

ACTION MINUTES

**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 was 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 at 6:00 PM: Vice Chairperson Telesio

FLAG SALUTE: Commissioner Turley-Trejo

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

PUBLIC COMMENT

The following individual(s) submitted an electronic comment on an agenda item(s):

- Becky Walton, General Manager for Texas Lil's Mesquite Grill (Item #7)

CONSENT CALENDAR

1. Minutes

Recommendation: Approve the Action Minutes of April 21, 2021

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

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

Received and file only, no action.

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: Adopt a resolution entitled:

PC RESOLUTION NO. 2021-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA MAKING A FINDING OF CONSISTENCY WITH THE GENERAL PLAN FOR THE AMENDMENT OF FISCAL YEARS 2021-2025 CAPITAL IMPROVEMENT PROGRAM ("CIP"), TO ADD ONE NEW PROJECT CALLED, "MARY PHILLIPS SENIOR CENTER EMERGENCY GENERATOR", AND MAKING A FINDING OF EXEMPTION UNDER SECTIONS 15061(B)(3) AND 15378(B)(4) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") (LONG RANGE PLANNING PROJECT NO. LR21-0518)

Approved the Staff Recommendation (4-0): Motion by Youmans, Second by Watts. The vote reflected unanimous approval.

PUBLIC HEARING

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. 2021-11

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)

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

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. 2021-12

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)

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

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. 2021-13

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)

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

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. 2021-14

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)

Approved the Staff Recommendation (4-0): Motion by Youmans, Second by Watts. The vote reflected unanimous approval.

COMMISSIONER REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

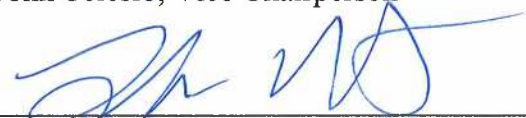
PUBLIC WORKS DIRECTOR REPORT

ADJOURNMENT

At 7:38 PM, the Planning Commission meeting was formally adjourned to Wednesday, May 19, 2021, at 6:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.



John Telesio, Vice Chairperson



Luke Watson, Director of Community Development