

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
MAY 6, 2020 - 6:00 PM**

IMPORTANT NOTICE REGARDING THE MEETING

This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic. In accordance with this order, the public may view/listen to the meeting online at <https://temeculaca.gov/tv> and not in person at City Hall.

Submission of Public Comments: For those wishing to make public comments at this meeting, please submit your comments by email to the Principal Management Analyst at lynn.lehner@temeculaca.gov. Email comments on matters not on the agenda must be submitted prior to the Public Comments item being called. Email comments on an agenda item must be submitted prior to the close of public comments on that agenda item. All email comments shall be subject to the same rules as would otherwise govern speaker comments at noticed meetings. Electronic comments may only be submitted via email and comments via text and social media (Facebook, Twitter, etc.) will not be accepted.

Reading of Public Comments: Email comments will be read into the record, provided that the reading shall not exceed three (3) minutes, or such other time as the Planning Commission may provide, consistent with the time limit for speakers at noticed meetings.

CALL TO ORDER: Chairperson Turley-Trejo

FLAG SALUTE: Commissioner Youmans

ROLL CALL: Guerriero, Telesio, Turley-Trejo, Watts, Youmans

PUBLIC COMMENT

A total of 30 minutes is provided for members of the public to address the Planning Commission on items that appear on the Consent Calendar or a matter not listed on the agenda. Each speaker is limited to three minutes. For all Public Hearing or Business items on the agenda, each speaker is limited to five minutes. For this meeting, public comments may be submitted and read into the record pursuant to the important notice provided at the top of this agenda.

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 Planning Commission request specific items be removed from the Consent Calendar for separate action.

1. Minutes

Recommendation: Approve the Action Minutes of April 22, 2020

Attachments: [ITEM 1](#)
[Action Minutes](#)

PUBLIC HEARING

Any person may submit written comments to the Planning Commission before or during a public hearing in support of or in opposition to the approval of the project(s) in the manner prescribed in the important notice at the top of the agenda. 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. Any person dissatisfied with a decision of the Planning Commission may file an appeal of the Commission's decision. Said appeal must be filed within fifteen (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.

2. Long Range Project Number LR20-0209, an amendment to the Old Town Specific Plan to allow four-story hotels within the Downtown Core district and to add language to the Specific Plan to clarify the intended use of a Minor Exception for building height, Stuart Fisk

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2020-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING ADDENDUM NO. 1 TO THE OLD TOWN SPECIFIC PLAN PROGRAM ENVIRONMENTAL IMPACT REPORT (SCH NO. 2009071049)"

PC RESOLUTION NO. 2020-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING AMENDMENT NO. 9 TO THE OLD TOWN SPECIFIC PLAN (SP-5)

(LONG RANGE PROJECT NO. LR20-0209)"

Attachments:

[ITEM 2](#)

[Agenda Report](#)

[Aerial Map](#)

[Draft PC Resolution - EIR Addendum](#)

[Exhibit A - Draft City Council Resolution](#)

[Exhibit A - EIR Addendum](#)

[Draft PC Resolution - Specific Plan Amendment](#)

[Exhibit A - Draft City Council Resolution](#)

[Exhibit A - Specific Plan Amendment \(Underline-Strikeout\)](#)

[Old Town Specific Plan Program EIR](#)

[Notice of Public Hearing](#)

[Draft Notice of Determination with County Clerk](#)

3. Planning Application Number PA19-1524, a Conditional Use Permit modification to allow for extended hours of restaurant operations, including the hours for live indoor entertainment within the future Be Good Restaurant located at 28636 Old Town Front Street, Suite 109, Jaime Cardenas

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2020-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA19-1524, A CONDITIONAL USE PERMIT MODIFICATION TO ALLOW FOR EXTENDED HOURS OF RESTAURANT OPERATIONS, INCLUDING THE HOURS FOR LIVE INDOOR ENTERTAINMENT WITHIN THE FUTURE BE GOOD RESTAURANT LOCATED AT 28636 OLD TOWN FRONT STREET, SUITE 109, AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Attachments:

[ITEM 3](#)

[Agenda Report](#)

[Vicinity Map](#)

[Plan Reductions](#)

[Resolution](#)

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

[Statement of Operations](#)

[Menu](#)

[Notice of Public Hearing](#)

[Notice of Exemption](#)

4. Planning Application Number PA19-1281, a Conditional Use Permit application to allow a Type 42 (On-Sale Beer and Wine - Public Premises) ABC license and live indoor entertainment; and PA20-0449, a Public Convenience or Necessity application for an existing micro-brewery tasting room located at 28636 Old Town Front Street, Suite 103, Eric Jones

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2020-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA19-1281, A CONDITIONAL USE PERMIT APPLICATION TO ALLOW A TYPE 42 (ON-SALE BEER AND WINE - PUBLIC PREMISES) ABC LICENSE AND LIVE INDOOR ENTERTAINMENT, AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (APN 922-034-036)

PC RESOLUTION NO. 2020-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA20-0449, A PUBLIC CONVENIENCE OR NECESSITY APPLICATION TO MAKE FINDINGS OF PUBLIC CONVENIENCE OR NECESSITY FOR THE ADDITION OF A TYPE 42 ABC LICENSE (ONO-SALE BEER AND WINE) AT AN EXISTING MICRO-BREWERY TASTING ROOM LOCATED AT 28636 OLD TOWN FRONT STREET, SUITE 103, AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) APN 922-034-036)

Attachments:

[ITEM 4](#)

[Agenda Report](#)

[Vicinity Map](#)

[Plan Reductions](#)

[PC Resolution - Conditional Use Permit](#)

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

[PC Resolution - Public Convenience or Necessity](#)

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

[Notice of Public Hearing](#)

[Draft Notice of Exemption for County Clerk](#)

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, May 20, 2020, at 6:00 p.m., in the Council Chambers located at 41000 Main Street, Temecula, California.

NOTICE TO THE PUBLIC

Due to the closure of City Hall, the library and other city facilities due to the COVID-19 pandemic, the full agenda packet (Including staff reports and any supplemental material available after the original posting of the agenda), will only be available for viewing on the City's website at <https://temeculaca.legistar.com/Calendar.aspx> at least 72 hours prior to meeting. If you have questions regarding an item on the agenda, please contact the Community Development Department at (951) 694-6400.