

**STAFF REPORT – PLANNING
CITY OF TEMECULA
PLANNING COMMISSION**

TO: Planning Commission Chair and members of the Planning Commission

FROM: Matt Peters, Director of Community Development

DATE OF MEETING: June 4, 2025

PREPARED BY: Katie Garcia, Planning Technician

PROJECT SUMMARY: Long Range Planning Project Number LR25-0004, Amending Titles 5, 8, 16, and 17 of the Temecula Municipal Code as detailed in Ordinance “2025-__” attached here as Exhibit A.

RECOMMENDATION: Adopt a Resolution recommending that the City Council adopt an Ordinance amending Titles 5, 8, 16, and 17 of the Temecula Municipal Code.

CEQA: Categorically Exempt
CEQA Guidelines Section 15061 (b)(3)

BACKGROUND SUMMARY

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, and to make necessary corrections or changes. 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). The proposed amendments do not result in an increase in the intensity or density of any land use above what is currently allowed in accordance with the Municipal Code and General Plan.

Pursuant to Government Code Section 65800, the Planning Commission is required to review and make recommendations to the City Council regarding zoning regulations and amendments to Title 17 (Development Code) of the Temecula Municipal Code. Although not required to be reviewed by the Planning Commission the proposed amendments to Titles 5, 8, and 16 will be considered by the City Council but are included in the attached draft ordinance to provide additional information to the Planning Commission on the totality of the proposed ordinance.

This proposed Ordinance was presented to the Planning Commission Municipal Code Maintenance Subcommittee on April 2nd, 2025, and April 16th, 2025. Commissioner Bob Hagel and Commissioner Mark Watson were briefed respectively. In addition, the proposed Ordinance

was presented to the City Council General Plan Update Subcommittee on April 22nd, 2025. Both subcommittees were supportive of the changes.

Listed below is a summary of the proposed changes to Title 5, 8, 16, and 17 of 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 (Entertainment License) of the Municipal Code.
5. Home Occupation Permit – Provide that client-based businesses (music lessons, tutoring, etc.) shall be one-on-one nonconsecutive appointments only.
6. Religious Institutions – Add a footnote to Table 17.06.030 for 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 – Add bicycle parking requirements for multi-tenant residential developments.
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 individual business signage or advertising on community features at major intersections.
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.

ANALYSIS

Outlined below is the explanation for the proposed amendments:

1. Business License Generally – Certificate Application Section 5.04.140(A)(11)

Currently, the issuance of a business license from the City requires all other governmental/regulatory approvals required to operate be provided prior to issuance. In some circumstances, such as the application for a Federal Firearm License (FFL), this requirement conflicts with State or Federal Law, and this amendment would provide flexibility to accommodate such instances.

2. Nuisance Cost Accounting – Section 8.12.120(B)

In instances where the City abates a nuisance on private property, the code provides that the City may recoup its abatement costs after a period of six months and limits it to twice per year. In some instances, more flexibility is needed. The proposed ordinance would allow recoupment of abatement costs after sixty (60) days ensuring the City’s ability to recoup costs more frequently, as needed.

3. Urban Lot Splits – Access Standards Section 16.59.050(1)(a)

The proposed ordinance would correct the minimum and maximum driveway widths for urban lot splits with the minimum width being sixteen feet and maximum width being twenty feet. This is a correction only and not a change to standards.

4. Administration of Zoning – Table 17.03.010

The City Council recently made changes to alcohol and entertainment policy throughout the City. The proposed ordinance would require any modifications made to an existing Conditional Use Permit (CUP) that contains provisions allowing alcohol sales or live entertainment to comply with Chapter 17.09 (Alcohol) and Chapter 9.10 (Entertainment License). This will ensure the modified CUP will reflect the recent policy changes and follow new alcohol hours of operation and operation standards.

5. Home Occupation Permit – Section 17.04.030

There exists ambiguity within the code related to Home Occupation Permits and the limitations on in-home appointments for music lessons, tutoring, and similar instructional type uses. The proposed ordinance would specify that client-based businesses operate by one-on-one, non-consecutive appointments only, ensuring that the business can operate and does not disrupt the surrounding residences.

6. Religious Institutions – Table 17.06.030

Existing standards for religious institutions are contained within Section 17.06.050(L). This ordinance would add a reference to these standards without any change to the standards themselves. These are existing standards and are not new requirements.

7. Accessory Structures and Uses – Section 17.06.050(D)

Residential accessory structures are intended to serve for ancillary residential purposes such as storage or parking with a limit of sixteen (16) feet. The proposed ordinance would limit such structures to one-story, ensuring the structure is supplemental to the primary dwelling and does not negatively impact neighboring properties.

