

Notice of Public Hearing

THE CITY OF TEMECULA - 41000 Main Street- Temecula, CA 92590 – TemeculaCA.gov

A PUBLIC HEARING has been scheduled before the City of Temecula **PLANNING COMMISSION** to consider the matter described below:

Case No.: PA21-1525, PA22-0105, PA25-0181 **Applicant:** Temecula Valley Hospital INC

Project Location: 31700 Temecula Parkway

Proposal: A Modification (PA21-1525) to the previously approved Temecula Valley Hospital Master Plan Development Plan and Conditional Use Permit (PA07-0200 and PA07-0202) that at buildout will include the existing 206,341 square foot hospital building and 5,180 square foot storage building along with a proposed approximately 20,000 square foot expansion to the emergency department, a 125,000 square foot, five story second hospital tower, a 80,000 square foot, four story medical office building, and a 14,000 square foot utility plant in Phase 2, an approximately 125,000 square foot, five story third hospital tower, a 80,000 square, three story medical office building, and a four story parking structure with the existing helipad relocated from its interim location to the roof of the parking structure in Phase 3; a Planned Development Overlay Amendment (PA22-0105) to the Temecula Hospital Planned Development Overlay District (PDO-9) including establishing an administrative approval process and design guidelines for buildings and structures, revising development standards, and clarifying the allowable mix of structures and uses in the PDO, including specifically not allowing a behavioral health hospital without further approvals; and a Modification (PA25-0181) 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.

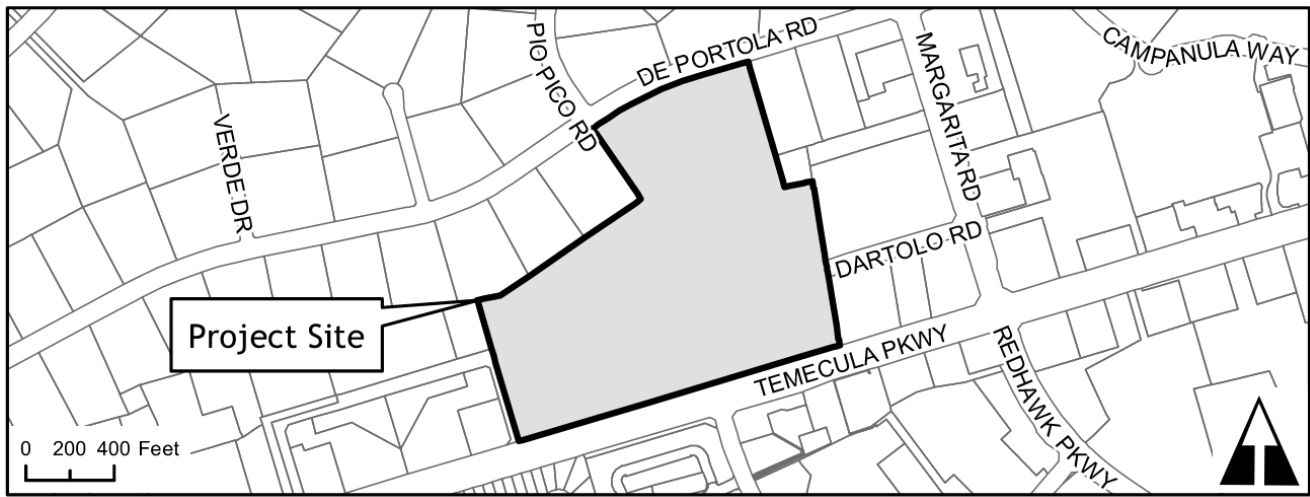
Environmental Action: The project has been reviewed in accordance with the California Environmental Quality Act (CEQA). The proposed project will have four (4) significant impacts upon the environment (air quality, greenhouse gas emissions, noise, transportation) based upon a completed Final Subsequent Environmental Impact Report (SEIR) and Mitigation Monitoring and Reporting Plan. As a result, a Statement of Overriding Considerations will be required in compliance with CEQA. Staff is recommending that the Planning Commission take action on a recommendation that the City Council certify the Final SEIR for the project.

Case Planner: Scott Cooper, (951) 506-5137

PLACE OF HEARING: 41000 Main Street, Temecula, CA 92590, City of Temecula, Council Chambers

DATE OF HEARING: June 4, 2025

TIME OF HEARING: 6:00 PM



The complete agenda packet (including **any supplemental materials**) will be available for viewing in the Main Reception area at the Temecula Civic Center (41000 Main Street, Temecula) after 4:00 p.m. the Friday before the Planning Commission meeting. At that time, the packet may also be accessed on the City's website – TemeculaCA.gov and will be available for public review at the respective meeting. Any writing distributed to a majority of the Commission regarding any item on the Agenda, after the posting of the Agenda, will be available for public review in the Main Reception area at the Temecula Civic Center, 8:00 a.m. – 5:00 p.m. In addition, such material will be made available on the City's website – TemeculaCA.gov – and will be available for public review at the meeting.

Any petition for judicial review of a decision of the Planning Commission shall be filed within time required by, and controlled by, Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. In any such action or proceeding seeking judicial review of, which attacks or seeks to set aside, or void any decision of the Planning Commission shall be limited to those issues raised at the hearing or in written correspondence delivered to the City Clerk at, or prior to, the public hearing described in this notice.

Questions? Please call the Community Development Department at (951) 694-6400.