

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 5, 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.

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. 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 Planning 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: Vice Chairperson Telesio

FLAG SALUTE: Commissioner Turley-Trejo

ROLL CALL: 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 21, 2021

Attachments: [Action Minutes](#)

BUSINESS

2. Receive a Presentation on the City's Work Program to update the Quality of Life Master Plan, Matt Peters

Recommendation: Receive and File

Attachments: [Agenda Report](#)

3. General Plan Consistency Review for an Amendment to the Fiscal Years 2021-25 Capital Improvement Program to add the Mary Phillips Senior Center Emergency Generator (Long Range Project No. LR21-0518), Sara Toma

Recommendation: Staff recommends that the Planning Commission review the proposed Amendment to the current Fiscal Years 2021-25 Capital Improvement Program and make a determination that the proposed Amendment is in conformance with the adopted City of Temecula's General Plan.

Attachments: [Agenda Report](#)
[Planning Commission Resolution](#)
[Mary Phillips Senior Center Emergency Generator Sheet](#)
[Mary Phillips Emergency Generator Location Map](#)

PUBLIC HEARING

Any person may submit written comments to the Planning Commission before 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.

4. Planning Application Number PA21-0105, a Development Plan application to construct a 33,636 square foot building on the south side of Avenida Alvarado, approximately 1,000 feet west of Tierra Alta Way (APNs 909-290-006 and 909-290-007), 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. PA21-0105, A DEVELOPMENT PLAN APPLICATION TO CONSTRUCT A 33,636 SQUARE FOOT BUILDING ON THE SOUTH SIDE OF AVENIDA ALVARADO, APPROXIMATELY 1,000-FEET WEST OF TIERRA ALTA WAY (APNS 909-290-006 AND 909-290-007), AND MAKING A FINDING OF EXEMPTION UNDER SECTION 15332 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Attachments:

[Agenda Report](#)

[Aerial Map](#)

[Plan Reductions](#)

[PC Resolution](#)

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

[Notice of Exemption](#)

[Notice of Public Hearing](#)

5. Planning Application Number PA21-0132, a Development Plan to allow for the construction of an approximately 17,329 square foot industrial building and PA21-0524, a Minor Exception to allow for a reduction in landscape requirements. The project is generally located approximately 1,500 feet west of the Avenida Alvarado and Tierra Alta Way intersection, 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. PA21-0132, A DEVELOPMENT PLAN TO ALLOW FOR THE CONSTRUCTION OF AN APPROXIMATELY 17,329 SQUARE FOOT INDUSTRIAL BUILDING AND PA21-0524, A MINOR EXCEPTION TO ALLOW FOR A REDUCTION IN LANDSCAPE REQUIREMENTS FOR A PROJECT THAT IS GENERALLY LOCATED APPROXIMATELY 1,500 FEET WEST OF THE AVENIDA ALVARADO AND TIERRA ALTA WAY INTERSECTION, AND MAKING A FINDING OF EXEMPTION UNDER SECTION 15332 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (APN 909-290-056)

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

6. Planning Application Number PA21-0125, a Development Plan to allow for the construction of an approximately 19,919 square foot industrial building located approximately 1,000 feet west of the Avenida Alvarado and Tierra Vista Way intersection, 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. PA20-0125, A DEVELOPMENT PLAN TO ALLOW FOR THE CONSTRUCTION OF AN APPROXIMATELY 19,919 SQUARE FOOT INDUSTRIAL BUILDING LOCATED APPROXIMATELY 1,000 FEET WEST OF THE AVENIDA ALVARADO AND TIERRA VISTA WAY INTERSECTION, AND MAKING A FINDING OF EXEMPTION UNDER SECTION 15332 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (APN 909-290-055)

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](#)

7. Planning Application Number PA21-0007, a Conditional Use Permit to allow an existing restaurant to upgrade their current Alcoholic Beverage Control (ABC) Type 41 License to an ABC Type 47 License. The project is located at 28495 Old Town Front Street, 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. PA21-0007, A CONDITIONAL USE PERMIT TO ALLOW AN EXISTING RESTAURANT TO UPGRADE THEIR CURRENT ALCOHOLIC BEVERAGE CONTROL (ABC) TYPE 41 LICENSE TO

AN ABC TYPE 47 LICENSE. AND MAKING A FINDING OF EXEMPTION UNDER SECTION 15301 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) THE PROJECT IS LOCATED AT 28495 OLD TOWN FRONT STREET (APN 922-026-008)

Attachments:

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

COMMISSIONER REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

PUBLIC WORKS DIRECTOR REPORT

ADJOURNMENT

The next regular meeting of the Planning Commission will be held on Wednesday, May 19, 2021, at 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 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. If you have questions regarding any item on the agenda, please contact the Community Development Department at (951) 694-6400.