

ACTION MINUTES

**TEMECULA PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
JUNE 3, 2026 - 10:00 AM**

CALL TO ORDER at 10:00 AM: Chair Lanae Turley-Trejo

FLAG SALUTE: Vice Chair Bob Hagel

ROLL CALL: Hagel, Matics, Solis, Turley-Trejo, Watson

PUBLIC COMMENT – AGENDA ITEMS

The following individual(s) addressed the Planning Commission:

- Brian McRae (Item #3)

All electronic comments received were made a part of the record of the meeting.

CONSENT CALENDAR

1. That the Commission approve the action minutes of April 30, 2026, May 6, 2026 and May 20, 2026.

Approved the action minutes of April 30, 2026, and May 6, 2026 (5-0): Motion by Watson, Second by Matics. The vote reflected unanimous approval.

Approved the action minutes of May 20, 2026 (4-0, Hagel abstained): Motion by Watson, Second by Matics. The vote reflected approval with Hagel abstaining.

2. Director's Hearing Summary Report

Recommendation: Receive and File Director's Hearing Summary Report.

Approved the Staff Recommendation (5-0): Motion by Matics, Second by Solis. The vote reflected unanimous approval.

BUSINESS

3. General Plan Consistency Review of the Proposed Draft Fiscal Years 2027-2031 Capital Improvement Program Budget Sheets (Long Range Planning Project No. LR26-0211), Mark Collins, Hossein Ajideh

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2026-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA MAKING A FINDING OF CONSISTENCY WITH THE GENERAL PLAN FOR THE PROPOSED DRAFT FISCAL YEARS 2027-2031 CAPITAL IMPROVEMENT PROGRAM (CIP) BUDGET SHEETS AND MAKE A FINDING OF EXEMPTION UNDER SECTIONS 15378(B)(4), 15061(B)(3), AND 15262 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (LONG RANGE PLANNING PROJECT NO. LR26-0211)

Approved the Staff Recommendation (5-0): Motion by Watson, Second by Solis. The vote reflected unanimous approval.

PUBLIC HEARING

4. Long Range Planning Project Number LR26-0008, amending Titles 5, 8, 9, 10, and 17 of the Temecula Municipal Code as detailed in the proposed Ordinance, Mark Collins

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2026-13

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, 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)”

Approved the Staff Recommendation (5-0): Motion by Solis, Second by Hagel. The vote reflected unanimous approval.

COMMISSIONER REPORTS

COMMISSION SUBCOMMITTEE REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

PUBLIC WORKS DIRECTOR REPORT

ADJOURNMENT

At 11:25 AM, the Planning Commission meeting was formally adjourned to Wednesday, July 1, 2026, at 10:00 a.m., in the Council Chambers located at 41000 Main Street, Temecula, California.

Lanae Turley-Trejo, Chair

Matt Peters, Director of Community Development