

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 4, 2022 - 6:00 PM**

CALL TO ORDER: Chairman Gary Watts

FLAG SALUTE: Commissioner Bob Hagel

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 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 or by submitting an email to be read aloud into the record at the meeting. Email comments must be submitted to PlanningCommission@temeculaca.gov. Speaker cards for in-person comments will be called in the order received by the Commission Secretary and then, if time remains, email comments will be read. Email comments on all matters must be received prior to the time the item is called for public comments. All public participation is governed by the 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 or by submitting an email to be read aloud into the record at the meeting. Email comments must be submitted to PlanningCommission@temeculaca.gov. Speaker cards for in-person comments will be called in the order received by the Commission Secretary and then, if time remains, email comments will be read. Email comments on all matters must be received prior to the time the item is called for public comments. All public participation is governed by the Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

1. Minutes

Recommendation: Approve the Action Minutes of April 20, 2022

Attachments: [Action 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 read aloud into the record at the meeting. 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 No. PA21-1470, a Development Plan for the construction of an approximately 38,714 square foot industrial building located on the north side of Avenida Alvarado, approximately 525 feet east of Via Industria (APNs: 909-290-051, 909-290-052) (Continued from Planning Commission meeting on March 16, 2022)

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2022

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA21-1470, A DEVELOPMENT PLAN FOR THE CONSTRUCTION OF AN APPROXIMATELY 38,714 SQUARE FOOT INDUSTRIAL BUILDING LOCATED ON THE NORTH SIDE OF AVENIDA ALVARADO, APPROXIMATELY 525 FEET EAST OF VIA INDUSTRIA (APN: 909-290-051, 909-250-052), AND MAKING A FINDING OF EXEMPTION UNDER SECTION 15332 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES

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

3. Planning Application No. PA21-1471, a Development Plan for the construction of an approximately 19,727 square foot industrial building located on the north side of Avenida Alvarado, approximately 275 feet east of Via Industria (APN: 909-290-050) (Continued from Planning Commission meeting on March 16, 2022)

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2022-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA21-1471, A DEVELOPMENT PLAN FOR THE CONSTRUCTION OF AN APPROXIMATELY 19,727 SQUARE FOOT INDUSTRIAL BUILDING LOCATED ON THE NORTH SIDE OF AVENIDA ALVARADO, APPROXIMATELY 275 FEET EAST OF VIA INDUSTRIA (APN: 909-290-050), AND MAKING A FINDING OF EXEMPTION UNDER SECTION 15332 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES

Attachments:

[Agenda Report](#)

[Aerial Map](#)

[Plan Reductions](#)

[PC Resolution](#)

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

[Notice of Exemption](#)

[Notice of Public Hearing](#)

4. Planning Application No. PA21-1472, a Development Plan for the construction of an approximately 9,867 square foot industrial building located on the south side of Avenida Alvarado, approximately 600 feet east of Via Industria (APN: 909-290-011) (Continued from Planning Commission meeting on March 16, 2022)

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2022-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA21-1472, A DEVELOPMENT PLAN FOR THE CONSTRUCTION OF AN APPROXIMATELY 9,867 SQUARE FOOT INDUSTRIAL BUILDING LOCATED ON THE SOUTH SIDE OF AVENIDA ALVARADO, APPROXIMATELY 600 FEET EAST OF VIA INDUSTRIA (APN: 909-290-011), AND MAKING A FINDING OF EXEMPTION UNDER SECTION 15332 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES

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5. 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 repealing and replacing Title 6 of the Temecula Municipal Code regarding the keeping, maintenance, and possession of dogs, cats, fowl, and other animals and providing for the control, licensing, and welfare thereof, modifying Title 17 of the Temecula Municipal Code regarding animal keeping and making a finding that this Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061 (b)(3) (Long Range Project No. LR21-0130)”

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2022-

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 REPEALING AND REPLACING TITLE 6 OF THE TEMECULA MUNICIPAL CODE REGARDING THE KEEPING, MAINTENANCE, AND POSSESSION OF DOGS, CATS, FOWL, AND OTHER ANIMALS AND PROVIDING FOR THE CONTROL, LICENSING, AND WELFARE THEREOF, MODIFYING TITLE 17 OF THE TEMECULA MUNICIPAL CODE REGARDING ANIMAL KEEPING AND MAKING A FINDING THAT THIS ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061 (B)(3) (LONG RANGE PROJECT NO. LR21-0130)”

Attachments: [Agenda Report](#)
[Planning Commission 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, May 18, 2022, 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.