

**PLANNING COMMISSION
RESOLUTION NO. 2025-_____**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MURRIETA, RECOMMENDING THAT THE CITY COUNCIL ADOPT ORDINANCE NO. [NEXT IN ORDER] APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MURRIETA AND DOMENIGONI BARTON PARTNERS, LLC., AND TRES ESTRELLAS, LLC., AND FINDING THE DEVELOPMENT AGREEMENT IS CONSISTENT WITH THE PREVIOUSLY APPROVED ADDENDUM TO THE PREVIOUSLY ADOPTED SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2008061104) FOR THE TRIANGLE SPECIFIC PLAN.

WHEREAS, on August 20, 2024 the City Council considered and approved an Addendum (2024 Addendum) to the previously adopted Subsequent Environmental Impact Report pursuant to the California Environmental Quality Act Guidelines (Cal. Code Regs. Title 14) Sections 15162 and 15164 by adopting Resolution No. 24-4779 for The Shops at the Triangle project (Project), and also approved Specific Plan Amendment 2023-00003, Tentative Tract Map 38622 (TTM-2022-2706) and Development Plan 2022-2705 consisting of approximately 279,500 square feet of commercial development on 36.46 acres in an initial phase; and

WHEREAS, pursuant to state law and Murrieta Municipal Code Chapter 16.54, a Development Agreement must be approved by ordinance following public hearings by the Planning Commission and City Council; and

WHEREAS, the City proposes an Ordinance approving a Development Agreement with Domenigoni Barton Properties, LLC and Tres Estrellas, LLC (Developer) addressing the relocation of existing billboards situated on the property and off-site property acquisition, among other things; and

WHEREAS, the proposed Development Agreement establishes obligations of the City and the Developer and also sets forth the benefits to be received by the City; and

WHEREAS, the Development Agreement is consistent with the August 20, 2024 approvals described above; and

WHEREAS, on August 13, 2025, the City of Murrieta Planning Commission held a duly noticed public hearing on the proposed Ordinance approving the Development Agreement, at which a staff report was presented and evidence was provided in the record to support the findings required by Murrieta Development Code Section 16.54.070; and

WHEREAS, the Planning Commission considered and discussed the public comments and written information provided at the public hearing and has determined that the proposed Ordinance approving the Development Agreement is appropriate; and

WHEREAS, the Planning Commission has considered the potential for environmental effects as a result of the proposed Development Agreement pursuant to the California Environmental Quality Act (CEQA) and concurs with staff's recommendation.

NOW, THEREFORE, the Planning Commission of the City of Murrieta does resolve as follows:

A. The foregoing recitals are true and correct and are incorporated by this reference as if set forth in full.

B. The Planning Commission makes the following findings based on the following facts:

1. In accordance with Section 16.54.070 of the Murrieta Development Code, the proposed Development Agreement will be consistent with the objectives, policies, general land uses, and programs of the general plan, any applicable specific plan, and the Development Code.

FACTS: The proposed Development Agreement will facilitate the development of the Project which is a major land use initiative within the City's General Plan. The Project, and by association the proposed Development Agreement, implements the following General Plan policies:

- General Plan Goal LU-1 - "A complimentary balance of land uses throughout the community that meets the needs of existing residents and businesses as well as anticipated growth, and achieves the community's vision."
- Policy LU-1.2, Ensure future development provides for a variety of commercial, industry, and housing that serve the spectrum of incomes within the region.
- Policy LU-1.3, Establish a range of residential density and non-residential intensities to encourage a wide range of development opportunities.
- Policy LU-1.5, Encourage a wide variety of retail and commercial services, such as restaurants, and cultural arts/entertainment, in appropriate locations. Goal LU-7 "Economically viable, vital, and attractive commercial centers throughout the City that serve the needs of the community."
- Policy LU-7.1, Work with property owners of vacant commercially zoned property to develop their sites into appropriate, economically viable projects.
- Policy LU7.5, Provide convenient freeway access for regionally-serving commercial centers to attract a regional customer base.
- Policy LU-7.6, Focus commercial retail centers adjacent to major transportation corridors
- Policy LU-7.8, Encourage consolidation of parking and reciprocal access agreements between adjacent business and commercial center property owners.
- Policy LU-7.9, Encourage opportunities for complementary retail and service uses to serve local residents and the daytime employment population.
- Policy LU-7.10, Encourage a range of retail uses that serve local residents in the region. Goal LU-8 –"A community that provides opportunities for mixed use and/or transit-oriented development." 4
- Policy LU-8.1, Encourage integrated development that incorporates a mix of uses (residential, commercial, office) in mixed use or transit-oriented development areas.
- Policy LU-8.6, Encourage higher density residential, commercial, and employment development near a future Metrolink or High Speed Rail Station, along other major public transportation routes, and at other suitable locations. Goal LU-12 –"A focused development and economic development strategy that emphasizes specialized land use policies within identified Focus Areas."
- Policy LU-12.1, Provide for the highest level of retail and job-creating uses in areas adjacent to the I-15 and I-215 freeways. This includes the North Murrieta Business Corridor, Golden Triangle

