

**CITY OF MURRIETA
COUNCIL CHAMBERS**



**Wednesday, May 28, 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 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.

**Dennis Vrooman
Chairman**

**Joe Wojcik
Vice Chair**

**Michael LaPaglia
Commissioner**

**Tom Beamish
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****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**1. Minutes**Recommended Action:

Approve the minutes of the February 12, 2025 Regular Planning Commission meeting.

This item was continued from the May 14, 2025 Planning Commission meeting.

PUBLIC HEARINGS**2. Tentative Tract Map Gierson Ranch Residential Project**Recommended Action:

1. Consider and Approve the Exemption for Projects Consistent with a Community Plan or Zoning pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA) Section 15183 of Title 14, Division 6, Chapter 3 of the California Code of Regulations, and Public Resources Code Section 21083.3; (see Attachments 2.a. and 4); and

2. Adopt a Resolution entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MURRIETA APPROVING A TENTATIVE TRACT MAP FOR THE SUBDIVISION OF 15.81 GROSS ACRES FOR 107 RESIDENTIAL UNITS TO BE DEVELOPED WITH 107 DETACHED SINGLE-FAMILY HOMES AND RELATED IMPROVEMENTS FOR CIRCULATION, INFRASTRUCTURE, AND COMMON RECREATION AREA LOCATED AT 25190 WASHINGTON AVENUE (APN 909-190-001), based on the Findings and subject to the Conditions of Approval in Exhibit A as found in Attachment 1.

3. Consideration of a Development Agreement for Digital Billboards at Locations Approved by Relocation Agreement

Recommended Action:

Staff recommends the following:

1. Open the public hearing and receive public comments;
2. Find that the action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15302 and 15303 as described in this staff report and the Resolution; and,
3. Approve the attached Resolution recommending that the City Council approve the proposed Development Agreement attached as an exhibit to the Resolution. The Development Agreement will authorize the relocation or reconstruction of Billboards, subject to an approved Relocation Agreement.

CITY PLANNER COMMENTS

CITY ATTORNEY COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT