

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the office of the City Clerk (951) 694-6444. Notification 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to that meeting [28 CFR 35.102.35.104 ADA Title II].

AGENDA

**TEMECULA CITY COUNCIL
ADJOURNED REGULAR MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
JUNE 23, 2025 - 10:00 AM**

CALL TO ORDER: Mayor Brenden Kalfus

FLAG SALUTE: Mayor Brenden Kalfus

ROLL CALL: Alexander, Kalfus, Rahn, Schwank, Stewart

PUBLIC COMMENTS - NON-AGENDA ITEMS

A total of 30 minutes is provided for members of the public to address the City Council on matters not listed on the agenda. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to CouncilComments@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

PUBLIC HEARING

Any person may submit written comments to the City Council before a public hearing or may appear and be heard in support of or in opposition to the approval of a project at the time of the hearing. If you challenge a project in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the City Clerk at or prior to the public hearing. For public hearings each speaker is limited to 5 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk or by submitting an email to be included into the record. Email comments must be submitted to CouncilComments@temeculaca.gov. Email comments on all matters, including those not on the agenda, must be received prior to the time the item is called for public comments. At public hearings involving land use matters, the property owner and/or applicant has the burden of proof and, therefore, shall be allowed 15 minutes for an initial presentation, and an additional 10 minutes for rebuttal by its development team following other comments on the matter. An appellant, other than the property owner and/or applicant, and the spokesperson for an organized group of residents residing within the noticed area of the property, which is the subject of the public hearing, shall be allowed 15 minutes to present the appellant's position to the Council. The Mayor may allow more time if required to provide due process for the property owner, applicant or appellant. All other members of the public may speak during the public hearing for a

maximum period of 5 minutes each. Deferral of one speaker's time to another is not permitted. In the event of a large number of speakers, the Mayor may reduce the maximum time limit for members of the public to speak. All public participation is governed by the Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

1. Adopt Resolutions and Introduce Ordinance Related to Temecula Valley Hospital Project (APN 959-080-039) (Planning Application Nos. PA21-1525, PA22-0105, and PA25-0181)

Recommendation: That the City Council conduct the public hearing, adopt the resolutions entitled below, and introduce the related ordinance:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA CERTIFYING THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT, ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR MODIFICATION TO THE PREVIOUSLY APPROVED TEMECULA VALLEY HOSPITAL DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT (PA21-1525) AND AN AMENDMENT TO THE TEMECULA HOSPITAL PLANNED DEVELOPMENT OVERLAY DISTRICT (PDO-9) (PA22-0105)

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING (1) PLANNING APPLICATION NO. PA21-1525 A MODIFICATION TO THE PREVIOUSLY APPROVED TEMECULA VALLEY HOSPITAL DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT (PA07-0200 AND PA07-0202) AND (2) PA25-0181 A MODIFICATION 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 FOR THE PROJECT LOCATED AT 31700 TEMECULA PARKWAY (APN 959-080-039)

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING AN AMENDMENT TO THE TEMECULA HOSPITAL PLANNED DEVELOPMENT OVERLAY (PDO-9) LOCATED AT 31700 TEMECULA PARKWAY (APN 959-080-039)

(PA22-0105)

Attachments:[Agenda Report](#)[Aerial Map](#)[Resolution - SEIR, SOC and MMRP](#)[Exhibit A - CEQA Findings and SOC](#)[Exhibit B - MMRP](#)[Resolution - Modifications](#)[Exhibit A - COA Development Plan Modification](#)[Exhibit B - COA Modification](#)[Ordinance - PDO Amendment](#)[Exhibit A - PDO Amendment](#)[PC Resolution No. 2025-23](#)[PC Resolution No. 2025-24](#)[PC Resolution No. 2025-25](#)[06-04-2025 PC Staff Report](#)[Draft SEIR and Appendices](#)[Final SEIR](#)[Plan Reductions](#)[Notice of Determination](#)[Notice of Public Hearing](#)**ADJOURNMENT**

The next regular meeting of the City Council will be held on Tuesday, July 8, 2025, at 2:00 p.m., for a Closed Session, with regular session commencing at 3:00 p.m., at the Council Chambers located at 41000 Main Street, Temecula, California.

NOTICE TO THE PUBLIC

The full agenda packet (including staff reports, public closed session information, and any supplemental material available after the original posting of the agenda), distributed to a majority of the City Council regarding any item on the agenda, will be available for public viewing in the main reception area of the Temecula Civic Center during normal business hours at least 72 hours prior to the meeting. The material will also be available on the City's website at TemeculaCa.gov. and available for review at the respective meeting. If you have questions regarding any item on the agenda, please contact the City Clerk's Department at (951) 694-6444.