

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

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Matt Peters, Director of Community Development

DATE OF MEETING: June 3, 2026

PREPARED BY: Mark Collins, Senior Planner

PROJECT SUMMARY: 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, attached hereto as Exhibit A.

RECOMMENDATION: Adopt a Resolution recommending that the City Council adopt an Ordinance amending Titles 5, 8, 9, 10 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 9 (Public Peace, Morals, and Welfare), Title 10 (Vehicles and Traffic) 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 (Zoning) of the Temecula Municipal Code. Although not required to be reviewed by the Planning Commission the proposed amendments to Titles 5, 8, 9, and 10 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 27, 2026. In addition, the proposed Ordinance was presented

to the City Council General Plan Update Subcommittee on May 26, 2026. Both subcommittees were supportive of the changes.

Listed below is a summary of the proposed changes to Title 5, 8, 9, 10 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 5.04.270 to clarify that the City Manager (or their designee) may revoke a business license.
2. Business Licenses – Amend Section 5.04.280 to add a subsection stating that the conduct of all businesses includes the conduct of its employees, and are subject to Temecula’s Municipal Code.
3. Massage Definitions – Amend the definition of massage to exclude “reiki” from the definition and add a definition for reiki.
4. Massage Exemptions – Add “reiki” as exempt from the requirements of massage establishments.

Changes to Title 8:

5. Public Nuisance – Amend Section 8.12.120 (I) and (F) to make typographical corrections.

Changes to Title 9:

6. Private Security – Provide that the name tag font for security shall be appropriately sized so as to be easily legible from a distance of five feet (one half (½) inch minimum).

Changes to Title 10:

7. Stopping, Standing and Parking – Would require a three-day (72 hours) period between permits allowing for the temporary storage of RV’s or oversized vehicles.

Changes to Title 17:

8. Conditional Use Permit (CUP) – Add language to clarify ownership of a CUP.
9. Modification Application – Provide that changes to landscape, irrigation or drought tolerant plantings require a modification application.
10. Guest House – Remove guest house as a permitted accessory use in all residential zones (this has been replaced by Accessory Dwelling Units).
11. Fences, Walls, and Hedges – Amend section to clarify front yard fencing requirements.

12. Residential Accessory Structures – Amend Table 17.06.050A to add “Greenhouse” and clarify accessory structure placement within side yard setback area(s).
13. Commercial/Office/Industrial Districts – Add requirements for “Retail Lockers.”
14. Schedule of Permitted Uses – Add “Note 1” for Automobile Rental businesses which is a reference to the supplemental development standards.
15. Landscape Standards – Amend Section 17.10.020(J) to correct a typographical error.
16. Landscape Standards – Amend Section 17.10.020(C) to include automobile rental establishments as requiring the same landscape screening as automobile dealers.
17. Driveways/Drive Aisles – Amend Section 17.24.050 to ensure minimum driveway width is wide enough for solid waste collection and correct a typographical error.
18. Permanent Signs – Amend Section 17.28.070 to prohibit signage from including brand logos of products they provide for sale.
19. Definitions – Add definitions for “Greenhouse,” and “Retail Locker.” Amend the definition for “Yard” and “Setback Line” to clarify these definitions and add a graphic representation.

ANALYSIS

Outlined below is the explanation for the proposed amendments:

1. Business License Generally – Right to Revoke (Section 5.04.270)

Currently, the City Council is listed as the revocation authority. This proposed change would change the revocation authority to the City Manager to more quickly address issues of public safety, public health, and violations of the Municipal Code.

2. Business License Generally – Grounds for Denial or Revocation (5.04.280)

There is presently some ambiguity in the application of this section; this proposed ordinance would specify that businesses and its employees are subject to the adopted Municipal Code.

3. Massage and Massage Establishments – Definitions (Section 5.22.020)

Over time, the definition of massage has expanded to include other specific massage and therapeutic practices to deter unwanted activity that was occurring under the guise of non-massage healing therapy and similar techniques. “Reiki” is a therapeutic healing and energy technique which may include the laying of hands on a person (fully clothed) but does not meet the crux of the definition of massage which is the manipulation of soft tissue.

This proposed ordinance would separate “reiki” as its own definition from the definition of massage.

4. Massage and Massage Establishments – Exemptions Section 5.22.120

An exemption is proposed for reiki that would allow them to operate without a massage establishment permit. Such establishments would be permitted in commercial zoning that currently would allow a massage establishment and would prohibit Home Occupations offering/providing reiki services. Staff feels that the proposed definition allows for adequate enforcement while allowing such activities at residences greatly complicates these efforts.

5. Nuisances – Public Nuisances Defined (Section 8.12.020)

There are two corrections proposed for this section, both are typographical corrections and do not make any substantive change to the section.

6. Private Security – Regulation of Private Security Operators (Section 9.11.080)

The proposed ordinance would add a requirement for the name tags of security personnel be legible from a five-foot distance, with a minimum ½ inch font. This ensures easy identification and accountability of security personnel.

