

**CITY OF MURRIETA  
Council Chambers  
1 Town Square  
Murrieta 92562**



**Wednesday, March 25, 2026  
6:00 PM REGULAR MEETING**

The City of Murrieta intends to comply with the Americans with Disabilities Act (ADA). Persons with special needs should call the Planning Department at (951) 461-6060 or email at [TWells@MurrietaCA.gov](mailto:TWells@MurrietaCA.gov) at least 72 hours in advance.

Any presentation requiring the use of the City of Murrieta's equipment must be submitted to the City Clerk's department 24 hours prior to the scheduled City Council meeting at City Hall located at 1 Town Square, Murrieta, CA; via email at [TWells@MurrietaCA.gov](mailto:TWells@MurrietaCA.gov) or call (951) 461-6060. Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the public counter at City Hall located at 1 Town Square, Murrieta, CA during normal business hours.

**Dennis Vrooman  
Chairman**

**Joe Wojcik  
Vice Chair**

**Michael LaPaglia  
Commissioner**

**John Rose  
Commissioner**

**Michael DeSena  
Commissioner**

**YOU MAY VIEW THE MEETING LIVESTREAMED VIA THE CITY'S WEBSITE AT  
<https://murrieta.legistar.com/Calendar.aspx>**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**BUSINESS ITEM**

Election of Officers

Recommended Action:

Elect Chairperson and Vice-Chairperson upon Section 1.3 A of Planning Commission Resolution No. 2025-02

**APPROVAL OF AGENDA**

**PUBLIC COMMENTS**

Any member of the public may address the Commission during the public comments portion of the agenda on items within the Commission's jurisdiction that are not already scheduled for consideration on this agenda. However, the Commission can take no action on matters that are not part of the posted agenda. A time limit of three minutes may be applied on each individual addressing the Commission.

Any individual or group desiring to make a presentation to the Commission of more than three (3) minutes in length must make arrangements with the Planning Director in advance.

**APPROVAL OF MINUTES**

Planning Commission Minutes

Recommended Action:

Approve the minutes of August 13, 2025, and October 22, 2025 Regular Planning Commission Meetings.

**PUBLIC HEARINGS**

French Valley Crossings Development Agreement (DA) 2026-00006

Recommended Action:

Staff recommends that the Planning Commission:

1. Conduct a public hearing on the Development Agreement with French Valley Crossings, LP, a California limited partnership and Phelan Service Station, LP a California limited partnership (Development Agreement);
2. Recommend to the City Council that the proposed Development Agreement is in compliance with the provisions of the California Environmental Quality Act (CEQA) Guidelines, Section 15162 and that no further analysis is required under CEQA in connection with the approval of the Development Agreement;
3. Find that the adoption of the Development Agreement is consistent with the General Plan; and
4. Adopt a Resolution recommending that the City Council Approve the Development Agreement.

Murrieta Marketplace Development Agreement (DA) 2026-00008

Recommended Action:

Staff recommends that the Planning Commission:

1. Conduct a public hearing on the Development Agreement with Murrieta Marketplace Holdings LP, A California Limited Partnership, Bonsall Service Station, LP a California Limited Partnership and Scott-Murrieta Service Station, LP a California Limited Partnership, as tenants-in-common (Development Agreement);
2. Recommend to the City Council that the proposed Development Agreement is in compliance with the provisions of the California Environmental Quality Act (CEQA) Guidelines, Section 15162 and that no further analysis is required under CEQA in connection with the approval of the Development Agreement;
3. Find that the adoption of the Development Agreement is consistent with the General Plan; and
4. Adopt a Resolution recommending that the City Council Approve the Development Agreement.

**WORKSHOP**

Planning Commission Training Workshop New State Laws March 2026

Recommended Action:

Receive a workshop presentation by staff regarding a Summary of new State laws from 2025 and upcoming in 2026, particularly new Housing laws. Have a discussion regarding these topics, provide comments and/or ask questions of staff, and then allow for the public to provide comments or ask questions.

**EXECUTIVE SUMMARY**

This workshop is the annual Planning Commission training on new State laws related to Housing and Planning recently passed in the 2025 legislative session and upcoming laws being considered in the current 2026 legislative session.

**CITY PLANNER COMMENTS****CITY ATTORNEY COMMENTS****PLANNING COMMISSION COMMENTS****ADJOURNMENT**