

## **ACTION MINUTES**

**TEMECULA PLANNING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS  
41000 MAIN STREET  
TEMECULA, CALIFORNIA  
JUNE 19, 2024 - 6:00 PM**

**CALL TO ORDER at 6:00 PM: Chair Bob Hagel**

**FLAG SALUTE: Commissioner Gary Watts**

**ROLL CALL: Hagel, Ruiz, Solis, Turley-Trejo, Watts**

### **PUBLIC COMMENTS - NON-AGENDA ITEMS**

The following individual(s) addressed the Commission:

- Caren Hanson

### **PUBLIC COMMENTS - AGENDA ITEMS**

The following individual(s) addressed the Commission:

- Steve Corona (Item #4)

### **CONSENT CALENDAR**

Unless otherwise indicated below, the following pertains to all items on the Consent Calendar.

Approved the Staff Recommendation (3-0): Motion by Ruiz, Second by Turley-Trejo. The vote reflected unanimous approval with Watts and Solis abstaining.

**1. Minutes**

Recommendation: Approve the Action Minutes of June 5, 2024

### **BUSINESS**

**2. (Continued from March 20, 2024 Planning Commission Meeting) Long Range Application No. LR24-0028, Amending Chapter 8.48 of the Temecula Municipal Code, Julie Tarrant / Stacy Fox**

Recommendation: Receive Update and Recommend the City Council adopt an Ordinance amending Chapter 8.48 of the Temecula Municipal Code

Motion to recommend that the City Council adopt the revised Ordinance as amended, which would include (1) changes to Section 8.48.120 to delete the location of designated species, (2) changes to Section 8.48.160 including a revision to Subsection B that a mature Tree shall not include a Eucalyptus species, although a Eucalyptus species is eligible to be designated as a Protected Tree through the nomination process, the removal of Section C which identified designated areas for heritage trees, and deleting the requirement that an Oak Tree must be more than eighteen inches in diameter when measured at a point four feet above the natural grade at the base of the tree to qualify as a Heritage tree. (5-0): Motion by Turley-Trejo, Second by Watts. The vote reflected unanimous approval.

## **PUBLIC HEARING**

3. Planning Application Numbers PA22-0929, 0930, 0931, a Development Plan for an approximately 60,258 square foot, four-story, 50 room hotel; PA22-0930, a Minor Exception for a two foot increase in the height of the building for an architectural tower element; and PA22-0931, a Variance to allow for parking within the creek side parking facility setback and encroachment of the building over the build-to line along Old Town Front Street due to the narrow width of the project site. The project is located on the west side of Old Town Front Street approximately 400' south of Santiago Road (APN: 922-100-048), Scott Cooper

Recommendation: Adopt resolutions entitled:

### PC RESOLUTION NO. 2024-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA22-0929, A DEVELOPMENT PLAN FOR AN APPROXIMATELY 60,258 SQUARE FOOT, FOUR-STORY, 50 ROOM HOTEL LOCATED ON THE WEST SIDE OF OLD TOWN FRONT STREET, APPROXIMATELY 400' SOUTH OF SANTIAGO ROAD AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN: 922-100-048)

### PC RESOLUTION NO. 2024-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA22-0930, MINOR EXCEPTION FOR A TWO FOOT INCREASE IN THE HEIGHT OF THE BUILDING FOR AN ARCHITECTURAL TOWER ELEMENT LOCATED ON THE ON THE WEST SIDE OF OLD TOWN FRONT STREET APPROXIMATELY 400 FEET SOUTH OF SANTIAGO ROAD AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN: 922-100-048)

### PC RESOLUTION NO. 2024-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA22-0931, VARIANCE TO ALLOW FOR PARKING WITHIN THE CREEK SIDE PARKING FACILITY SETBACK AND ENCROACHMENT OF THE BUILDING OVER THE BUILD-TO LINE ALONG OLD TOWN FRONT STREET LOCATED ON THE ON THE WEST SIDE OF OLD TOWN FRONT STREET APPROXIMATELY 400 FEET SOUTH OF SANTIAGO ROAD AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN: 922-100-048)

Motion to approve staff recommendation (5-0): Motion by Turley-Trejo, Second by Ruiz. The vote reflected unanimous approval.

4. Planning Application Number PA14-0087, a Tentative Tract Map (TTM 36483) for the creation of 164 single family residential lots and nine (9) open space lots on 42.64 acres for Planning Area 4 within the Paloma Del Sol Specific Plan, Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2024-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA14-0087, TENTATIVE TRACT MAP (TTM 36483) FOR THE CREATION OF 164 SINGLE FAMILY RESIDENTIAL LOTS AND NINE (9) OPEN SPACE LOTS ON 42.64 ACRES FOR PLANNING AREA 4 WITHIN THE PALOMA DEL SOL SPECIFIC PLAN AND MAKING A FINDING OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT UNDER PUBLIC RESOURCES CODE SECTION 21166 AND GOVERNMENT CODE SECTION 65457 (APNS: 959-400-001, 002)

Motion to approve staff recommendation. (5-0): Motion by Turley-Trejo, Second by Solis. The vote reflected unanimous approval.

## **COMMISSIONER REPORTS**

### **COMMUNITY DEVELOPMENT DIRECTOR REPORT**

### **PUBLIC WORKS DIRECTOR REPORT**

## **ADJOURNMENT**

At 7:35 PM, the Planning Commission meeting was formally adjourned to Wednesday, July 3, 2024 at 6:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.

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Bob Hagel, Chair

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Matt Peters, Interim Director of Community Development