

**PC RESOLUTION NO. 2025-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA DENYING PLANNING APPLICATION NO. PA25-0137, A MODIFICATION APPLICATION FOR THE REVIEW AND CONSIDERATION BY THE PLANNING COMMISSION OF THE AS-BUILT GRAY COLOR SCHEME OF THE TEMECULA TOWN CENTER'S BUILDINGS AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APNS: 921-320-012, -018, -021, -038, -041, -048, -052, 919-430-012)**

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

A. On April 14, 2025, Jennifer Lovelace filed Planning Application No. PA25-0137, a Modification Application. This application (the "Project") was filed in a manner in accord with the City of Temecula General Plan and Development Code.

B. The Application was processed including, but not limited to a public notice, in the time and manner prescribed by State and local law.

C. The Planning Commission, at a regular meeting, considered the Application and environmental review on September 17, 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 in opposition to this matter.

D. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission denied Planning Application No. PA25-0137, subject to and based upon the findings set forth hereunder.

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

Section 2. Further Findings. The Planning Commission, in denying the Application hereby finds, determines and declares that the Modification Application PA25-0137 is not in accordance with Temecula Municipal Code Section 17.08.070. (Commercial Performance Standards):

A. The proposed use is in conformance with the General Plan for Temecula and with all applicable requirements of State law and other Ordinances of the City.

*The project is not in conformance with the General Plan and the Temecula Municipal Code because Temecula's General Plan's Community Design Element section aims to address the City's image enhancement and uphold design excellence. Goal 2, Design Excellence discusses the importance an attractive community through maintenance and preservation of quality visual design. For this reason staff offered the applicant to either return the colors to the previous condition or to pursue the modification application with a color*

*scheme that the Planning Commission Commercial Center Sub Committee recommended; new colors should be “in the family of colors” of the last approved modification application on file, or an “off-white” color alternative could be considered. Furthermore, Temecula Municipal Code Section 17.08.070.B.2 Commercial/Office/Industrial Performance Standards describes the criteria of quality and compatibility of building design. The section goes on to describe uniform standards designed to provide variety and visual interest including the use of a variety of complementary colors and avoid[s] the use of just one color/dark colors”. As presented, the proposed do not match the previously approved colors of the commercial center, nor have they proposed any color alternatives (including lighter earth tone colors that are “in the family of colors” to the original nor an “off-white” color option that would be compatible with the building’s design. Moreover, the gray color is a dark color that is not consistent with the standard set forth in Temecula Municipal Code Section 17.08.070.B.2.*

- B. The overall development of the land not designed for the protection of the public health, safety, and general welfare.

*The overall design of the project, including the site, building, parking, circulation and other associated site improvements, is consistent with, and intended to protect the health and safety of those working and living in and around the site. The project has been reviewed for, and as conditioned, has been found to be consistent with all applicable policies, guidelines, standards and regulations intended to ensure that the development will be constructed and function in a manner consistent with the public health, safety, and welfare.*

3. Environmental Findings. The Planning Commission hereby makes the following environmental findings and determinations in connection with the denial of the Development Plan:

A. In accordance with the California Environmental Quality Act (CEQA), staff has determined that the proposed project is exempt from further environmental review pursuant to CEQA Guidelines Section 15070 as a project is exempt from CEQA if it is disapproved by a public agency.

**PASSED, APPROVED, AND ADOPTED** by the City of Temecula Planning Commission  
this 17th day of September, 2025.

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Lanae Turley-Trejo, Chair

ATTEST:

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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 17th day of September, 2025, by the following vote:

AYES:           PLANNING COMMISSIONERS:

NOES:           PLANNING COMMISSIONERS:

ABSTAIN:        PLANNING COMMISSIONERS:

ABSENT:         PLANNING COMMISSIONERS:

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Matt Peters  
Secretary