

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  
DECEMBER 1, 2021 - 6:00 PM**

**CALL TO ORDER: Chairperson Watts**

**FLAG SALUTE: Commissioner Turley-Trejo**

**ROLL CALL: Hagel, Ruiz, Telesio, Turley-Trejo, Watts**

### **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. 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 by the Commission Secretary. Email comments must be submitted to [stuart.fisk@Temeculaca.gov](mailto:stuart.fisk@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. Email comments shall be subject to the same rules as would otherwise govern in person public comments.

### **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 November 17, 2021

**Attachments:** [Action Minutes](#)

**PUBLIC HEARING**

Any person may submit written comments to the Planning 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. 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 Planning Application Number LR18-1684, an amendment to Title 17 (Zoning) of the Temecula Municipal Code to revise the multi-family definition and to establish objective design standards that will apply to any housing development project or mixed used housing project that, pursuant to State law, requires ministerial approval or where the housing development project is subject to discretionary review but a Specific Plan or PDO does not otherwise set forth objective design standards applicable to the project, Sara Toma

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2021-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT (1) A RESOLUTION ADOPTING THE OBJECTIVE DESIGN STANDARDS FOR MULTI-FAMILY AND MIXED-USE DEVELOPMENTS AND (2) AN ORDINANCE ENTITLED “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLE 17 (ZONING) OF THE TEMECULA MUNICIPAL CODE TO REVISE MULTI-FAMILY DEFINITION AND REQUIRE THAT MULTI-FAMILY AND MIXED-USE DEVELOPMENTS COMPLY WITH OBJECTIVE DESIGN STANDARDS AND MAKE THE FINDING THAT THIS ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3) AND GOVERNMENT CODE SECTION 65852.21 (J) AND 66411.7(N) (LONG-RANGE PROJECT NO. LR18-1684)”

- Attachments:**      [Agenda Report](#)  
                                  [Planning Commission Resolution](#)  
                                  [City Council Ordinance - Exhibit A](#)  
                                  [City Council Resolution](#)  
                                  [Objective Design Standards](#)  
                                  [Notice of Public Hearing](#)  
                                  [Notice of Exemption](#)

3.      Long Range Planning Project Number LR20-1223, 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 15 and 17 of the Temecula Municipal Code to (1) comply with state law changes to large family day care homes, (2) clarify the standards that apply to senior housing, transitional housing, supportive housing, emergency shelters, trash enclosures, self-storage or mini-warehouse facilities and to projects using the affordable housing overlay zone, (3) establish standards and requirements for dedications and improvements for developments without a subdivision, (4) update how development impact fees can be used, (5) clarify where artificial turf can be installed, and (6) make minor typographical edits and finding that this ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines section 15061 (b)(3).”  
                                  Brandon Rabidou

Recommendation:      Adopt a resolution entitled:

PC RESOLUTION NO. 2021-

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 15 AND 17 OF THE TEMECULA MUNICIPAL CODE TO (1) COMPLY WITH STATE LAW CHANGES TO LARGE FAMILY DAY CARE HOMES, (2) CLARIFY THE STANDARDS THAT APPLY TO SENIOR HOUSING, TRANSITIONAL HOUSING, SUPPORTIVE HOUSING, EMERGENCY SHELTERS, TRASH ENCLOSURES, SELF-STORAGE OR MINI-WAREHOUSE FACILITIES AND TO PROJECTS USING THE AFFORDABLE HOUSING OVERLAY ZONE, (3) ESTABLISH STANDARDS AND REQUIREMENTS FOR DEDICATIONS AND IMPROVEMENTS FOR DEVELOPMENTS WITHOUT A SUBDIVISION, (4) UPDATE HOW DEVELOPMENT IMPACT FEES CAN BE USED, (5) CLARIFY WHERE ARTIFICIAL TURF CAN BE INSTALLED, AND (6) MAKE MINOR TYPOGRAPHICAL EDITS AND FINDING THAT THIS ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061 (B)(3)”

**Attachments:**

- [Agenda Report](#)
- [Planning Commission Resolution](#)
- [Exhibit A - Draft City Council Ordinance](#)
- [Notice of Public Hearing](#)

**COMMISSIONER REPORTS**

**COMMUNITY DEVELOPMENT DIRECTOR REPORT**

**PUBLIC WORKS DIRECTOR REPORT**

**ADJOURNMENT**

The next regular meeting of the Planning Commission will be held on Wednesday, December 15, 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 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.