

**CITY OF MURRIETA
COUNCIL CHAMBERS**



**Wednesday, June 12, 2024
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 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 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.

**Craig Harlan
Chair**

**Dennis Vrooman
Vice Chair**

**Michael LaPaglia
Commissioner**

**Michael Fisher
Commissioner**

**Joe Wojcik
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 May 8, 2024 Regular Meeting.

WORKSHOP

Workshop - The Shops at the Triangle

Recommended Action:

Receive and file a staff report regarding a proposed Specific Plan Amendment, Development Plan, Tentative Map, and environmental consistency analysis for the Triangle Project, including a presentation from Staff and the Applicant.

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



CITY OF MURRIETA

Planning Commission Meeting Agenda Report

6/12/2024
Agenda Item No.

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING
COMMISSION

FROM: Carl Stiehl, City Planner

PREPARED BY: Tanya Wells, Executive Assistant - Planning

SUBJECT: Minutes

RECOMMENDATION

Approve the minutes of the May 8, 2024 Regular Meeting.

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



**MAY 8, 2024
6:00 PM REGULAR MEETING**

MURRIETA PLANNING COMMISSION

**Michael Fisher
Chair**

**Craig Harlan
Vice Chair**

**Michael LaPaglia
Commissioner**

**Dennis Vrooman
Commissioner**

**Joe Wojcik
Commissioner**

CALL TO ORDER

ROLL CALL

Present: Chair Michael Fisher
Vice Chair Craig Harlan
Commissioner Dennis Vrooman
Commissioner Joe Wojcik
Commissioner Michael LaPaglia

BUSINESS ITEM

Action: Election of Officers

Commissioner Wojcik made a motion to elect Commissioner Harlan as Chair and Commissioner Vrooman seconded the motion. The motion passed. The vote was:

Ayes: Harlan, Vrooman, Wojcik, LaPaglia, Fisher
Noes: None
Absent: None

Action: Commissioner Wojcik made a motion to elect Commissioner Vrooman as Vice-Chair and Commissioner Fisher seconded the motion. The motion passed. The vote was

Ayes: Harlan, Vrooman, Wojcik, LaPaglia, Fisher
Noes: None
Absent: None

PLEDGE OF ALLEGIANCE Commissioner Wojcik.

APPROVAL OF AGENDA

Action: It was moved by Commissioner Fisher seconded by Vice Chair Vrooman to Approve the Agenda.

Motion carried by the following vote:

Ayes: Harlan, Vrooman, Wojcik, LaPaglia, Fisher
Noes: None
Absent: None

PUBLIC COMMENTS

None.

APPROVAL OF MINUTES

Commissioner Wojcik stated that March 27, 2024, Minutes on DP 2022-2605/2023-00006 Murrieta at Jefferson Apartments Project, should be corrected to reflect his vote as a no.

Action: It was moved by Commissioner Wojcik seconded by Commissioner Fisher to Approve the Minutes of March 13, 2024, and the March 27, 2024 Regular Planning Commission Meeting as presented. ****subject to the change in the March 27, 2024 PC Minutes.**

Motion carried by the following vote:

Ayes: Harlan, Vrooman, Wojcik, LaPaglia, Fisher
Noes: None
Absent: None

Proposed additions to the Capital Improvement Plan for Fiscal Years 2024/25 – 2028/29 in conformance with the City of Murrieta General Plan 2035.

Finance Manager Jennifer Terry gave a brief introduction. Financial Analyst RN Mendoza provided a presentation of continuing and future projects. City Engineer Jeff Hitch was available for any questions.

Staff responded to the Commissioners questions regarding various CIP projects.

Action: It was moved by Commissioner Fisher seconded by Commissioner Wojcik to adopt A Resolution of the Planning Commission of the City of Murrieta, California, making a finding to the City Council that the Proposed Capital Improvement Plan Fiscal Years 2024/2-2028/29 is in Conformance with the City of Murrieta General Plan 2035.



