

**CITY OF MURRIETA  
1 TOWN SQUARE  
MURRIETA, CA  
MINUTES**



**August 13, 2025  
6:00 PM REGULAR MEETING**

**MURRIETA PLANNING COMMISSION**

**Dennis Vrooman  
Chair**

**Joe Wojcik  
Vice Chair**

**Michael LaPaglia  
Commissioner**

**John Rose  
Commissioner**

**Michael DeSena  
Commissioner**

**CALL TO ORDER** 6:00 p.m.

**ROLL CALL**

Present: Chair Dennis Vrooman  
Vice Chair Wojcik  
Commissioner Michael DeSena  
Commissioner John Rose

Absent: Commissioner Michael LaPaglia

**PLEDGE OF ALLEGIANCE** Commissioner Rose

**APPROVAL OF AGENDA**

Action: It was moved by Commissioner DeSena seconded by Vice Chair Wojcik to approve the Agenda.

Motion carried by the following vote:

Ayes: Vrooman, Wojcik, DeSena, Rose  
Noes: None  
Absent: LaPaglia

**PUBLIC COMMENTS**

None.

## APPROVAL OF MINUTES

Action: It was moved by Commissioner DeSena seconded by Vice Chair Wojcik to approve the minutes of the April 9, 2025 regular Planning Commission meeting.

Motion carried by the following vote:

Ayes: Vrooman, Wojcik, DeSena, Rose

Noes: None

Absent: LaPaglia

## PUBLIC HEARING

Development Agreement related to the Development of the Triangle Project.

Vice Chair Wojcik recused himself from the item.

Development Services Director David Chantarangsu delivered the Staff report and presentation.

Principal Engineer Rick Alzaga and Senior Planner Dennis Watts were available for the Commissioner's questions.

The Planning Commission asked questions of staff, who provided responses to the satisfaction of the Commission.

The Public Hearing was opened at 6:30 p.m.

### Public Testimony

None.

The Public Hearing was closed at 6:30 p.m.

Action: It was moved by Commissioner DeSena seconded by Commissioner Rose a Resolution of the Planning Commission of the City of Murrieta, recommending that the City Council adopt Ordinance No. 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.

Motion carried by the following vote:

Ayes: Vrooman, DeSena, Rose

Noes: None

Absent: LaPaglia

Recused: Wojcik



The City of Murrieta Intends to Comply with the **Americans with Disabilities Act (ADA)**. Persons with special needs should call Stephanie Smith at (951) 461-6031 at least 72 hours in advance.

Any writings or documents provided to a majority of the Planning Commission 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.

Tentative Parcel Map 39214 (PLAN-MAPS-2025-00024) for finance and conveyance purposes only to split 26.32 acres into 2 parcels located on the northeast corner of Antelope Road and Somers Road and west of Whitewood Road

Assistant Planner Rod Salazar presented the staff report and presentation.

Principal Engineer Rick Alzaga and Senior Planner Dennis Watts were available for the Commissioner's questions.

Ivan Holler, representing Argent Development, responded to the Commissioners' question.

The Public Hearing was opened at 6:43 p.m.

#### Public Testimony

None.

The Public Hearing was closed at 6:43 p.m.

Action: It was moved by Commissioner DeSena seconded by Vice Chair Wojcik approving Tentative Parcel Map No. 39214 (PLAN-MAPS-2025-00024) for Finance and Conveyance purposes only, to split 26.32 acres into two (2) parcels located East of Antelope Road, North of Somers Road, West of Whitewood Road (APN: 392-290-070), based on the findings stated in the Resolution and subject to the Conditions of Approval.

Motion carried by the following vote:

Ayes: Vrooman, Wojcik, DeSena, Rose

Noes: None

Absent: LaPaglia

Municipal Code Amendment (MCA-2025-00011): Consideration of a proposed ordinance revising Title 16 (Development Code) of the Murrieta Municipal Code by amending Sections 16.08.010 and 16.44.150 related to group homes, sober living homes, and residential care facilities.

Development Services Director David Chantarangsu delivered the Staff report and presentation.

The Planning Commission asked staff several questions, and staff provided responses that satisfied the Commission.

The Public Hearing was opened at 7:28 p.m.

#### Public Testimony

None.



The City of Murrieta Intends to Comply with the **Americans with Disabilities Act (ADA)**. Persons with special needs should call Stephanie Smith at (951) 461-6031 at least 72 hours in advance.

Any writings or documents provided to a majority of the Planning Commission 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.

The Public Hearing was closed at 7:28 p.m.

Action: It was moved by Vice Chair Wojcik seconded by Chair Vrooman a Resolution of the Planning Commission of the City of Murrieta, recommending that the City Council approve the proposed Development Code Amendment to revise Title 16 of the Murrieta Municipal Code by amending sections as outlined by the City Attorney. \*\*\*1608.010, 1644.150, 1644.045 and 16110.020 related to group homes, sober living homes, and residential care facilities with the proposed change to the Ordinance to change the rural residential from 1000 ft. to 800 ft. and a recommendation that the City Council expand those separation requirements.

Motion carried by the following vote:

Ayes: Vrooman, Wojcik, Rose  
Noes: None  
Absent: LaPaglia  
Recused: DeSena

### **CITY PLANNER COMMENTS**

City Planner Carl Stiehl congratulated John Rose on his appointment to the Commission and thanked the Commission for their work.

### **CITY ATTORNEY COMMENTS**

None.

### **PLANNING COMMISSION COMMENTS**

The Commissioners thanked staff.

**ADJOURNMENT** 7:33 pm

---

Tanya Wells, Planning Commission Secretary



The City of Murrieta Intends to Comply with the **Americans with Disabilities Act (ADA)**. Persons with special needs should call Stephanie Smith at (951) 461-6031 at least 72 hours in advance.

Any writings or documents provided to a majority of the Planning Commission 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.