

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
NOVEMBER 1, 2023 - 6:00 PM**

CALL TO ORDER: Chair Lanae Turley-Trejo

FLAG SALUTE: Commissioner Fernando Solis

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. 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 PlanningCommission@temeculaca.gov. All public participation is governed by 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. 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 PlanningCommission@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

1. Minutes

Recommendation: Approve the Action Minutes of October 18, 2023

Attachments: [Minutes](#)

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 included into the record. 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.

- 2. Planning Application Number PA23-0236, a Modification Application to a Conditional Use Permit to revise Conditions of Approval related to operating hours for a new restaurant (Kalaveras). The proposed revisions will allow the restaurant to remain open until 12:00 AM on Fridays and Saturdays. Additionally, Saturday and Sunday opening hours will begin at 10:00 AM. The restaurant must open at 11:00 AM on Saturdays and Sundays and close at 11:00 PM on Fridays and Saturdays under the current Conditional Use Permit, Associate Planner II - Eric Jones

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2023-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA23-0236, A MODIFICATION APPLICATION TO A CONDITIONAL USE PERMIT TO REVISE CONDITIONS OF APPROVAL RELATED TO OPERATING HOURS FOR A NEW RESTAURANT (KALAVERAS). THE PROPOSED REVISIONS WILL ALLOW THE RESTAURANT TO REMAIN OPEN UNTIL 12:00 AM ON FRIDAYS AND SATURDAYS. ADDITIONALLY, SATURDAY AND SUNDAY OPENING HOURS WILL BEGIN AT 10:00 AM. THE RESTAURANT MUST OPEN AT 11:00 AM ON SATURDAYS AND SUNDAYS AND CLOSE AT 11:00 PM ON FRIDAYS AND SATURDAYS UNDER THE CURRENT CONDITIONAL USE PERMIT. AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (APN 922-033-021)

- Attachments:**
 - [Agenda Report](#)
 - [Vicinity Map](#)
 - [PC Resolution](#)
 - [Exhibit A – Draft Conditions of Approval](#)
 - [Exhibit B - Statement of Operations/Menu](#)
 - [Exhibit C - Plan Reductions](#)
 - [Notice of Public Hearing](#)
 - [Notice of Exemption](#)

- 3. Long Range Planning Project Number LR23-0180, Amending Titles 5 and 17 of the Temecula Municipal Code as detailed in Ordinance "2023- " attached here as Exhibit A, Assistant Planner - Mark Collins

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2023-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ENTITLED, “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLES 5 AND 17 OF THE TEMECULA MUNICIPAL CODE MAKING MINOR REVISIONS TO MASSAGE ESTABLISHMENT, ACCESSORY DWELLING UNIT, HOME OCCUPATION PERMIT, AND TEMPORARY USE PERMIT REGULATIONS, ESTABLISH BATTERY STORAGE AND SHIPPING CONTAINER STANDARDS, CLARIFY THE PERMITTED USES ALLOWED IN THE OPEN SPACE-CONSERVATION DISTRICT, MODIFY THE DEFINITION OF SPECIALTY MARKET AND RESTAURANT, ADD DEFINITION FOR HEALTH AND EXERCISE CLUBS, MAKE OTHER CLERICAL REVISIONS AND MAKE A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15061 (B)(3).”

- Attachments:**
 - [Agenda Report](#)
 - [PC Resolution](#)
 - [Exhibit A- Draft City Council Ordinance](#)
 - [Notice of Public Hearing](#)

COMMISSIONER REPORTS

COMMISSION SUBCOMMITTEE REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

PUBLIC WORKS DIRECTOR REPORT

ADJOURNMENT

The next regular meeting of the Planning Commission will be held on Wednesday, November 15, 2023, at 6:00 p.m., in the Council Chambers located at 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.