

**CITY OF MURRIETA  
COUNCIL CHAMBERS**



**Wednesday, August 13, 2025  
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****PRESENTATIONS****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**

Minutes

Recommended Action:

Approve the minutes of the April 9, 2025 Regular Planning Commission Meeting.

**PUBLIC HEARINGS**

**Recommendation to the City Council concerning 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.**

Recommended Action:

Staff recommends the following:

1. Open the public hearing and receive public comments;
2. Find that the proposed ordinance is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment based on the fact that it can be seen with certainty that there is no possibility that adoption of the proposed ordinance would not have a significant effect on the environment; and
3. Approve the attached Resolution recommending that the City Council approve the

proposed ordinance attached as an exhibit to the Resolution. The proposed ordinance will revise Title 16 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.

**Consideration of a Development Agreement related to the development of the Triangle Project.**

Recommended Action:

1. Open the public hearing and receive public comment;
2. Find that the action is consistent with the approved 2024 Addendum to the Subsequent Environmental Impact Report certified for the Triangle Specific Plan (State Clearinghouse [SCH] No. 2008061104) as described in this staff report and the attached Resolution; and,
3. Approve the attached Resolution recommending that the City Council approve the proposed Development Agreement attached as an exhibit to the Resolution.

**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**

Recommended Action:

Consider and Approve the Notice of Exemption pursuant to Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines; and

Adopt a Resolution entitled, "A Resolution of The Planning Commission of The City of Murrieta 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 In Exhibit A."

**CITY PLANNER COMMENTS**

**CITY ATTORNEY COMMENTS**

**PLANNING COMMISSION COMMENTS**

**ADJOURNMENT**