

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 PLANNING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS  
41000 MAIN STREET  
TEMECULA, CALIFORNIA  
DECEMBER 7, 2022 - 6:00 PM**

**CALL TO ORDER: Chairperson Gary Watts**

**FLAG SALUTE: Commissioner Bob Hagel**

**ROLL CALL: Hagel, Ruiz, Telesio, Turley-Trejo, Watts**

### **PUBLIC COMMENT**

A total of 30 minutes is provided for members of the public to address the Commission 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 Commission Secretary or by submitting an email to be read aloud into the record at the meeting. Email comments must be submitted to [PlanningCommission@temeculaca.gov](mailto:PlanningCommission@temeculaca.gov). Speaker cards for in-person comments will be called in the order received by the Commission Secretary and then, if time remains, email comments will be read. Email comments on all matters must be received prior to the time the item is called for public comments. All public participation is governed by the Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

### **CONSENT CALENDAR**

All matters listed under Consent Calendar are considered to be routine and all will be enacted by one roll call vote. There will be no discussion of these items unless members of the Commission request specific items be removed from the Consent Calendar for separate action. A total of 30 minutes is provided for members of the public to address the Commission on items that appear on the Consent Calendar. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Commission Secretary or by submitting an email to be read aloud into the record at the meeting. Email comments must be submitted to [PlanningCommission@temeculaca.gov](mailto:PlanningCommission@temeculaca.gov). Speaker cards for in-person comments will be called in the order received by the Commission Secretary and then, if time remains, email comments will be read. Email comments on all matters must be received prior to the time the item is called for public comments. All public participation is governed by the Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

**1. Minutes**

**Recommendation: Approve the Action Minutes of November 16, 2022**

**Attachments:**      [Action Minutes](#)

**BUSINESS**

Members of the public may address the Commission on Business items that appear on the agenda. Each speaker is limited to 5 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Commission Secretary or by submitting an email to be read aloud into the record at the meeting. Email comments must be submitted to [PlanningCommission@temeculaca.gov](mailto:PlanningCommission@temeculaca.gov). Speaker cards for in-person comments will be called in the order received by the Commission Secretary and then, if time remains, email comments will be read. Email comments on all matters must be received prior to the time the item is called for public comments. All public participation is governed by the Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

- 2.      General Plan Consistency Review for an Amendment to the Fiscal Years 2023-27 Capital Improvement Program (Long Range Project Number LR22-1073), Katie Garcia

**Recommendation:**      Adopt a resolution entitled:

PC RESOLUTION NO. 2022-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA MAKING A FINDING OF CONSISTENCY WITH THE GENERAL PLAN FOR THE AMENDMENT OF THE FISCAL YEARS 2023-2027 CAPITAL IMPROVEMENT PROGRAM (“CIP”) TO ADD ONE PROJECT TO THE CAPITAL IMPROVEMENT PROGRAM AND MAKE A FINDING OF EXEMPTION UNDER SECTIONS 15378(B)(4) AND 15061(B)(3) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) (LONG RANGE PLANNING PROJECT NO. LR22-1073)

**Attachments:**      [Agenda Report](#)  
[Planning Commission Resolution](#)  
[CIP Budget Amendment Sheet](#)  
[CWPP Area Map](#)

**PUBLIC HEARING**

Any person may submit written comments to the Commission before a public hearing or may appear and be heard in support of or in opposition to the approval of the project(s) at the time of the hearing. If you challenge any of the project(s) 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 Commission Secretary 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 Commission Secretary or by submitting an email to be read aloud into the record at the meeting. Email comments must be submitted to [PlanningCommission@temeculaca.gov](mailto:PlanningCommission@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. Any person dissatisfied with a decision of the Commission may file an appeal of the Commission's decision.

Said appeal must be filed within 15 calendar days after service of written notice of the decision. The appeal must be filed on the appropriate Community Development Department form and be accompanied by the appropriate filing fee. All public participation is governed by the Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

- 3. Planning Application No. PA22-0293, a Modification to a previously approved Development Plan (PA99-0378) for the addition of approximately 3,824 square feet to the vehicle showroom and service area of an existing automobile dealership, a new approximately 674 square foot vehicle delivery canopy area, elevation revisions to adhere to new corporate colors, and a new vehicle display pad at the entry driveway located at 27430 Ynez Road, Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2022-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA22-0293, A MODIFICATION TO A PREVIOUSLY APPROVED DEVELOPMENT PLAN (PA99-0378) FOR THE ADDITION OF APPROXIMATELY 3,824 SQUARE FEET TO THE VEHICLE SHOWROOM AND SERVICE AREA OF AN EXISTING AUTOMOBILE DEALERSHIP, A NEW APPROXIMATELY 674 SQUARE FOOT VEHICLE DELIVERY CANOPY AREA, ELEVATION REVISIONS TO ADHERE TO NEW CORPORATE COLORS, AND A NEW VEHICLE DISPLAY PAD AT THE ENTRY DRIVEWAY LOCATED AT 27430 YNEZ ROAD AND MAKING A FINDING OF EXEMPTION UNDER SECTION 15332 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES

Attachments:

- [Agenda Report](#)
- [Aerial Map](#)
- [PC Resolution](#)
- [Exhibit A - Draft Conditions of Approval](#)
- [Exhibit B - Plan Reductions](#)
- [Notice of Exemption](#)
- [Notice of Public Hearing](#)

- 4. Planning Application No. PA22-0621, a Development Plan application for two industrial buildings totaling approximately 68,700 square feet (41,805 square feet and 26,890 square feet) on 3.95 acres located on the south side of Winchester Road, approximately 250-feet west of the Winchester and Diaz Road intersection, Jaime Cardenas

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2022-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA22-0621, A DEVELOPMENT PLAN APPLICATION FOR TWO INDUSTRIAL BUILDINGS TOTALING APPROXIMATELY 68,700 SQUARE FEET (41,805 SQUARE FEET AND 26,890 SQUARE FEET) ON 3.95 ACRES LOCATED ON THE SOUTH SIDE OF WINCHESTER ROAD, APPROXIMATELY 250-FEET WEST OF THE WINCHESTER AND DIAZ ROAD INTERSECTION, AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15332

**Attachments:**

- [Agenda Report](#)
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- [Plan Reductions](#)
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- [Notice of Public Hearing](#)
- [RCA Joint Review Findings \(#22-04-13-01\)](#)

**COMMISSIONER REPORTS**

**COMMUNITY DEVELOPMENT DIRECTOR REPORT**

**PUBLIC WORKS DIRECTOR REPORT**

**ADJOURNMENT**

The next regular meeting of the Planning Commission will be held on Wednesday, December 21, 2022, 6:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.

**NOTICE TO THE PUBLIC**

The full agenda packet (including staff reports and any supplemental material available after the original posting of the agenda), distributed to a majority of the Planning Commission 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 Community Development Department at (951) 694-6444.