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Motion carried by the following vote:

Ayes: Harlan, Vrooman, Wojcik, LaPaglia, Fisher

Noes: None

Absent: None

CITY PLANNER COMMENTS

City Planner Carl Stiehl Congratulated Commissioner Fisher for a successful year. Stiehl also Congratulated the new Chair, Craig Harlan and new Vice Chair, Dennis Vrooman to their new roles .

CITY ATTORNEY COMMENTS

None.

PLANNING COMMISSION COMMENTS

None.

ADJOURNMENT 6:30 p.m.



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CITY OF MURRIETA

Planning Commission Meeting

Agenda Report

6/12/2024
Agenda Item No.

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: Carl Stiehl, City Planner

PREPARED BY: Dennis Watts, Senior Planner

SUBJECT: Workshop - The Shops at the Triangle

RECOMMENDATION

Receive and file a staff report regarding a proposed Specific Plan Amendment, Development Plan, Tentative Map, and environmental consistency analysis for the Triangle Project, including a presentation from Staff and the Applicant.

ENVIRONMENTAL

None required.

PRIOR ACTION/VOTE

None for the current project.

On May 8, 2013, the Planning Commission recommended the City Council certify the Subsequent Environmental Impact Report ("SEIR"), adopt the Statement of Overriding Considerations, and the Mitigation, Monitoring and Reporting Program, and approve the Specific Plan Amendment and General Plan Amendment (Vote: 5-0).

On October 1, 2013, the City Council adopted:

1. Resolution 13-3151 certifying the Subsequent Environmental Impact Report ("SEIR"), adopted the Statement of Overriding Considerations, and the Mitigation and Monitoring Reporting Program ("MMRP").
2. Resolution 13-3153 approving General Plan Amendment to the Land Use Chapter of the General Plan.
3. Resolution 13-3152 approving Design Guidelines for The Triangle Specific Plan.

On October 15, 2013, the City Council adopted Ordinance 481-13 amending and restating Specific Plan 276 (The Triangle, formerly named Murrieta Springs Mall).

EXECUTIVE SUMMARY

The project is a request to construct a 279,500 square foot retail shopping center in a first phase on +/- 36.5 acres of a +/- 64-acre property located between Interstate 15 and 215 south of Murrieta Hot Springs Road. The application types for the proposed project consist of a Specific Plan Amendment, Development Plan, and Tentative Tract Map. The project site is within The Triangle Specific Plan (SP 276) area.

The purpose of the workshop is to familiarize and introduce the Commission with the various components associated with the proposed project and provide an opportunity for the Commission to ask any questions to better understand the project. Staff will be bringing forward the project to a future public hearing with a full staff report, including preliminary site, grading, landscaping plans, elevations, and environmental analysis for the Commission's recommendation to the City Council.



BACKGROUND

The Triangle Specific Plan (SP 276) covers an approximate 64-acre property located between Interstate 15 and 215, south of Murrieta Hot Springs Road. The specific plan was originally approved by the County of Riverside in 1990, named Murrieta Springs Mall, for a 1.76 million square foot retail shopping center. In 2013, the City approved the first amendment to the Specific Plan changing the name to "The Triangle". The amendment revised the number of planning areas from six to four, changed the development standards to reflect an outdoor mall instead of an indoor mall, increased height limits to range from 90-220 feet depending on the Planning Area, changed the amount of allowed retail, office, restaurant, and entertainment square footage as shown below:

Anticipated Development

Retail	640,914
Office	779,082
Hotel (220 Rooms)	148,000
Entertainment	74,660

<u>Restaurant</u>	<u>125,258</u>
Total	1,767,914 square feet

Further, an Environmental Impact Report (EIR) was certified in 1990 along with mitigation measures, with the original approval of the SP. In 2013, a Subsequent EIR (SEIR) was prepared and adopted by the City Council, again with mitigation measures and adopting a Statement of Overriding Considerations for significant impacts that could not be mitigated or avoided but were found to be acceptable due to economic and health benefits of the Project which outweigh the unavoidable adverse environmental effects.