8. Accessory Structures Setbacks – Table 17.06.050A

The code currently does not specifically identify “sheds” as an accessory structure, and as such have no specific setback requirements. The proposed ordinance would add shed as an accessory structure with a three-foot minimum setback for rear and interior side yard setbacks and prohibit sheds in front yards. These requirements are consistent with other accessory structures within residential zones. This standard would be applicable to sheds whether they require a building permit (>120 square feet) or not.

9. Parking Requirements – Subsection 17.24.040(F)

As parts of the City redevelop into a more dense urban setting, there is an increased focus on active transportation throughout the City, which has caused a noticeable uptick in non-vehicular transportation inquiries. The city has bicycle parking requirements for commercial and industrial uses but was lacking standards for multi-tenant residential

development. The proposed ordinance would add bicycle parking for multi-tenant developments at a ratio of 5:1 based on the number of units provided with a minimum of ten (10) bicycle parking spaces required.

10. Commercial/Office/Industrial Districts – Table 17.08.030

Light Industrial (LI) and Business Park (BP) zoned properties are limited within the City, and the demand for such space continues to rise. The city completed an economic study in 2024 which revealed that the city is facing a shortage of industrial facilities, while commercial spaces are in surplus. Currently, personal service shops such as barbers, beauticians, tailors, etc. are permitted uses in the LI and BP zones. These uses do not meet the intent or description of the LI and BP zones and rather are commercial and more appropriate in commercially zoned properties. The proposed ordinance would remove personal service shops and barber/beauty shops as permitted uses in the LI and BP zones while remaining permitted in all other commercial zones. This will grant consistency with the intent of the zoning designation and open more industrial space for industrial businesses to occupy.

Additionally, the city continues to receive many inquiries for sports and recreation/training facilities. These facilities have consistently demonstrated a high demand for parking which can cause substantial conflict in multi-tenant buildings. To ensure these facilities have adequate parking, the proposed ordinance would require a parking analysis to the satisfaction of the Director of Community Development for sports and recreation/training facilities.

11. Alcohol – Item 17.09.040(D)(1)(e)

The proposed ordinance would correct last call hours for Class IV entertainment establishments from 10:29:59 p.m. to 11:29:59 p.m. This is an administrative correction with no changes or modifications to standards or operations proposed.

12. Supplemental Development Standards – Section 17.10.020(U)

The proposed ordinance includes a requirement for energy storage enclosures to have an anti-dumping feature to ensure there are no issues with public dumping at these facilities. Unauthorized access could lead to exposure to hazardous materials and equipment and could have possible harmful consequences due to fire risk. By implementing an anti-dumping feature, the ordinance aims to mitigate these risks and ensure that energy storage systems are both secure and safe for the community.

13. Prohibited Signs – Section 17.28.040

Exposed raceways are unsightly, detract from the architecture of buildings and are more vulnerable to wear and tear from weather conditions and can be difficult for staff to enforce owner/tenant upkeep. The proposed ordinance would prohibit exposed raceways for all signage.

14. Permanent Signs – Subitem 17.28.070(A)(3)(f)

For certain commercial development, a community feature is required as part of the sign design. These features vary, and can include art installations, water features, etc. and are intended to benefit the public. These are not meant for business advertising, and this proposed ordinance would prohibit any signage or advertising on the community feature itself.

15. Definitions – Section 17.34.010

Staff receives regular inquiries for auto businesses that include various components, some of which are not specifically defined. The proposed ordinance would add a definition for “auto salvage yard/impound yard/wrecking yard” to grant clarity on this type of industrial use. This use is conditionally permitted exclusively in the Light Industrial zone and will remain as such.

The proposed ordinance would add a definition for “storage-shed/utility enclosure” to clarify the accessory structure is single-story and does not include any plumbing.

The proposed ordinance would also add a definition for “vending machine” and clarify that vending machines are to be indoor only to prevent the creation of an attractive nuisance in front of businesses.

The proposed ordinance would additionally amend the definition for “personal service shops” to make it consistent with other Specific Plan definitions and clarify that such services are for the non-medical enhancement of personal appearance.

LEGAL NOTICING REQUIREMENTS

Notice of the public hearing was published in the Press Enterprise on May 8, 2025.

ENVIRONMENTAL DETERMINATION

In accordance with the California Environmental Quality Act, the proposed project has been deemed to be categorically exempt from further environmental review.

This ordinance is exempt from the California Environmental Quality Act (CEQA) as there is no possibility the proposed ordinance would have a significant impact on the environment pursuant to State CEQA Guidelines Section 15061(b)(3). The Code Amendments impose regulations on existing uses, but do not increase the intensity or density of any land use or allow any development where it was not otherwise permitted. The Title 17 amendments do not propose any land use that is inconsistent with the General Plan or allow new uses where they were not previously allowed. Staff recommends that a Notice of Exemption be prepared and filed in accordance with CEQA and the State CEQA Guidelines.

- ATTACHMENTS:**
1. PC Resolution
 2. Exhibit A- Draft Ordinance
 3. Notice of Public Hearing