

## **ACTION MINUTES**

**TEMECULA PLANNING COMMISSION  
SPECIAL MEETING  
COUNCIL CHAMBERS  
41000 MAIN STREET  
TEMECULA, CALIFORNIA  
APRIL 22, 2020 - 6:00 PM**

### **IMPORTANT NOTICE REGARDING THE 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 this order, the public may view/listen to the meeting online at <https://temeculaca.gov/tv> and not in person at City Hall.

**Submission of Public Comments:** For those wishing to make public comments at this meeting, please submit your comments by email to the Principal Management Analyst at [lynn.lehner@temeculaca.gov](mailto:lynn.lehner@temeculaca.gov). Email comments on matters not on the agenda must be submitted prior to the Public Comments item being called. Email comments on an agenda item must be submitted prior to the close of public comments on that agenda item. All email comments shall be subject to the same rules as would otherwise govern speaker comments at noticed meetings. Electronic comments may only be submitted via email and comments via text and social media (Facebook, Twitter, etc.) will not be accepted.

**Reading of Public Comments:** Email comments will be read into the record, 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 noticed meetings.

**CALL TO ORDER at 6:00 pm: Chairperson Turley-Trejo**

**FLAG SALUTE: Commissioner Watts**

**ROLL CALL: Guerriero, Telesio, Turley-Trejo, Watts, Youmans**

**PUBLIC COMMENT - None**

### **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.

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1. Minutes

Recommendation: Approve the Action Minutes of February 19, 2020

Approved the Action Minutes of February 19, 2020 (4-0-1, Guerriero Abstained): Motion by Youmans, Second by Telesio. The vote reflected unanimous approval with Guerriero abstained.

**PUBLIC HEARING**

2. Planning Application No. PA19-1307, a Modification to a Development Plan for the construction of an approximately 6,585 square-foot two-story building on the rear portion of the existing Temecula Hyundai site to include new service bays, parts storage, and offices, located at 27430 Ynez Road, Scott Cooper

Recommendation: Adopt a resolution entitled: PC

RESOLUTION NO. 2020-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA19-1307, A MODIFICATION TO A DEVELOPMENT PLAN FOR THE CONSTRUCTION OF AN APPROXIMATELY 6,585 SQUARE-FOOT TWO-STORY BUILDING ON THE REAR PORTION OF THE EXISTING TEMECULA HYUNDAI SITE TO INCLUDE NEW SERVICE BAYS, PARTS STORAGE, AND OFFICES, LOCATED AT 27430 YNEZ ROAD, AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Approved the Staff Recommendation (5-0): Motion by Guerriero, Second by Youmans. The vote reflected unanimous approval.

3. Long Range Project Number LR20-0279, an Amendment to Chapter 17.21 Affordable Housing Overlay Zoning District to clarify timing of the required Cultural Resources Treatment Agreement and to require affordable housing units to be constructed concurrently with Market Rate Housing Units and integrated among Market Rate Units, Dale West

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2020-09

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 TITLE 17 OF THE TEMECULA MUNICIPAL CODE TO AMEND CHAPTER 17.21 REGARDING THE AFFORDABLE HOUSING OVERLAY ZONE, AND MAKING THE DETERMINATION THAT

THE PROPOSED ORDINANCE IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW UNDER CEQA GUIDELINES SECTION 15061(B)(3)”

Approved the Staff Recommendation with the Amendment (5-0): Motion by Guerriero, Second by Watts. The vote reflected unanimous approval.

4. Long Range Project Number LR18-1506. To conform with State Law Senate Bill (“SB”) 743 by replacing vehicular Level of Service (LOS) with Vehicle Miles Traveled (VMT) transportation analysis metric under the California Environmental Quality Act (CEQA), Sara Toma

Recommendation: Adopt a resolution entitled: PC

RESOLUTION NO. 2020-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA TO ADOPT THE CEQA TRANSPORTATION VMT ANALYSIS GUIDELINES FOR PURPOSES OF ANALYZING TRANSPORTATION IMPACTS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”), AND MAKING A FINDING OF EXEMPTION UNDER CEQA (LONG RANGE PLANNING PROJECT NO. LR18-1506)

Approved the Staff Recommendation (5-0): Motion by Guerriero, Second by Youmans. The vote reflected unanimous approval.

## **COMMISSIONER REPORTS**

## **COMMISSION SUBCOMMITTEE REPORTS**

## **COMMUNITY DEVELOPMENT DIRECTOR REPORT**

## **PUBLIC WORKS DIRECTOR REPORT**

## **ADJOURNMENT**

At 7:15 p.m., the Planning Commission meeting was formally adjourned to the he next regular meeting of the Planning Commission to be held on Wednesday, May 6, 2020, at 6:00 p.m., in the Council Chambers located at 41000 Main Street, Temecula, California.

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Lanae Turley-Trejo, Chairperson

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Luke Watson, Director of Community Development

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