The square footages provided below indicate the anticipated development within each future phase of the Specific Plan:

Phase 1a

High Turnover (Sit-Down) Restaurant	49,392
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Phase 1b

Commercial Retail	184,486
General Office	48,000
Theater	74,660
High Turnover (Sit-Down) Restaurant	75,122

Phase 1c

Commercial Retail	339,714
General Office	48,000
Theater	74,660
High Turnover (Sit-Down) Restaurant	75,122

Phase 2

Commercial Retail	438,774
General Office	530,000
Theater	74,660
High Turnover (Sit-Down) Restaurant	75,122
Hotel (220 Room)	

Phase 3 (Project Build Out)

Commercial Retail	640,914
General Office	779,082
Theater	74,660
High Turnover (Sit-Down) Restaurant	125,258
Hotel (220 Room)	148,000

SPECIFIC PLAN AMENDMENT PROPOSAL

The Applicant is requesting to amend the Specific Plan. The requests are necessary to better reflect the current site plan proposal, current market trends, and to provide more flexibility in implementing the specific plan without necessitating the need to process an overhaul of the specific plan. Some of the key amendment requests are as follows:

Changes to the allowed uses in “Use Table 2-1”

- Allow drive through restaurant/fast food uses.
- Allow Food Truck as an allowed use.
- Allow “Vehicle Rental” as an allowed use, as an office only.
- Change “Outdoor Recreation, Commercial” from a Conditional Use Permit to a Minor Conditional Use Permit.

Staff notes as of this writing, it continues to modify the use table in the proposed Specific Plan Amendment.

Changes to Development Standards

- Change the 60-foot landscape setback along Murrieta Hot Springs Road to 15 feet for parking areas and 25 feet for buildings, with allowances for certain exceptions.
- Reduce various building and landscape setback requirements within the interior of the specific plan area.
- Modify various setback standards as a result of changing the setbacks from the landscape setback to a more conventional method of setbacks from property lines.
- Elimination of setback distances, and reliance on requirements for conformance to specific plan cross-sections instead.
- Include provisions for the replacement of the two existing static billboards for two electronic billboards (Section 4).
- Authorize the Development Services Director to consider reductions to various setbacks within the specific plan, either through a set 25% reduction, or through specified changes identified as Minor Exceptions (Section 4).

DEVELOPMENT PLAN AND TENTATIVE MAP

The project proposes approximately 279,500 square feet of retail development on 36.46 acres, accounting for approximately 25 buildings with twelve (12) of the buildings being pad buildings and the remaining considered

ten (10) foot landscaped area along the freeways. The two access drives have 10 to 15 feet of landscaping flanking both sides of the drive aisle and a landscaped median ranging in width from six to ten feet combined with enhanced paving to create an enhanced entry statement. Additionally, internal landscaping will be provided throughout the parking areas and along building facades throughout the project.

Staff recommends that the Planning Commission conduct a public workshop to receive a presentation from staff and the applicant in order for the Commission to review the proposed project and ask questions. Staff plans to return to the Commission with a full staff report and the project plans at a future public hearing for a recommendation to the City Council on the project.

ATTACHMENTS

Att.1 - Site Plan



Site Development Package | DP-2022-2705

Landscape

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THE TRIANGLE

MURRIETA

PLANTING NOTE: THERE ARE NO EXISTING TREES ON THIS PROPERTY

0 40 80 160

Scale: 1"= 80'-0"

Received | Planning Division
 DP-2022-2705/TM-2022-2706
 (Enrgov DP-2023-00017/
 TM-2023-00015)
 4/8/24



Landscape Architecture | Planning

3	03.22.24
2	10.20.23
1	04.19.23
Submittal	09.21.22

L - 01 Landscape Overall Site Plan

Schematic Design

Job No.: LCI 22041 March 22, 2024