

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Matt Peters, Director of Community Development

DATE: April 22, 2025

SUBJECT: Introduce Ordinance Amending Title 17 of the Temecula Municipal Code to Allow for an Auto Mall (10 Acres or Greater) as a Conditionally Permitted Use in the Community Commercial Zoning Designation (LR24-0458)

PREPARED BY: Brandon Rabidou, Principal Management Analyst

RECOMMENDATION: That the City Council introduce an ordinance entitled:

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
TEMECULA AMENDING TITLE 17 OF THE TEMECULA
MUNICIPAL CODE TO ALLOW FOR AN AUTO MALL (10
ACRES OR GREATER) AS A CONDITIONALLY PERMITTED
USE IN THE COMMUNITY COMMERCIAL ZONING
DISTRICT AND MAKING A FINDING OF EXEMPTION
UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT
GUIDELINES SECTION 15061 (B)(3)

SUMMARY OF

ORDINANCE: The proposed amendments to the Temecula Municipal Code include an amendment to Title 17 (Zoning) that would allow an auto mall that is 10 acres or greater as a conditionally permitted use in the community Commercial zoning designation. The proposed amendments to the Municipal Code are consistent with the Community Commercial Land Use designation of the General Plan as this land use designation provides that community commercial uses, which are larger retail uses, typically occupy 10 to 50 acres in size. 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.

Listed below is a summary of the proposed changes to Title 17 of the Municipal Code:

Changes to Title 17:

1. Adding Auto Mall as a Conditionally Permitted Use within the Community Commercial zone.
2. Adding a definition of Auto Mall.

BACKGROUND: This proposed Ordinance was presented to the Planning Commission Municipal Code Maintenance Subcommittee on November 20, 2024. The Subcommittee was supportive of the change. The Planning Commission approved the proposed changes on December 18, 2025. On March 11, 2025, the proposed amendments were brought before the Auto Dealer Ad Hoc subcommittee (Mayor Kalfus and Mayor Pro Tem Alexander), and the subcommittee recommended that the item be brought before the City Council.

Outlined below is the explanation for the proposed amendments:

1. Auto Mall (10 acres or greater)

The Temecula General Plan's Community Commercial Land Use Designation allows for retail sales in areas that range from 10 to 50 acres. Additionally, automotive repair and indoor auto sales, both of which are components of an Auto Mall, are already listed as conditionally permitted uses within the Community Commercial (CC) zoning designation. The addition of Auto Mall (10 acres or greater) as an allowable use with a conditional use permit in the Community Commercial zoning designation is consistent with the current uses already permitted under the Community Commercial General Plan land use designation.

FISCAL IMPACT: The proposed Ordinance does not have a direct fiscal impact, if adopted.

ATTACHMENTS:

1. Ordinance
2. PC Resolution No. 2024-24
3. Notice of Public Hearing
4. Notice of Exemption