

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



**October 22, 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 6:02 p.m.

ROLL CALL

Present: Chair Dennis Vrooman
Vice Chair Wojcik
Commissioner Michael LaPaglia
Commission Rose

Absent: Commissioner Michael DeSena

PLEDGE OF ALLEGIANCE Vice Chair Wojcik

APPROVAL OF AGENDA

Chair Vrooman indicated that he would like to split the May 14, 2025, and May 28, 2025 Planning Commission meeting minutes so they can be voted on separately.

Action: It was moved by Chair Vrooman seconded by Commissioner LaPaglia to Approve the revised Agenda with the above changes to the minutes.

Motion carried by the following vote:

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

PUBLIC COMMENTS

None.

APPROVAL OF MINUTES

Action: It was moved by Vice Chair Wojcik seconded by Commissioner LaPaglia to approve the minutes of the May 14, 2025.

Motion carried by the following vote:

Ayes: Vrooman, Wojcik, LaPaglia, Rose

Noes: None

Absent: DeSena

Action: It was moved by Vice Chair Wojcik seconded by Commissioner LaPaglia to approve the minutes of May 28, 2025.

Motion carried by the following vote:

Ayes: Vrooman, Wojcik, LaPaglia, Rose

Noes: None

Absent: DeSena

PUBLIC HEARING

Tentative Parcel Map 39163 (PLAN-MAPS-2025-00022) to Subdivide 5.08 Acres into 2 Parcels Located North of Murrieta Hot Springs Road and East of Alta Murrieta Road.

Senior Planner Dennis Watts presented the staff report and gave a detailed presentation to the Commission.

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

The Public Hearing was opened at 6:18 pm.

Public Testimony

None

The Public Hearing was closed at 6:18 pm.

Action: It was moved by Commissioner Chair Vrooman seconded by Commissioner Rose to Consider and approve the environmental determination that the project is Categorically Exempt pursuant to Section 15315 (Minor Land Divisions), Class 15 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), California Code of Regulations (CCR) Title 14; and Adopt a Resolution entitled, A Resolution of the Planning Commission of the City of Murrieta approving Tentative Parcel Map No. 39163 (PLAM-Maps-2025-00022) to Subdivide 5.08 Acres into 2 parcels located north of Murrieta Hot Springs Road and east of Alta Murrieta



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.

Road (APN: 912-020-010), based on the findings stated in the Resolution and subject to the Conditions of Approval.

Motion carried by the following vote:

Ayes: Vrooman, Wojcik, LaPaglia, Rose

Noes: None

Absent: DeSena

Tentative Parcel Map 39172 (PLAN-Maps-2025-00025) a map to Subdivide 12.21 acres into 6 Parcels.

Associate Planner Aaron Rintamaki presented the staff report and provided an overview of the project, along with a detailed presentation to the Commission.

The Planning Commission asked staff questions regarding the item, and staff provided detailed responses and clarifications that addressed the Commission's concerns to their satisfaction.

The Public Hearing was opened at 6:37 pm.

Public Testimony

None

The Public Hearing was closed at 6:37 pm.

Action: It was moved by Commissioner LaPaglia seconded by Vice Chair Wojcik to Consider and approve the Notice of Exemption for Residential, Commercial, and Mixed-Use Projects that are consistent with an adopted Specific Plan pursuant to the guidelines for implementation of the California Environmental Quality Act (CEQA) section 15182 of title 14, Division 6, Chapter 3 of the California Code of Regulations, and Public Resources Code Section 21083.3; and adopt a Resolution of the Planning Commission of the City of Murrieta to approve Tentative Parcel Map 39172 (Plan-Maps-2025-00025), a Map Subdividing 12.21 Acres totaling 3 Parcels Into 6 Parcels Based on the findings and subject to the Conditions of Approval (APN's: 963-070-058, 963-070-059, 963-070-060).

Motion carried by the following vote:

Ayes: Vrooman, Wojcik, LaPaglia, Rose

Noes: None

Absent: DeSena

CITY PLANNER COMMENTS

City Planner Carl Stiehl thanked the staff for their attendance and shared a brief update on the Statewide Planning Conference that staff recently attended, as well as information on upcoming Planning Commission meetings.



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CITY ATTORNEY COMMENTS

None.

PLANNING COMMISSION COMMENTS

Chair Vrooman highlighted key moments from the State of the City address.

ADJOURNMENT 6:41 pm

Tanya Wells, Planning Commission Secretary



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