

## **ACTION MINUTES**

**TEMECULA PLANNING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS  
41000 MAIN STREET  
TEMECULA, CALIFORNIA  
NOVEMBER 16, 2022 - 6:00 PM**

**CALL TO ORDER at 6:00 PM: Chair Gary Watts**

**FLAG SALUTE: Commissioner Ruiz**

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

### **PUBLIC COMMENT**

The following individual(s) addressed the Commission on non-agendized items(s):

- Sirvan Javahirzadeh
- Jason Deweese
- Ernest Bellenbaum

The following individual(s) addressed the Commission on agendized item(s):

- Ken Roycroft (Item #3)

### **CONSENT CALENDAR**

Unless otherwise indicated below, the following pertains to all items on the Consent Calendar.

Approved the Staff Recommendation (4-0, Telesio absent): Motion by Ruiz, Second by Turley-Trejo.  
The vote reflected unanimous approval with Telesio absent.

**1. Minutes**

**Recommendation:** Approve the Action Minutes of October 19, 2022

### **PUBLIC HEARING**

**2. Long Range Planning Project Number LR22-0182, Amending Title 5 and 17 of the Temecula Municipal Code as detailed in Ordinance “2023- ” attached here as Exhibit A, Mark Collins**

**Recommendation:** Adopt a resolution entitled:

PC RESOLUTION NO. 2022-34

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

5 AND 17 OF THE TEMECULA MUNICIPAL CODE TO MAKE MINOR REVISIONS TO MASSAGE ESTABLISHMENT, ACCESSORY DWELLING UNIT, CAR WASH, FLAG POLE, AND CONDITIONAL USE PERMIT REGULATIONS, ESTABLISH PARKING GARAGE STANDARDS, CLARIFY THE PERMITTED USES ALLOWED IN THE OPEN SPACE AND OPEN SPACE-CONSERVATION DISTRICT ZONES, CLARIFY THAT ENTERTAINMENT LICENSES ARE REQUIRED FOR CERTAIN USES IN PDO-4 AND PDO-10, MODIFY THE DEFINITION OF ALCOHOLIC BEVERAGE MANUFACTURER AND GUEST HOUSE, ADD DEFINITIONS FOR ACTIVE AND PASSIVE RECREATION, MAKE OTHER CLERICAL REVISIONS TO THE MUNICIPAL CODE AND MAKE A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15061 (B)(3)"

Approved the Staff Recommendation (4-0, Telesio absent): Motion by Turley-Trejo, Second by Ruiz. The vote reflected unanimous approval with Telesio absent.

3. Planning Application No. PA21-0128, a Second Amendment to the Development Agreement by and between the City of Temecula and Lennar Homes, Inc., a California Corporation and Winchester Hills I LLC, a California Limited Liability Company to rescind the First Amendment to the Development Agreement and reinstate the original term of the Development Agreement for the Winchester Property located within portions of Planning Area 12 of the Harveston Specific Plan, Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2022-35

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 APPROVING THE SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF TEMECULA AND LENNAR HOMES, INC., A CALIFORNIA CORPORATION AND WINCHESTER HILLS I LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (PLANNING APPLICATION NO. PA21-0128)"

Approved the Staff Recommendation (4-0, Telesio absent): Motion by Ruiz, Second by Hagel. The vote reflected unanimous approval with Telesio absent.

## **COMMISSIONER REPORTS**

## **COMMISSION SUBCOMMITTEE REPORTS**

## **COMMUNITY DEVELOPMENT DIRECTOR REPORT**

## **PUBLIC WORKS DIRECTOR REPORT**

## **ADJOURNMENT**

At 6:49 PM, the Planning Commission meeting was formally adjourned to Wednesday, December 7, 2022, at 6:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.

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Gary Watts, Chairperson

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Luke Watson, Deputy City Manager