

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Matt Peters, Director of Community Development

DATE: July 14, 2026

SUBJECT: Introduce Ordinance Amending Titles 5, 8, 9, 10, and 17 of the Temecula Municipal Code

PREPARED BY: Mark Collins, Senior Planner

RECOMMENDATION: That the City Council introduce an ordinance entitled:

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLES 5, 8, 9, 10, AND 17 OF THE TEMECULA MUNICIPAL CODE MAKING 1) MINOR REVISIONS TO BUSINESS LICENSE REVOCATION PROCESS, 2) PROVIDING THAT REIKI IS NOT CONSIDERED MASSAGE AND DOES NOT REQUIRE A MASSAGE ESTABLISHMENT PERMIT, 3) SPECIFY PRIVATE SECURITY IDENTIFICATION STANDARDS, 4) CLARIFY OVERSIZED VEHICLE PARKING REQUIREMENTS, 5) CLARIFY OWNERSHIP OF CONDITIONAL USE PERMIT(S), 6) SPECIFY LANDSCAPE PLANT PALLET CHANGES AND DROUGHT CONVERSIONS REQUIRE A MODIFICATION APPLICATION, 7) REMOVE GUEST HOUSE AS AN APPROVED USE IN ALL RESIDENTIAL ZONES, 8) ADD GREENHOUSE AS AN ACCESSORY LAND USE, 9) ADD REQUIREMENTS FOR RETAIL LOCKERS, 10) ADD REFERENCE TO NOTE 1 FOR AUTOMOBILE RENTAL BUSINESSES, 11) REQUIRE AUTOMOBILE RENTAL BUSINESSES COMPLY WITH LANDSCAPE REQUIREMENTS, 12) REQUIRE NEW ROADS TO ACCOMMODATE SOLID WASTE COLLECTION BINS, 13) PROHIBIT BRAND LOGOS ON BUSINESS SIGNS, 14) ADD OR AMEND VARIOUS DEFINITIONS, AND 15) MAKE A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15061 (B)(3) (LR26-0008)

SUMMARY OF

ORDINANCE: The proposed ordinance would make amendments to Titles 5, 8, 9, 10, and 17 of the Temecula Municipal Code. Listed below is a summary of the proposed changes to the Municipal Code:

Changes to Title 5:

1. Business Licenses – Amend Section 5.04.270 to clarify that the City Manager (or their designee) may revoke a business license.
2. Business Licenses – Amend Section 5.04.280 to add a subsection stating that the conduct of all businesses includes the conduct of its employees, and are subject to Temecula’s Municipal Code.
3. Massage Definitions – Amend the definition of massage to exclude “reiki” from the definition and add a definition for reiki.
4. Massage Exemptions – Add “reiki” as exempt from the requirements of massage establishments.

Changes to Title 8:

5. Public Nuisance – Amend Section 8.12.120 (I) and (F) to make typographical corrections.

Changes to Title 9:

6. Private Security – Provide that the name tag font for security shall be appropriately sized so as to be easily legible from a distance of five feet (one half (½) inch minimum).

Changes to Title 10:

7. Stopping, Standing and Parking – Would require a three-day (72 hours) period between permits allowing for the temporary storage of RV’s or oversized vehicles.

Changes to Title 17:

8. Conditional Use Permit (CUP) – Add language to clarify ownership of a CUP.
9. Modification Application – Provide that changes to landscape, irrigation or drought tolerant plantings require a modification application.
10. Guest House – Remove guest house as a permitted accessory use in all residential zones (this has been replaced by Accessory Dwelling Units).
11. Fences, Walls, and Hedges – Amend section to clarify front yard fencing requirements.

12. Residential Accessory Structures – Amend Table 17.06.050A to add “Greenhouse” and clarify accessory structure placement within side yard setback area(s).
13. Commercial/Office/Industrial Districts – Add requirements for “Retail Lockers.”
14. Schedule of Permitted Uses – Add “Note 1” for Automobile Rental businesses which is a reference to the supplemental development standards.
15. Landscape Standards – Amend Section 17.10.020(J) to correct a typographical error.
16. Landscape Standards – Amend Section 17.10.020(C) to include automobile rental establishments as requiring the same landscape screening as automobile dealers.
17. Driveways/Drive Aisles – Amend Section 17.24.050 to ensure minimum driveway width is wide enough for solid waste collection and correct a typographical error.
18. Permanent Signs – Amend Section 17.28.070 to prohibit signage from including brand logos of products they provide for sale.
19. Definitions – Amend Section 17.34.010 to add definitions for “Greenhouse,” and “Retail Locker.”

BACKGROUND: The City of Temecula City Council adopted the Municipal Code in January 1990. Since its adoption, the City Council has periodically made amendments to various sections of the Code to improve its clarity, make corrections and implement City Council Policy. The proposed amendments to the Temecula Municipal Code include amendments to Title 5 (Business Licenses and Regulations), Title 8 (Health and Safety), Title 9 (Public Peace, Morals, and welfare) Title 10 (Vehicles and Traffic) and Title 17 (Zoning).

Staff takes great efforts to ensure Temecula’s Municipal Code remains compliant with applicable state law while ensuring the greatest amount of local control allowed under the law. The changes proposed in this Ordinance are not of that variety. The changes proposed are a collection of improvements, clarifications, and corrections as a result of the use of the code by staff, residents, developers and outside agencies over the past year and strive to make the code a better resource for all who use it.

City staff met with the Planning Commission Municipal Code Maintenance Ad Hoc Subcommittee on April 27, 2026.

City staff met with the City Council General Plan Update Ad Hoc Subcommittee on May 12, 2026.

The proposed Ordinance was presented at a public hearing to the Planning Commission on June 3, 2026, and Resolution No. 2026-13 was recommended for adoption by a 5-0 vote.

At the Planning Commission hearing, at staff's recommendation and request, two sections (No. 25 and 26) were removed from the recommendation and will be brought back to the Planning Commission at a future date.

FISCAL IMPACT: The proposed Ordinance does not have a direct fiscal impact, if adopted.

ATTACHMENTS:

1. Ordinance
2. PC Resolution No. 2026-13
3. Notice of Public Hearing
4. Notice of Exemption