

**PC RESOLUTION NO. 2025-**

**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)”**

Section 1.      Procedural Findings. The Planning Commission of the City of Temecula does hereby find, determine and declare that:

A.      City staff identified the need to make revisions and clarifications to portions of Title 5 (Business Licenses and Regulations), Title 8 (Health and Safety), Title 16 (Subdivisions) and Title 17 (Zoning) of the Temecula Municipal Code.

B.      The Planning Commission, at a regular meeting, considered the proposed amendments to Title 5 (Business Licenses and Regulations), Title 8 (Health and Safety), Title 16 (Subdivisions) and Title 17 (Zoning) of the Temecula Municipal Code on May 21, 2025, at a duly noticed public hearing as prescribed by law, at which time the City staff and interested persons had an opportunity to, and did testify either in support or opposition to this matter.

C. The proposed amendments to Title 5, 8, 16 & 17 are consistent with the City of Temecula General Plan, and each element thereof.

D. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission recommended that the City Council adopt the Ordinance attached hereto as Exhibit “A”.

E. All legal preconditions to the adoption of this Resolution have occurred.

Section 2. Further Findings. The Planning Commission of the City of Temecula does hereby find, determine and declare that:

The Planning Commission, in recommending adoption of the proposed Ordinance, hereby makes the following additional findings as required by Section 17.01.040 (“Relationship to General Plan”) of the Temecula Municipal Code:

1. The proposed use is allowed in the land use designation in which the use is located, as shown on the land use map, or is described in the text of the general plan.

Except for the amendments pertaining to the Business Park (BP) and Light Industrial (LI) Zoning designations, none of the proposed Code Amendments change the types of uses allowed in the city. The Code Amendments remove barber/beauty shops and personal service shops as permitted uses in the BP and LI zoning designations. These uses are inconsistent with the Business Park and Light Industrial land use designations and will no longer be permitted. All other proposed amendments are operational clarifications and administrative corrections and do not propose any land use changes contrary to the adopted General Plan.

2. The proposed uses are in conformance with the goals, policies, programs, and guidelines of the elements of the general plan.

The proposed changes to Titles 5, 8, 16, and 17 conform with the goals, policies, programs, and guidelines of the elements of the General Plan. The proposed changes make minor revisions to business license requirements, which furthers Policy 1.2 of the Economic Development Element of the Temecula General Plan, which is to “Encourage the growth and expansion of industry by providing high quality municipal services, facilities, and economic development assistance.” The proposed changes amend commercial sign requirements to ensure design excellence is met which is consistent with Goal 1 of the Community Design Element of the Temecula General Plan which states, “Design excellence in site planning, architecture, landscape architecture and signs.” The remaining proposed amendments to the Temecula Municipal Code are minor clarifications and administrative corrections and do not result in an inconsistency between the Temecula Municipal Code and the adopted General Plan.

3. The proposed uses are to be established and maintained in a manner which is consistent with the general plan and all applicable provisions contained therein.

The proposed amendments to Title 17 of the Temecula Municipal Code do not propose any land use that is inconsistent with the Temecula General Plan. The majority of the Code Amendments do not create or allow new uses where they were not previously allowed. Only the revisions to the Industrial and Business Park Zoning Districts impact the use of land. The Code Amendments remove barber/beauty shops and personal service shops as permitted uses in the LI and BP zoning designations. These uses are inconsistent with the types of uses permitted in the LI and BP Zoning districts and are being removed to ensure these zones are being appropriately used.

Section 3. Environmental Compliance. In accordance with the California Environmental Quality Act, the proposed Ordinance No. 2025- is exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to Title 14 of the California Code of Regulations, Section 15061 (b) (3) because it can be seen with certainty that there is no possibility that the Ordinance will have a significant effect on the environment. The Code Amendments impose regulations on existing uses, but do not increase the intensity or density of any land use or allow any development where it was not otherwise permitted. The Title 17 amendments do not propose any land use that is inconsistent with the General Plan or allow new uses where they were not previously allowed. The Planning Commission, therefore, recommends that the City Council of the City of Temecula adopt a Notice of Exemption for the proposed ordinance.

Section 4. Recommendation. The City of Temecula Planning Commission hereby recommends the City Council approve Planning Application No. LR25-0004, a proposed Citywide Ordinance, in substantially the same form as set forth on Exhibit “A”, attached hereto, and incorporated herein by this reference.

**PASSED, APPROVED AND ADOPTED** by the City of Temecula Planning Commission this 4th day of June 2025.

---

Lanae Turley-Trejo, Chair

ATTEST:

---

Matt Peters  
Secretary

[SEAL]

STATE OF CALIFORNIA       )  
COUNTY OF RIVERSIDE     ) ss  
CITY OF TEMECULA         )

I, Matt Peters, Secretary of the Temecula Planning Commission, do hereby certify that the forgoing PC Resolution No. 2025-     was duly and regularly adopted by the Planning Commission of the City of Temecula at a regular meeting thereof held on the 4th day of June 2025, by the following vote:

AYES:                   PLANNING COMMISSIONERS:

NOES:                   PLANNING COMMISSIONERS:

ABSTAIN:               PLANNING COMMISSIONERS:

ABSENT:                PLANNING COMMISSIONERS:

---

Matt Peters  
Secretary