

ACTION MINUTES

**TEMECULA PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
JUNE 4, 2025 - 6:00 PM**

CALL TO ORDER at 6:00 PM: Chair Lanae Turley-Trejo

FLAG SALUTE: Commissioner Mark Watson

ROLL CALL: Hagel, Solis, Turley-Trejo, Watson, Watts

PUBLIC COMMENTS – AGENDA ITEMS

The following individual(s) addressed the Planning Commission: Commission:

- Brad Stormon (Item #4)
- Andrew Meling (Item #4)

CONSENT CALENDAR

1. Approve Action Minutes of May 21, 2025

Recommendation: That the Commission approve the action minutes of May 21, 2025

Approved the Staff Recommendation (4-0, Turley-Trejo abstained): Motion by Hagel, Second by Watts. The vote reflected approval with Turley-Trejo abstaining.

PUBLIC HEARING

2. Long Range Planning Project Number LR25-0004, amending Titles 5, 8, 16, and 17 of the Temecula Municipal Code, Katie Garcia

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLES 5, 8, 16 AND 17 OF THE TEMECULA MUNICIPAL CODE MAKING 1) MINOR REVISIONS TO BUSINESS LICENSE REQUIREMENTS, 2) REDUCE TIMELINE FOR NUISANCE ABATEMENT COST RECOUPMENT, 3) AMEND REQUIREMENTS FOR MODIFICATIONS TO CONDITIONAL USE PERMITS TO COMPLY WITH CHAPTER 9.10 AND CHAPTER 17.09, 4) LIMIT HOME OCCUPATION BUSINESS APPOINTMENT FREQUENCY, 5) ADD A NOTE FOR RELIGIOUS INSTITUTIONS IN RESIDENTIAL ZONES TO FOLLOW EXISTING STANDARDS, 6)

LIMIT ACCESSORY STRUCTURES TO A SINGLE STORY, 7) CLARIFY SHED SETBACK REQUIREMENTS, 8) AMEND BICYCLE PARKING REQUIREMENTS FOR MULTI-TENANT RESIDENTIAL DEVELOPMENTS, 9) REMOVE BARBER/BEAUTY SHOP AND PERSONAL SERVICE SHOP AS A PERMITTED USE IN THE LIGHT INDUSTRIAL AND BUSINESS PARK ZONING DISTRICTS, 10) AMEND ENERGY STORAGE STANDARDS, 11) PROHIBIT EXPOSED RACEWAYS FOR SIGNAGE, 12) PROHIBIT BUSINESS ADVERTISING ON COMMUNITY FEATURES, 13) ADD VARIOUS DEFINITIONS, AND 14) MAKE A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15061 (B)(3)"

Approved the Staff Recommendation (5-0): Motion by Watts, Second by Solis. The vote reflected unanimous approval.

3. Planning Application Number PA24-0506, a Type 21 (Off-Sale General) Public Convenience or Necessity for 88 Ranch Marketplace located at 27473 Ynez Road, Yannin Marquez

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA24-0506, A TYPE 21 (OFF-SALE GENERAL) PUBLIC CONVENIENCE OR NECESSITY APPLICATION FOR 88 RANCH MARKETPLACE LOCATED AT 27473 YNEZ ROAD AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (APN 921-270-055)

Approved the Staff Recommendation (5-0): Motion by Solis, Second by Watson. The vote reflected unanimous approval.

4. Planning Application No. PA21-1525, Modification Temecula Valley Hospital Development Plan and Conditional Use Permit (PA07-0200 and PA07-0202); PA22-0105, Amendment to Temecula Hospital Planned Development Overlay District (PDO-9), and PA25-0181, Modification to Remove Condition of Approval No. 27 from Planning Application (PA18-1258); Project Location - 31700 Temecula Parkway (APN: 959-080-039), Scott Cooper

Recommendation: Adopt resolutions entitled:

PC RESOLUTION NO. 2025-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF TEMECULA CERTIFY THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT, ADOPT FINDINGS

PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM FOR MODIFICATION TO THE PREVIOUSLY APPROVED TEMECULA VALLEY HOSPITAL DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT (PA21-1525) AND AN AMENDMENT TO THE TEMECULA HOSPITAL PLANNED DEVELOPMENT OVERLAY DISTRICT (PDO-9) (PA22-0105)

PC RESOLUTION NO. 2025-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ENTITLED “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING AN AMENDMENT TO THE TEMECULA HOSPITAL PLANNED DEVELOPMENT OVERLAY (PDO-9) FOR THE PROJECT LOCATED AT 31700 TEMECULA PARKWAY (APN 959-080-039) (PA22-0105)”

PC RESOLUTION NO. 2025-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING (1) PLANNING APPLICATION NO. PA21-1525 A MODIFICATION TO THE PREVIOUSLY APPROVED TEMECULA VALLEY HOSPITAL DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT (PA07-0200 AND PA07-0202) AND (2) PA25-0181 A MODIFICATION TO REMOVE CONDITION OF APPROVAL NO. 27 FROM A PREVIOUSLY APPROVED PLANNING APPLICATION (PA18-1258) WHICH PROVIDED A DEADLINE ON THE COMMENCEMENT OF FOUNDATION CONSTRUCTION FOR FUTURE HOSPITAL BED TOWER 2 FOR THE PROJECT LOCATED AT 31700 TEMECULA PARKWAY (APN 959-080-039)”

Approved the Staff Recommendation (5-0): Motion by Watts, Second by Watson. The vote reflected unanimous approval.

COMMISSIONER REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

PUBLIC WORKS DIRECTOR REPORT

ADJOURNMENT

At 7:42 PM, the Planning Commission meeting was formally adjourned to Wednesday, June 18, 2025, at 6:00 p.m., in the Council Chambers located at 41000 Main Street, Temecula, California.

Lanae Turley-Trejo, Chair

Matt Peters, Director of Community Development