

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Matt Peters, Director of Community Development

DATE: July 22, 2025

SUBJECT: Introduce Ordinance Amending Titles 5, 8, 16, and 17 of the Temecula Municipal Code Related to Minor Revisions to Business License Requirements, Nuisance Abatement, Alcohol or Entertainment Conditional Use Permits, Accessory Structures and Setbacks, Bicycle Parking Requirements, Barber/Beauty Shops, Energy Storage Standards, and Raceways for Signage

PREPARED BY: Mark Collins, Senior Planner

RECOMMENDATION: That the City Council conduct a public hearing and introduce an ordinance entitled:

ORDINANCE NO.

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), (LONG RANGE PROJECT NO. LR25-
0004)

SUMMARY OF

ORDINANCE: The proposed ordinance would make amendments to Titles 5, 8, 16, and 17 of the Temecula Municipal Code. Listed below is a summary of the proposed changes to the Municipal Code, each of which is discussed in greater detail in the analysis section, which follows:

Changes to Title 5:

1. Business Licenses – Amend Section 5.04.140(A)(11) to add language removing the requirement for state, federal, or county permits or certificates to no longer be a requirement for business license approval.

Changes to Title 8:

2. Nuisance Cost Accounting – Amend Section 8.12.120(B) to reduce the time of cost recoupment from 6 months to 2 months.

Changes to Title 16:

3. Urban Lot Split – Amend Section 16.59.050 to correct minimum and maximum driveway widths for flag lots.

Changes to Title 17:

4. Administration of Zoning – Include a note to Table 17.03.010 requiring any entertainment portion of a Conditional Use Permit be pulled out of the CUP when modifying. The modified CUP will be subject to Chapter 9.10 of the Municipal Code.
5. Home Occupation Permit – Require in person client-based businesses (music lessons, tutoring, etc.) shall be one-on-one nonconsecutive appointments.
6. Religious Institutions – Add a note to Table 17.06.030 requiring religious institutions to follow Section 17.06.050(L), Religious Institutions.
7. Accessory Structures and Uses – Limit accessory structures in residential zones to a single story without change to height limits.
8. Accessory Structures Setbacks – Add sheds as an accessory structure with three-foot setbacks for rear and interior side yards.

9. Parking Requirements – Amend parking requirements for multi-tenant residential developments to include bicycle parking.
10. Commercial/Office/Industrial Districts – Remove barber/beauty shops and personal service shops as a permitted use in the Light Industrial and Business Park zones; additionally add footnote No. 18 to include parking requirements to be on a case-by-case basis and require a parking analysis to the satisfaction of the Director of Community Development for sports and recreation or training facilities.
11. Class IV Entertainment – Correct last call hours from 10:29:59 p.m. to 11:29:59 p.m. for Class IV entertainment establishments.
12. Supplemental Development Standards – Amend Energy Storage Standards to add a requirement for energy storage enclosures to have an anti-dumping design, similar to other commercial/industrial uses.
13. Prohibited Signs – Prohibit exposed raceways on all signage.
14. Permanent Signs –Prohibit any signage or advertising on any required community feature.
15. Definitions – Add definitions for “auto salvage yard/impound yard/wrecking yard,” “storage-shed/utility enclosure,” and “vending machine.” Amend the definition for “personal service shops” to clarify these services are for non-medical enhancement for personal appearance.

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 state law. The proposed amendments to the Temecula Municipal Code include amendments to Title 5 (Business Licenses and Regulations), Title 8 (Health and Safety), Title 16 (Subdivisions) 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 2, 2025.

City staff met with the City Council General Plan Update Ad Hoc Subcommittee on April 22, 2025.

The proposed Ordinance was presented at a public hearing to the Planning Commission on June 4, 2025, and Resolution No. 2025-21 was recommended for adoption by a 5-0 vote.

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

ATTACHMENTS:

1. Ordinance
2. PC Resolution No. 2025-21
3. Notice of Public Hearing
4. Notice of Exemption