

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the office of the City Clerk (951) 694-6444. Notification 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to that meeting [28 CFR 35.102.35.104 ADA Title II].

AGENDA

**TEMECULA PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
JUNE 19, 2024 - 6:00 PM**

CALL TO ORDER: Chair Bob Hagel

FLAG SALUTE: Commissioner Gary Watts

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

PUBLIC COMMENT

A total of 30 minutes is provided for members of the public to address the Commission on matters not listed on the agenda. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Commission Secretary. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to PlanningCommission@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and all will be enacted by one vote. There will be no discussion of these items unless members of the Commission request specific items be removed from the Consent Calendar for separate action. A total of 30 minutes is provided for members of the public to address the Commission on items that appear on the Consent Calendar. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Commission Secretary. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to 6:00 p.m. and submitted to PlanningCommission@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

1. Minutes

Recommendation: Approve the Action Minutes of June 5, 2024

Attachments: [Minutes](#)

BUSINESS

Members of the public may address the Commission on Business items that appear on the agenda. Each speaker is limited to 5 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Commission Secretary. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to PlanningCommission@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

2. (Continued from March 20, 2024 Planning Commission Meeting) Long Range Application No. LR24-0028, Amending Chapter 8.48 of the Temecula Municipal Code, Julie Tarrant / Stacy Fox

Recommendation: Receive Update and Recommend the City Council adopt an Ordinance amending Chapter 8.48 of the Temecula Municipal Code

Attachments: [Agenda Report](#)
[Draft City Council Ordinance](#)
[Notice of Exemption](#)

PUBLIC HEARING

Any person may submit written comments to the Commission before a public hearing or may appear and be heard in support of or in opposition to the approval of the project(s) at the time of the hearing. If you challenge any of the project(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the Commission Secretary at, or prior to, the public hearing. For public hearings each speaker is limited to 5 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Commission Secretary or by submitting an email to be included into the record. Email comments must be submitted to PlanningCommission@temeculaca.gov. Email comments on all matters, including those not on the agenda, must be received prior to the time the item is called for public comments. Any person dissatisfied with a decision of the Commission may file an appeal of the Commission's decision. Said appeal must be filed within 15 calendar days after service of written notice of the decision. The appeal must be filed on the appropriate Community Development Department form and be accompanied by the appropriate filing fee. All public participation is governed by the Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

3. Planning Application Numbers PA22-0929, 0930, 0931, a Development Plan for an approximately 60,258 square foot, four-story, 50 room hotel; PA22-0930, a Minor Exception for a two foot increase in the height of the building for an architectural tower element; and PA22-0931, a Variance to allow for parking within the creek side parking facility setback and encroachment of the building over the build-to line along Old Town Front Street due to the narrow width of the project site. The project is located on the west side of Old Town Front Street approximately 400' south of Santiago Road (APN: 922-100-048), Scott Cooper

Recommendation: Adopt resolutions entitled:

PC RESOLUTION NO. 2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA22-0929, A DEVELOPMENT PLAN FOR AN APPROXIMATELY 60,258 SQUARE FOOT, FOUR-STORY, 50 ROOM HOTEL LOCATED ON THE WEST SIDE OF OLD TOWN FRONT STREET, APPROXIMATELY 400' SOUTH OF SANTIAGO ROAD AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN: 922-100-048)

PC RESOLUTION NO. 2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA22-0930, MINOR EXCEPTION FOR A TWO FOOT INCREASE IN THE HEIGHT OF THE BUILDING FOR AN ARCHITECTURAL TOWER ELEMENT LOCATED ON THE ON THE WEST SIDE OF OLD TOWN FRONT STREET APPROXIMATELY 400 FEET SOUTH OF SANTIAGO ROAD AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN: 922-100-048)

PC RESOLUTION NO. 2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA22-0931, VARIANCE TO ALLOW FOR PARKING WITHIN THE CREEK SIDE PARKING FACILITY SETBACK AND ENCROACHMENT OF THE BUILDING OVER THE BUILD-TO LINE ALONG OLD TOWN FRONT STREET LOCATED ON THE ON THE WEST SIDE OF OLD TOWN FRONT STREET APPROXIMATELY 400 FEET SOUTH OF SANTIAGO ROAD AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN: 922-100-048)

Attachments:[Agenda Report](#)[Aerial Map](#)[PC Resolution - Development Plan](#)[Exhibit A - Draft Conditions of Approval - Development Plan](#)[Exhibit B - Plan Reductions - Development Plan](#)[PC Resolution - Minor Exception](#)[PC Resolution - Variance](#)[Notice of Exception](#)[Notice of Public Hearing](#)

4. Planning Application Number PA14-0087, a Tentative Tract Map (TTM 36483) for the creation of 164 single family residential lots and nine (9) open space lots on 42.64 acres for Planning Area 4 within the Paloma Del Sol Specific Plan, Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA14-0087, TENTATIVE TRACT MAP (TTM 36483) FOR THE CREATION OF 164 SINGLE FAMILY RESIDENTIAL LOTS AND NINE (9) OPEN SPACE LOTS ON 42.64 ACRES FOR PLANNING AREA 4 WITHIN THE PALOMA DEL SOL SPECIFIC PLAN AND MAKING A FINDING OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT UNDER PUBLIC RESOURCES CODE SECTION 21166 AND GOVERNMENT CODE SECTION 65457 (APNS: 959-400-001, 002)

Attachments:

[Agenda Report](#)

[Aerial Map](#)

[PC Resolution](#)

[Exhibit A - Draft Conditions of Approval](#)

[Exhibit B - Plan Reductions](#)

[Exhibit C - Consistency Evaluation](#)

[Exhibit D - Consistency Evaluation Revalidation](#)

[Notice of Exemption](#)

[Notice of Public Hearing](#)

COMMISSIONER REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

PUBLIC WORKS DIRECTOR REPORT

ADJOURNMENT

The next regular meeting of the Planning Commission will be held on Wednesday, July 3, 2024, at 6:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.

NOTICE TO THE PUBLIC

The full agenda packet (including staff reports and any supplemental material available after the original posting of the agenda), distributed to a majority of the Planning Commission regarding any item on the agenda, will be available for public viewing in the main reception area of the Temecula Civic Center during normal business hours at least 72 hours prior to the meeting. The material will also be available on the City's website at TemeculaCa.gov. and available for review at the respective meeting. If you have questions regarding any item on the agenda, please contact the Community Development Department at (951) 694-6444.