

ORDINANCE NO. 2025- XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING CHAPTER 17.28 OF TITLE 17 OF THE TEMECULA MUNICIPAL CODE REGARDING OFF-PREMISES SIGN STANDARDS, AND MAKE A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SECTION 15061 (B)(3)

THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Procedural Findings.

A. The City Council finds that the proliferation of signage, particularly during local, state, and national elections, may obscure driver and pedestrian visibility. Regulations tailored to address concerns about off-premises signs in the public right-of-way are thus necessary to safeguard public safety, reduce strains on administrative resources, and ensure that signs are appropriately placed to promote effective communication and reduce confusion. As such, the City is proposing amendments to off-premises sign standards set forth in Title 17 of the Municipal Code.

B. The Planning Commission considered the proposed amendments to Title 17 (Zoning) of the Temecula Municipal Code (“Ordinance”) on October 15, 2025, at a duly noticed public hearing as prescribed by law, at which time City staff and interested persons had an opportunity to and did testify either in support of or opposition to this matter. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission adopted Resolution No. 2025-__, recommending that the City Council approve the Title 17 amendments.

C. The City Council, at a regular meeting, considered the Ordinance on November 18, 2025, at a duly noticed public hearing, as prescribed by law, at which time the City Staff and interested persons had an opportunity to and did testify either in support or opposition to this matter. At the conclusion of the public hearing, the City Council closed the public hearing and considered the entire record of information received at the public hearings before the Planning Commission and City Council.

Section 2. Further Findings. The City Council, in approving the proposed Ordinance, hereby makes the following additional findings as required by Section 17.01.040 (“Relationship to General Plan”) of the Temecula Municipal Code:

A. The proposed uses are allowed in the land use designation in which the use is located, as shown on the land use map, or are described in the text of the general plan. Specifically, the proposed Ordinance allows the removal of unlawfully placed off-premises

signs from public property and the public right-of-way. The proposed amendments do not propose any land use changes.

B. The proposed uses are in conformance with the goals, policies, programs and guidelines of the elements of the general plan.

The proposed Ordinance establishes new citywide regulations for off-premises signs, including noncommercial signs posted during a state, federal, or local election, as well as commercial signs, in order to address traffic, visual appearance, and public safety issues. Adoption of this Ordinance will further Policy Goal 6 of the Land Use Element, in that it will preserve “aesthetics and enhances the environmental resources of the Planning Area.” This Ordinance will help to eliminate the aesthetic blight these signs have created citywide.

C. The proposed uses are to be established and maintained in a manner which is consistent with the general plan and all applicable provisions contained therein.

The proposed amendments to Title 17 of the Temecula Municipal Code do not propose a land use that is inconsistent with the Temecula General Plan. It does not create or allow new uses where such uses were not previously allowed.

Section 3. Environmental Findings. The City Council hereby finds that this Ordinance is exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to Title 14 of the California Code of Regulations, Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the adoption of the Ordinance would have a significant impact on the environment as it merely regulates the time, place and manner of the erection of off-premises signs. The Community Development Director is hereby directed to file a Notice of Exemption in accordance with CEQA and the State CEQA Guidelines.

Section 4. Subsection O (“Noncommercial Off-Premises Signs”) of Section 17.28.050 (“Exempt Signs”) of Article I (“General”) of Chapter 17.28 (“Sign Standards”) of Title 17 (“Zoning”) is hereby amended to read as follows:

“O. Noncommercial Off-Premises Signs.

The following requirements shall apply to all noncommercial off-premises signs, which are defined under Section 17.34.010.N as any signs exhibiting noncommercial speech or message or signage unrelated to the buying or selling of commodities or services.

1. Appearance Standards

a. Maximum area. Maximum area of the sign board shall not exceed twelve (12) square feet.

b. Maximum Height. The maximum height of a ground-mounted sign or sign located on non-door window surfaces shall not exceed six (6) feet measured from grade.

c. Illumination. The signs shall not be illuminated.

2. Location and Safety Requirements

- a. The signs shall not be erected, placed or maintained:
 - i. Upon any private property without the consent of the owner, lessee or person in lawful possession of such property.
 - ii. On any public property or upon any portion of a public right-of-way.
 - iii. To obscure the view of any fire hydrant, traffic sign, traffic signal, street sign, government directional or public information sign.
 - iv. To block lines of sight to areas of vehicular or pedestrian traffic.
 - v. In a manner that mars, defaces, disfigures, or damages any public building, structure, or property; otherwise endangers public safety; or creates any type of hazard or public nuisance.
- b. The signs shall be located a minimum of twelve (12) inches apart in any direction.
- c. The maximum number of signs per parcel shall be one (1). However, there shall be no limit on the number of signs during the elections period. For the purposes of this subsection, “elections period” shall mean the ninety (90) days prior to a state, federal or local election and ten (10) days after the election.

3. Removal

- a. No person shall remove, destroy, relocate, or otherwise disturb any off-premises sign without the permission of the owner of the sign. This provision does not apply to the removal, destruction, relocation, or other disturbance of off-premises sign by a private property owner, lessee, or the authorized representative of a property owner, when such a sign was erected on the private property owner’s lot without consent.
- b. Any off-premises signs that are erected, placed, or maintained on any public property, including the public right-of-way, shall be deemed abandoned and may be immediately discarded.
- c. Any off-premises signs that are erected, placed, or maintained on any private property shall be subject to the City’s abatement process.”

Section 5. Subsection B (“Removal”) of Section 17.28.900 (“Enforcement, legal procedures, and penalties”) of Article VII (“Miscellaneous Provisions”) of Chapter 17.28 (“Sign Standards”) of Title 17 (“Zoning”) is hereby amended to read as follows:

“B. Removal.

1. Removal of Signs Within the Public Right-of-Way. All signs on public property, including the public right-of-way, may be removed and immediately discarded by the city without issuing a notice of violation.

2. Removal of Signs on Private Property.

a. Emergency Removal. Where the community development director determines that a sign on private property poses an imminent safety hazard or dangerous condition, such sign may be removed immediately and stored by the city.

b. Non-Emergency Removal. Any sign on private property that violates a provision of this code shall constitute a public nuisance and be subject to the abatement process under Chapter 8.12 of this code.

3. Costs. The owners of signs removed pursuant to subsection (B)(2) of this section shall be liable to the city for all costs and expenses incurred by the city in removing and storing the signs, in accordance with the provisions and procedures of Section 8.12.140 of this code.”

Section 6. Severability. If any portion, provision, section, paragraph, sentence, or word of this Ordinance is rendered or declared to be invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining portions, provisions, sections, paragraphs, sentences, and words of this Ordinance shall remain in full force and effect and shall be interpreted by the court so as to give effect to such remaining portions of the Ordinance.

Section 7. Effective Date. This Ordinance shall take effect thirty (30) days after its adoption.

Section 8. Notice of Adoption. The City Clerk shall certify to the adoption of this Ordinance and cause it to be published in the manner required by law.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula this 18th day of November, 2025

Brenden Kalfus, Mayor

ATTEST:

Randi Johl, City Clerk

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF TEMECULA)

I, Randi Johl, City Clerk of the City of Temecula, do hereby certify that the foregoing Ordinance No. 2025- was duly introduced and placed upon its first reading at a meeting of the City Council of the City of Temecula on the 18th day of November, 2025, and that thereafter, said Ordinance was duly adopted by the City Council of the City of Temecula at a meeting thereof held on the 9th day of December, 2025 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Randi Johl, City Clerk