

**CITY OF TEMECULA  
AGENDA REPORT**

**TO:** City Manager/City Council

**FROM:** Matt Peters, Director of Community Development

**DATE:** June 23, 2025

**SUBJECT:** 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)

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**PREPARED BY:** Scott Cooper, Senior Planner

**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)

**SUMMARY OF**

**ORDINANCE:**

An Ordinance for a Planned Development Overlay Amendment to the Temecula Hospital Planned Development Overlay (PDO-9) generally located at 31700 Temecula Parkway.

**BACKGROUND:**

On November 24, 2021, Temecula Valley Hospital Inc filed 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) 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.

On January 26, 2022, Temecula Valley Hospital filed Planning Application No. PA22-0105, an Amendment 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. No other mix of structures and uses, including behavioral health, are permitted without further environmental review, entitlements, and approvals by the City Council.

On May 6, 2025, Temecula Valley Hospital Inc filed Planning Application No. 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.

Subcommittee Meetings

On November 2, 2021, staff presented the Project to the City Council Ad Hoc Hospital Subcommittee which consisted of Councilmember Matt Rahn and former Council Member

Maryann Edwards. The applicant gave a presentation and there was a discussion on the proposed services of the Project.

On April 19, 2023, staff presented the Project to the Planning Commission Hospital Subcommittee which consisted of Chairperson Lenae Turley-Trejo and former Planning Commissioner Adam Ruiz. The applicant presented the Project including the proposed operations of each building and phase, discussed previous meeting with surrounding neighbors and adjacent HOA and answered questions of the subcommittee. The majority of the discussion and questions from the subcommittee focused on the behavioral health hospital which has since been removed from the Project by the applicant.

On April 25, 2023, staff presented the project to the City Council Ad Hoc Hospital Subcommittee which consisted of Council Member Zak Schwank and former Council Member Curtis Brown. The applicant gave a thorough presentation regarding the Development Plan Update, operations of each of the buildings and phases, as well as answered questions of the Subcommittee. There was a conversation that focused on the previously proposed behavioral health hospital that has been removed from the Project by the applicant.

On August 23, 2023, staff presented the Project to the City Council Ad Hoc Hospital Subcommittee which consisted of Council Member Zak Schwank. The applicant provided an update on the Project and other projects in the region. There was also a discussion on the need for a community meeting to present the Project to the public and get feedback.

On February 14, 2024, staff presented the Project to the City Council Ad Hoc Hospital Subcommittee which consisted of Council Member Brenden Kalfus and Council Member Zak Schwank. The applicant provided a further update on the Project and there was a discussion over discharge procedures and the future specialties of the hospital.

On May 6, 2025, staff presented the Project to the City Council Ad Hoc Hospital Subcommittee which consisted of Mayor Brenden Kalfus and Council Member Jessica Alexander. Staff provided an update to the proposed TVH Development Plan Update which includes the removal of the behavioral health hospital. The applicant provided information on future parking demands and plans to meet those demands. There was also a discussion on the removal of a previous condition of approval related to the timing of construction of bed tower 2 as well as the timing of the Planning Commission and City Council meetings.

### Community Meetings

On November 9, 2021, a community meeting was organized by the applicant and held at the Ronald H. Roberts Library. A presentation was given by the applicant and their development team that showed the proposed phasing, explained why the expansion was needed, detailed the future plans of the hospital and introduced the behavioral health hospital which has since been removed from the Project by the applicant. There were eight (8) members from the public in attendance at the meeting.

On November 13, 2023, a community meeting was organized by the applicant and held at the City of Temecula Conference Center at City Hall. There were a total of approximately 130 people in attendance for this meeting where the applicant presented the Project and answered questions from those in attendance. Staff was not in attendance at this meeting. The meeting was filmed and posted on the City of Temecula YouTube channel as well as on the city's CEQA page for this Project.

On March 26, 2025, a community meeting was organized by the applicant and held at the City of Temecula Conference Center at City Hall. There were a total of eight (8) people in attendance for this meeting where the applicant provided an update of the Project. Staff was not in attendance for this meeting. The meeting was filmed and posted on the City of Temecula YouTube channel as well as on the city's CEQA page for this project.

#### Planning Commission Recommendation

Staff presented the project to the Planning Commission on June 4, 2025. The Planning Commission recommended that the City Council approve the project subject to the Conditions of Approval and certify the Subsequent Environmental Impact Report. There were two public speakers who expressed opposition to the project. The first was an adjacent resident who expressed concerns regarding noise, traffic and light pollution. The second was a Western States Regional Council of Carpenters representative who stated that the project should use local union carpenters to construct the project for climate and air pollution reduction mitigation. There was also one letter of opposition that was received from the attorney for the Western States Regional Council of Carpenters. The letter requested that the project should use local union carpenters to benefit the community's economic development and environment, training should be imposed to prevent spread of COVID-19 and other infectious diseases, a development agreement should be created to obtain community benefits, mitigation, and project improvements, and the Final Subsequent Environmental Impact Report should be revised and recirculated for public comment.

**ENVIRONMENTAL:** A Draft Subsequent Environmental Impact Report concerning the project was prepared in accordance with the provisions of the California Environmental Quality Act (CEQA). The City Council must certify the Final Subsequent Environmental Impact Report for the Project, including Findings of Facts in Support of Findings, a Mitigation Monitoring and Reporting Program and Statement of Overriding Consideration for Air Quality, Greenhouse Gas Emissions, Noise, and Transportation impacts.

**FISCAL IMPACT:** None

**ATTACHMENTS:**

1. Aerial Map
2. Resolution - Certifying the Subsequent Environmental Impact Report (SEIR), Adopting Findings, Adopting Statement of Overriding Considerations (SOC), and Adopting Mitigation Monitoring and Reporting Program (MMRP)

3. Exhibit A – California Environmental Quality Act (CEQA) Findings and Statement of Overriding Considerations (SOC)
4. Exhibit B – Mitigation Monitoring and Reporting Program (MMRP)
5. Ordinance – Planned Development Overlay (PDO) Amendment
6. Exhibit A – Planned Development Overlay (PDO) Amendment
7. Resolution – Modifications
8. Exhibit A – Conditions of Approval (COA) - Development Plan Modification
9. Exhibit B – Conditions of Approval (COA) – COA Modification
10. Planning Commission (PC) Resolution No. 2025-23 - Recommending Certification of the Subsequent Environmental Impact Report (SEIR) Adopting Findings, Adopting Statement of Overriding Considerations (SOC), and Adopting Mitigation Monitoring and Reporting Program
11. Planning Commission (PC) Resolution No. 2025-24 - Recommending Approval of a Planned Development Overlay (PDO) Amendment
12. Planning Commission (PC) Resolution No. 2025-25 - Recommending Approval of Modifications
13. Planning Commission (PC) Staff Report of June 4, 2025
14. Draft Subsequent Environmental Impact Report (SEIR) with Appendices – Available online at: [www.TemeculaCA.gov/CEQA](http://www.TemeculaCA.gov/CEQA)
15. Final Subsequent Environmental Impact Report (SEIR) – Available online at: [www.TemeculaCA.gov/CEQA](http://www.TemeculaCA.gov/CEQA)
16. Plan Reductions
17. Notice of Determination
18. Notice of Public Hearing