North (Central Murrieta), and South Murrieta Business Corridor Focus Areas. Goal ED-1- “A highly visible and attractive commercial mixed-use regional hub located at the confluence of the I-15 and I-215 freeways in central Murrieta” and policies ED-1.1 & ED-1.3. The project provides the opportunity for a variety of commercial uses including retail, food/restaurant, and service uses which is conveniently located near two major freeways that will serve the region and the local residents. The planned additional services, employment opportunities, and potential fiscal revenue sources are intended to bring further balance to the existing and planned future residential uses in the city. The Specific Plan allows for a higher intensity of development and the Development Plan represents a phase within the specific plan with additional vacant land remaining for future development. Other specific goals and policies the Project is consistent with are: General Plan Goal CIR1. “A circulation system that serves the internal circulation needs of the City, while also addressing the inter-community or through travel needs and corresponding policies” (Policy CIR-1.1, CIR-1.2, CIR-1.3, CIR-1.10), Goal CIR-6 “Alternative travel modes and facilities are available to serve residents and employers/employees and reduce vehicle miles traveled”. (Policy CIR-6.8, CIR-6.9, and CIR-6.13).

The Project meets Infrastructure Element Goal INF-1, “New development and redevelopment is coordinated with the provision of adequate infrastructure for water, sewer, storm water, and energy.” and corresponding policies INF-1.1, INF-1.4, and INF1.21. The project will construct facilities both on- and off-site to support the area and help protect off-site areas from inundation. These facilities will be constructed by the Developer and then dedicated to the appropriate public agency for ownership.

2. In accordance with Section 16.54.070 of the Murrieta Development Code, the proposed Development Agreement will be in the best interest of the City.

FACTS: The proposed Development Agreement establishes the responsibilities of the City and Developer in carrying out the Project. The City has a strategic interest in creating pathways forward on specific development issues or removing obstacles to facilitate the Project. Rising development costs, a difficult construction financing environment, and the constant changing nature of retail add risk to the Developer that could further delay development of the Project. The proposed Development Agreement allows the Developer to rely on the City to help facilitate specific activities required to develop the Project – relocation of existing billboards and off-site acquisition of property for public right-of-way purposes if needed.

3. The proposed Development Agreement is internally consistent with other applicable provisions of the Development Code.

FACTS: The proposed Development Agreement is consistent with applicable provisions of the Development Code by implementing the Project as approved by the City Council.

4. The proposed Development Agreement is in compliance with the provisions of the California Environmental Quality Act (CEQA).

FACTS: The approval of the proposed Development Agreement is a contemplated subsequent activity covered by the 2024 Addendum approved for the development of the Project by the City Council on August 20, 2024. The proposed Development Agreement implements activities required to carry out the Project covered by the proposed Development Agreement.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Murrieta, California, held on the 13th day of August, 2025.

APPROVED:

Planning Commission Chairperson

ATTEST:

Carl Stiehl, City Planner

I, Carl Stiehl, City Planner, City of Murrieta, California do hereby certify under penalty of perjury that the foregoing Resolution was duly adopted at a regular meeting of the Planning Commission on the 13th day of August, 2025 by the following roll call vote:

MOTION MADE BY COMMISSIONER _____
SECONDED BY COMMISSIONER _____
AYES: _____
NOES: _____
ABSENT: _____
ABSTAINED: _____

Carl Stiehl, City Planner

ATTACHMENTS:

1. Resolution
2. Development Agreement