

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  
JANUARY 20, 2021 - 6:00 PM**

### **IMPORTANT NOTICE REGARDING THIS 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 the order, the public may not view the meeting in-person in the Council Chamber. The live stream of the meeting may be viewed on television and/or online. Details can be found at [temeculaca.gov/tv](http://temeculaca.gov/tv).

**Submission of Public Comments:** For those wishing to make public comments at the meeting, please submit your comments by email to be read aloud into the record at the meeting by the Planning Manager. Email comments must be submitted to [stuart.fisk@temeculaca.gov](mailto:stuart.fisk@temeculaca.gov). Email comments on matters not on the agenda must be received prior to the time the item for Public Comments is called. Email comments on agenda items must be received prior to the time Public Comments for the agenda item is called. Email comments on public hearing items must be received prior to the time the public hearing is opened to hear public comments. All email comments shall be subject to the same rules as would otherwise govern public comments at an in-person meeting. Public Comments for this meeting may only be submitted via email. Comments via text and social media will not be accepted.

**Reading of Public Comments:** The Principal Manager shall read all email comments, 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 an in-person Planning Commission meeting. The email comments shall become part of the meeting record.

**CALL TO ORDER: Chairperson Guerriero**

**FLAG SALUTE: Commissioner Turley-Trejo**

**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 January 6, 2021

Attachments: [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. Planning Application Number PA20-0724, a Modification Application to modify an existing building and a Conditional Use Permit for a wireless telecommunication facility to accommodate new wireless equipment located at 41258 Margarita Road, Jaime Cardenas

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2021-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA20-0724, A MODIFICATION APPLICATION TO MODIFY AN EXISTING BUILDING AND APPROVE A CONDITIONAL USE PERMIT FOR A WIRELESS TELECOMMUNICATION FACILITY TO ACCOMMODATE NEW WIRELESS EQUIPMENT AND INCREASE THE HEIGHT OF THE EXISTING BUILDING LOCATED AT 41258 MARGARITA ROAD AND MAKING A FINDING OF EXEMPTION UNDER SECTIONS 15301 AND 15303 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES

**Attachments:**      [Agenda Report](#)  
[Vicinity Map](#)  
[Plan Reductions](#)  
[Draft PC Resolution](#)  
[Exhibit A - Draft Conditions of Approval](#)  
[Notice of Public Hearing](#)  
[Notice of Exemption](#)

3.      Planning Application Number PA16-0966, a Conditional Use Permit for Hilton Garden Inn to obtain a Type 70 ABC License (On Sale General - Restrictive). The site is located approximately 900 feet north of Rancho California Road on Jefferson Avenue, Eric Jones

**Recommendation:**      Adopt a resolution entitled:

PC RESOLUTION NO. 2021-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA16-0966, A CONDITIONAL USE PERMIT FOR HILTON GARDEN INN TO OBTAIN A TYPE 70 ABC LICENSE (ON SALE GENERAL - RESTRICTIVE) LOCATED APPROXIMATELY 900 FEET NORTH OF RANCHO CALIFORNIA ROAD ON JEFFERSON AVENUE, AND MAKING A FINDING THAT THE PROJECT IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW PURSUANT TO SECTIONS 15301 AND 15061(B)(3) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES (APN 921-060-056)

**Attachments:**      [Agenda Report](#)  
[Vicinity Map](#)  
[Plan Reduction](#)  
[PC Resolution](#)  
[Exhibit A - Draft Conditions of Approval](#)  
[Statement of Operations](#)  
[Notice of Public Hearing](#)  
[Draft Notice of Exemption for County Clerk](#)

4.      Planning Application Number PA19-0622, a Wireless Facilities Application to allow J5 Infrastructure Partners to install a new 50' high wireless telecommunication facility located at 42069 DLR Drive, Eric Jones

**Recommendation:**      Adopt a resolution entitled:

PC RESOLUTION NO. 2021-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA19-0622, A WIRELESS FACILITIES APPLICATION TO ALLOW J5

INFRASTRUCTURE PARTNERS TO INSTALL A NEW 50' HIGH WIRELESS TELECOMMUNICATION FACILITY LOCATED AT 42069 DLR DRIVE AND MAKING A FINDING OF EXEMPTION UNDER SECTION 15332 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES (APN 921-730-059)

**Attachments:**

[Agenda Report](#)

[Vicinity Map](#)

[Plan Reductions](#)

[PC Resolution](#)

[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, February 3, 2021, 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), will be available for public viewing online at [temeculaca.gov](http://temeculaca.gov) at least 72 hours prior to the meeting. If you have questions regarding an item on the agenda, please contact the Community Development Department at (951) 694-6400.