RESOLUTION NO. 2021-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA20-1459, A TENTATIVE TRACT MAP (TTM 38018) FOR THE CREATION OF 13 BUILDABLE LOTS AND ONE (1) OPEN SPACE LOT LOCATED IN PLANNING AREAS 28 AND 29 OF THE RORIPAUGH RANCH SPECIFIC PLAN, AND MAKING A FINDING THAT THE PROJECT IS NOT SUBJECT TO FURTHER ENVIRONMENTAL REVIEW UNDER SECTION 15162 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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

3. Planning Application No. PA20-1414, a Home Product Review (Development Plan) for Planning Area 19 of the Roripaugh Ranch Specific Plan to allow for four (4) unique detached single-family plans with four (4) architectural styles consisting of 16 lots, Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2021-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY

OF TEMECULA APPROVING PLANNING APPLICATION NO. PA20-1414, A HOME PRODUCT REVIEW FOR PLANNING AREA 19 OF THE RORIPAUGH RANCH SPECIFIC PLAN TO ALLOW FOR FOUR (4) UNIQUE DETACHED SINGLE-FAMILY PLANS WITH FOUR (4) ARCHITECTURAL STYLES CONSISTING OF 16 LOTS, AND MAKING FINDINGS OF CONSISTENCY WITH THE EIR AND ADDENDA AND DETERMINING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162

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

4. Planning Application No. PA20-1415, a Home Product Review (Development Plan) for Planning Area 20B of the Roripaugh Ranch Specific Plan to allow for four (4) unique detached single-family plans with four (4) architectural styles consisting of 23 lots, Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2021-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA20-1415, A HOME PRODUCT REVIEW FOR PLANNING AREA 20B OF THE RORIPAUGH RANCH SPECIFIC PLAN TO ALLOW FOR FOUR (4) UNIQUE DETACHED SINGLE-FAMILY PLANS WITH FOUR (4) ARCHITECTURAL STYLES CONSISTING OF 23 LOTS, AND MAKING FINDINGS OF CONSISTENCY WITH THE EIR AND ADDENDA AND DETERMINING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162

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

5. Planning Application No. PA20-1416, a Home Product Review (Development Plan) for Planning Area 21 of the Roripaugh Ranch Specific Plan to allow for four (4) unique detached single-family plans with four (4) architectural styles consisting of 18 lots, Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2021-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA20-1416, A HOME PRODUCT REVIEW FOR PLANNING AREA 21 OF THE RORIPAUGH RANCH SPECIFIC PLAN TO ALLOW FOR FOUR (4) UNIQUE DETACHED SINGLE-FAMILY PLANS WITH

FOUR (4) ARCHITECTURAL STYLES CONSISTING OF 18 LOTS, AND MAKING FINDINGS OF CONSISTENCY WITH THE EIR AND ADDENDA AND DETERMINING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162

Approved the Staff Recommendation (4-0): Motion by Turley-Trejo, Second by Watts. The vote reflected unanimous approval.

6. Planning Application No. PA20-1321, a Home Product Review (Development Plan) for Planning Area 18A of the Roripaugh Ranch Specific Plan to allow for four (4) unique detached single-family plans with three (3) architectural styles consisting of 74 lots, Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2021-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA20-1321, A HOME PRODUCT REVIEW FOR PLANNING AREA 18A OF THE RORIPAUGH RANCH SPECIFIC PLAN TO ALLOW FOR FOUR (4) UNIQUE DETACHED SINGLE-FAMILY PLANS WITH THREE (3) ARCHITECTURAL STYLES CONSISTING OF 74 LOTS, AND MAKING FINDINGS OF CONSISTENCY WITH THE EIR AND ADDENDA AND DETERMINING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162

Approved the Staff Recommendation (4-0): Motion by Watts, Second by Turley-Trejo. The vote reflected unanimous approval.

7. Planning Application Nos. PA20-1461, a Home Product Review (Development Plan), and PA21-0409, a Minor Exception. The Home Product Review for Planning Area 17A of the Roripaugh Ranch Specific Plan will allow for five (5) unique detached single-family plans with five (5) architectural styles consisting of 115 lots. The Minor Exception will allow for a reduction of the minimum rear yard setback on 23 lots (lots 1, 7, 10, 11, 13, 22, 30, 35, 37, 41, 46, 48, 49, 52, 54, 55, 63, 65, 70, 72, 74, 104, 110) from 20'-0" down to a minimum of 17'-0" within Planning Area 17A which is a 15% reduction allowed by the Minor Exception, S. Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2021-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA20-1461, A HOME PRODUCT REVIEW FOR PLANNING AREA 17A OF THE RORIPAUGH RANCH SPECIFIC PLAN TO ALLOW FOR FIVE (5) UNIQUE DETACHED SINGLE-FAMILY PLANS WITH

FIVE (5) ARCHITECTURAL STYLES CONSISTING OF 115 LOTS;  
AND PA21-0409 A MINOR EXCEPTION FOR UP TO A 15%  
MINIMUM REAR YARD SETBACK REDUCTION FOR 23 LOTS,  
AND MAKING FINDINGS OF CONSISTENCY WITH THE EIR AND  
ADDENDA AND DETERMINING THAT NO FURTHER  
ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA  
GUIDELINES SECTION 15162

Approved the Staff Recommendation (4-0): Motion by Turley-Trejo, Second by Watts. The vote reflected unanimous approval.

### **COMMISSIONER REPORTS**

### **COMMUNITY DEVELOPMENT DIRECTOR REPORT**

### **PUBLIC WORKS DIRECTOR REPORT**

### **ADJOURNMENT**

At 7:42 PM, the Planning Commission meeting was formally adjourned to Wednesday, June 16, 2021, at 6:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.

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John Telesio, Vice Chairperson

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Luke Watson, Director of Community Development