7. Stopping, Standing and Parking – Oversized Vehicles (Section 10.16.042)

Oversized vehicles, such as recreational vehicles, are permitted to be parked on residential streets for a period of 3 calendar days at a time for loading, unloading, etc. and up to four times a year with a permit. It was the intent that these be separate occurrences, this proposed ordinance would add a requirement that there be a three calendar day break between such occurrences.

8. Permit Ownership – Conditional Use Permit (Section 17.04.010)

Most municipalities utilize the Conditional Use Permit “CUP” or similar mechanism in some form to approve certain entitlements, that have the potential to negatively impact surrounding properties. In accordance with state law, such permits “run with the land” meaning they can continue in operation essentially in perpetuity so long as each future property owner maintains the use and follows the conditions attached thereto. In some cases, the applicant of a CUP is not the property owner. This proposed ordinance would ensure clarity that ownership rests with the property owner if not the applicant.

9. Modifications to an Approved Development Plan – Types of Modifications (Section 17.05.030)

As wildfires become more frequent and more intense, requests for landscape modifications to comply with new state laws regarding water usage, turf restrictions and fire hardening

such as “Zone-0” have greatly increased. Most projects (commercial and residential) in the City were approved with a specific landscape plan that includes specific plant types, spacing, irrigation, etc. and are approved through the entitlement process which includes public hearing(s). To speed up the process and save time and money for businesses, this proposed ordinance would amend what constitutes an administrative modification application to include changes to landscape, irrigation, and conversion to drought tolerant landscape. Additionally, the ordinance makes minor corrections and clarifications to the same.

10. Guest House – Residential Districts (Table 17.06.030)

With the implementation of state laws regarding Accessory Dwelling Units “ADU’s and other laws intended to increase accessory residential structures, the inclusion of guest house in the allowable uses table is causing confusion as there are strict limits on the quantity of ADU’s allowed on a parcel. This proposed ordinance would remove guest house as an approved use in all residential zones. The ADU and Junior ADU have taken the place of guest house and provide the same use in a less costly and faster process.

11. Fences, Hedges, and Walls – Special Use Standards and Regulations – (Section 17.06.050)

The proposed ordinance would clarify that the actual front yard, as defined, cannot have a solid fence or wall higher than three feet. The existing provisions allowing fences and walls up to six feet in height if ninety percent of the top of three feet is non view obscuring (transparent) will remain.

12. Accessory Structures Setbacks – Special Use Standards and Regulations – (Table 17.06.050A)

The proposed ordinance would add “greenhouse” as an approved accessory use in all residential zones with a five foot setback from property lines and a prohibition against such accessory structures in the front yard. Additionally, the proposed ordinance would amend “Note 1” to allow accessory structures on the interior side yard of a corner lot on a case by case basis at the discretion of the Director of Community Development.

13. Retail Lockers – Commercial/Office/Industrial Districts (Section 17.08.050)

Retail lockers, sometimes referred to as parcel lockers or similar, are becoming more popular as online shopping continues its evolution. Currently the code does not specifically address these new retail methods, and this proposed ordinance would implement common sense requirements such as being located indoors to discourage theft, not block exits, etc.

14. Automobile Rental – Schedule of Permitted Uses Commercial/Office/Industrial Districts (Table 17.08.030)

Vehicle rental businesses are similar in site planning and usage as automobile dealerships, in that both have vehicles displayed for customer view. Currently auto dealers have specific

screening and landscaping requirements. This proposed ordinance would require the same of automobile rental businesses by adding reference to “Note 1” in the above-mentioned table.

15. Landscape Standards – Supplemental Development Standards (Section 17.10.020(C))

The proposed ordinance would correct a typographical error, with no change to standards.

16. Landscape Standards – Supplemental Development Standards (Section 17.10.020(J))

Automobile dealerships have specific landscape requirements based on their operations/inventory and large parking aprons. The proposed ordinance would include language that adds automobile rental businesses to these landscape requirements based on the similarity of uses.

17. Solid Waste Collection – Driveway/Drive Ailes (Section 17.24.050)

With the increase in recycling and green waste collection, there are now a greater number of collection bins for each residence and business. The proposed ordinance would require that roadways built take into account solid waste bins and ensure access during collection times. Additionally, the proposed ordinance would correct a typographical error, with no change to standards.

18. Design – General Requirement for Permanent Signs (Section 17.28.070)

The proposed ordinance would require that business signs not include individual brand logos of companies whose products they sell on their signage unless they are that company. For example, the “Apple Store” can have Apple logos and branding on its signage whereas “Circuit City” could not include specific brand logos.

19. 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 that the accessory structure is single-story and does not include any plumbing.

The proposed ordinance would add a definition for “greenhouse” and “Retail Locker.”

The proposed ordinance would amend the definition for “Yard,” “Actual front yard,” “Actual rear yard,” “Actual side yard,” to clarify what determines each yard space, and includes a sample image.

The proposed ordinance would additionally amend the definition for “Setback line,” “Required front yard,” “Required rear yard,” “Required side yard,” to clarify what is required.

LEGAL NOTICING REQUIREMENTS

Notice of the public hearing was published in the *Press Enterprise* on May 21, 2026.

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