

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
FEBRUARY 1, 2023 - 6:00 PM**

CALL TO ORDER: Chair Gary Watts

FLAG SALUTE: Vice-Chair Lanae Turley-Trejo

ROLL CALL: Hagel, Ruiz, Solis, 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. 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. 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. Approve meeting minutes of October 27, 2022, and December 7, 2022

Recommendation: Approve the Action Minutes of:

1.1. The special meeting on October 27, 2022

1.2. The regular meeting on December 7, 2022

Attachments: [Action Minutes](#)
 [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. 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. Selection of Chair and Vice-Chair of the Commission for 2023 Calendar Year

Recommendation: That the Planning Commission select its Chair and Vice-Chair to serve calendar year 2023.

Attachments: [Agenda Report](#)

3. Receive Presentation on Final Draft of 2022 Local Hazard Mitigation Plan prepared by Mikel Alford, Emergency Manager

Recommendation: That the Planning Commission receive and file the Final Draft of the 2022 Local Hazard Mitigation Plan.

Attachments: [Agenda Report](#)
 [City of Temecula Local Hazard Mitigation Plan 2022](#)
 [LHMP Planning Commission Meeting Brief](#)

4. Selection of Planning Commission Sub Committees

Recommendation: 4.1. That the Commission select members to serve on existing Sub Committees:

<u>Sub Committees</u>	<u>Current Members</u>
Promenade Mall Project Sub Committee	Hagel
Altair Project Sub Committee	Turley-Trejo
Truax Hotel Sub Committee	Watts
Town Square Marketplace Sub Committee	Watts
Housing Sub Committee	Watts

4.2. Formation and selection of two members of the Planning

Commission to serve on each of the following Sub Committees:

- Butterfield/Temecula Sub Committee
- Hospital Sub Committee
- Seraphina Sub Committee

Attachments:

[Sub Committee List](#)

[Formation and Appointment - Subcommittees](#)

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. 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.

5. Planning Application No. PA22-1101, an application to modify a development plan to revise the timing threshold of a previously approved condition of approval for a previously approved multi-family housing project. The project is located at 28580 Pujol Street, Eric Jones

Attachments:

[Agenda Report](#)

[Vicinity Map](#)

[PC Resolution](#)

[Exhibit A - Draft Conditions of Approval](#)

[Notice of Public Hearing](#)

[Draft Notice of Exemption](#)

6. Planning Application No. PA22-1034, a Development Plan for the construction of an approximately 17,110 square foot industrial building located at 27562 Via Industria, Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2023-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF TEMECULA APPROVING PLANNING APPLICATION NO.

PA22-1034, A DEVELOPMENT PLAN FOR THE CONSTRUCTION OF AN APPROXIMATELY 17,110 SQUARE FOOT INDUSTRIAL BUILDING LOCATED AT 27562 VIA INDUSTRIA 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](#)

7. Planning Application No. PA22-1035, a Development Plan for the construction of an approximately 20,825 square foot industrial building located at 27550 Via Industria, Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2023-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA22-1035, A DEVELOPMENT PLAN FOR THE CONSTRUCTION OF AN APPROXIMATELY 20,825 SQUARE FOOT INDUSTRIAL BUILDING LOCATED AT 27550 VIA INDUSTRIA AND MAKING A FINDING OF EXEMPTION UNDER SECTION 15332 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES

Attachments:

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[Notice of Public Hearing](#)

COMMISSIONER REPORTS

COMMISSION SUBCOMMITTEE REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

PUBLIC WORKS DIRECTOR REPORT

ADJOURNMENT

The next Planning Commission special meeting will be held on Wednesday, February 15, 2023, at 10:00 AM, 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.