

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 4, 2025 - 6:00 PM**

CALL TO ORDER: Chair Lanae Turley-Trejo

FLAG SALUTE: Commissioner Mark Watson

ROLL CALL: Hagel, Solis, Turley-Trejo, Watson, 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. Approve Action Minutes of May 21, 2025

Recommendation: That the Commission approve the action minutes of May 21, 2025

Attachments: [Action Minutes](#)

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.

2. Long Range Planning Project Number LR25-0004, amending Titles 5, 8, 16, and 17 of the Temecula Municipal Code, Katie Garcia

Recommendation: Adopt a resolution entitled:

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)"

Attachments: [Agenda Report](#)
[PC Resolution](#)
[Exhibit A - Draft Ordinance](#)
[Notice of Public Hearing](#)

3. Planning Application Number PA24-0506, a Type 21 (Off-Sale General) Public Convenience or Necessity for 88 Ranch Marketplace located at 27473 Ynez Road, Yannin Marquez

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA24-0506, A TYPE 21 (OFF-SALE GENERAL) PUBLIC CONVENIENCE OR NECESSITY APPLICATION FOR 88 RANCH MARKETPLACE LOCATED AT 27473 YNEZ ROAD AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (APN 921-270-055)

Attachments: [Agenda Report](#)
[Aerial Map](#)
[PC Resolution](#)
[Exhibit A - Draft Conditions of Approval](#)
[Exhibit B - Statement of Operations and Justification](#)
[Exhibit C - Plan Reductions](#)
[Notice of Public Hearing](#)
[Notice of Exemption](#)

4. Planning Application No. PA21-1525, Modification Temecula Valley Hospital Development Plan and Conditional Use Permit (PA07-0200 and PA07-0202); PA22-0105, Amendment to Temecula Hospital Planned Development Overlay District (PDO-9), and PA25-0181, Modification to Remove Condition of Approval No. 27 from Planning Application (PA18-1258); Project Location - 31700 Temecula Parkway (APN: 959-080-039), Scott Cooper

Recommendation: Adopt resolutions entitled:

PC RESOLUTION NO. 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF TEMECULA CERTIFY THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT, ADOPT FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPT A STATEMENT OF OVERRIDING

CONSIDERATIONS, AND ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM FOR MODIFICATION TO THE PREVIOUSLY APPROVED TEMECULA VALLEY HOSPITAL DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT (PA21-1525) AND AN AMENDMENT TO THE TEMECULA HOSPITAL PLANNED DEVELOPMENT OVERLAY DISTRICT (PDO-9) (PA22-0105)

PC RESOLUTION NO. 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ENTITLED “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING AN AMENDMENT TO THE TEMECULA HOSPITAL PLANNED DEVELOPMENT OVERLAY (PDO-9) FOR THE PROJECT LOCATED AT 31700 TEMECULA PARKWAY (APN 959-080-039) (PA22-0105)”

PC RESOLUTION NO. 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING (1) PLANNING APPLICATION NO. PA21-1525 A MODIFICATION TO THE PREVIOUSLY APPROVED TEMECULA VALLEY HOSPITAL DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT (PA07-0200 AND PA07-0202) AND (2) PA25-0181 A MODIFICATION TO REMOVE CONDITION OF APPROVAL NO. 27 FROM A PREVIOUSLY APPROVED PLANNING APPLICATION (PA18-1258) WHICH PROVIDED A DEADLINE ON THE COMMENCEMENT OF FOUNDATION CONSTRUCTION FOR FUTURE HOSPITAL BED TOWER 2 FOR THE PROJECT LOCATED AT 31700 TEMECULA PARKWAY (APN 959-080-039)”

Attachments:

[Agenda Report](#)
[Aerial Map](#)
[PC Resolution – Subsequent EIR](#)
[Exhibit A – Draft City Council Resolution](#)
[Exhibit B – CEQA Findings and SOC](#)
[Exhibit C – Mitigation Monitoring and Reporting Program](#)
[PC Resolution – Planned Development Overlay Amendment](#)
[Exhibit A – Draft City Council Ordinance](#)
[Exhibit B – Planned Development Overlay Amendment](#)
[PC Resolution – Modification](#)
[Exhibit A – Draft City Council Resolution](#)
[Exhibit B - Draft Conditions of Approval \(Development Plan Modification\)](#)
[Exhibit C – Plan Reductions \(Development Plan Modification\)](#)
[Exhibit D – Conditions of Approval \(COA Modification\)](#)
[Draft Subsequent Environmental Impact Report](#)
[Final Subsequent Environmental Impact Report](#)
[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, June 18, 2025, at 6:00 p.m., in the Council Chambers located at 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.