

## **SCRIPT**

**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.*

**Lynn: countdown to going live at 10 minutes, 5 minutes, 1 minute, 30 seconds, 5-4-3-2-1**

### **MEETING IS LIVE**

#### **CALL TO ORDER: Chairperson Turley-Trejo**

**Chair:** (Gavel) I'd like to call the April 22, 2020 special meeting of the Planning Commission to order. We are conducting today's meeting in a virtual setting using Zoom. Planning Commissioners and staff are participating from remote locations and everyone is practicing appropriate social distancing. Members of the public may view and listen to the meeting live online through the City's website as noted on the agenda. These are unprecedented times and we appreciate your patience. Please join Commissioner Watts as he leads us in the Flag Salute.

#### **FLAG SALUTE: Commissioner Watts**

#### **ROLL CALL:**

**Chair:** Can we please have the roll call?

**Lynn:** Sure, but first, as a reminder for staff, consultants, and applicants, please turn your video off until your item comes up.

Commissioner Guerriero, Commissioner Telesio, Chair Turley-Trejo, Commissioner Watts,  
Commissioner Youmans

**PUBLIC COMMENT**

**Chair:** Do we have any public comments?

**Lynn:** As a reminder, 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. As such, any public comments that were accepted electronically via email or by mail will be read into the record. Details associated with viewing the meeting, ADA accommodations, and submitting public comments, were available on the agenda and on the City’s social media platforms.

The City has received \_\_\_\_\_ public comments. (read comments, if any. Include time and day, name of sender)

**CONSENT CALENDAR**

**Chair:** 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. We have one item on the Consent Calendar.

1. (Read agenda # and title.)

Minutes

Recommendation: Approve the Action Minutes of February 19, 2020

**Chair:** Do we have a motion?

**Chair:** We have a motion and a second. The Commission Secretary will now conduct a roll call vote.

**Lynn:** Vice Chair Guerriero, Commissioner Telesio, Chair Turley-Trejo, Commissioner Watts,  
Commissioner Youmans

Motion Passes/Fails:

Commissioner \_\_\_\_\_ motioned

Commissioner \_\_\_\_\_ seconded

(read vote)

**PUBLIC HEARING**

**Lynn:** We will now move to the public hearing portion of the meeting.

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. **Chair:** (read Agenda # and Title)

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

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2020-

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)

**Chair:** Do we have a staff report on this item?

(Receive Staff Report from Scott Cooper)

**Chair:** I will ask my colleagues individually if they have questions of staff. Guerriero, Telesio, Watts, Youmans, Turley-Trejo

**Chair:** I will now open the public hearing (Gavel).

**Lynn:** Any public comments that were received by email and mail prior to this meeting will be read into the record after the applicant has the opportunity to address the Commission. Any person wishing to submit comments during the meeting, must submit comments via email prior to the close of the public hearing for the comment to be considered as part of the record. You can find my email address on the agenda and the notice of public hearing.

**Chair:** Does the applicant wish to address the Commission?

(the applicant will address the commission)

**Chair:** Are there any public comments on this item?

**Lynn:** The City has received \_\_\_ public comments. (read comments, if any. Include time and day, name of sender)

**Chair:** *[If there are public comments, after all the comments are read into the record]:* Would the

applicant like to respond to any comments?

(applicant responds)

**Chair:** Does the Commission have any further questions of the applicant or staff?

**Chair:** *(After questions have been asked, we need to confirm that no additional public comments have been received)* Have we received any additional public comments?

**Lynn:** yes/no. (read comments if any)

**Chair:** As there are no further questions or public comments, I will close the public hearing and bring it back to the Commission for discussion and a motion (Gavel).

**Chair:** I'll now ask for discussion or a motion from my colleagues.

*(Facilitate discussion one at a time and then facilitate a motion)*

**Chair:** We have a motion and a second. The Commission Secretary will now conduct a roll call vote.

**Lynn:** Vice Chair Guerriero, Commissioner Telesio, Chair Turley-Trejo, Commissioner Watts, Commissioner Youmans

Motion Passes/Fails:

Commissioner \_\_\_\_\_ motioned

Commissioner \_\_\_\_\_ seconded

(read vote)

3. **Chair:** (read Agenda # and Title)

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

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2020-

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)"

**Chair:** Do we have a staff report on this item?

(Receive Staff Report from Dale West)

**Chair:** I will ask my colleagues individually if they have questions of staff. (Guerriero, Telesio, Watts, Youmans, Turley-Trejo)

**Chair:** I will now open the public hearing (Gavel).

**Chair:** Are there any public comments on this item?

**Lynn:** Any public comments that were received by email and mail prior to this meeting will be read into the record. Any person wishing to submit comments during the meeting, must submit comments via email prior to the close of the public hearing for the comment to be considered as part of the record. You can also find my email address on the agenda.

The City has received \_\_\_\_\_ public comments. (read comments, if any. Include time and day, name of sender)

**Chair:** (After all comments are read). Are there any further questions of staff?

**Chair:** (After questions have been asked, we need to confirm that no additional public comments have been received) Have we received any additional public comments?

**Lynn:** yes/no. (read comments if any)

**Chair:** Seeing no further questions or public comments, I will close the public hearing and bring it back to the Commission for discussion and a motion (Gavel).

**Chair:** I'll now ask for discussion or a motion from my colleagues.

(Facilitate discussion one at a time and then facilitate a motion)

**Chair:** We have a motion and a second. The Commission Secretary will now conduct a roll call vote.

**Lynn:** Vice Chair Guerriero, Commissioner Telesio, Chair Turley-Trejo, Commissioner Watts, Commissioner Youmans

Motion Passes/Fails:

Commissioner \_\_\_\_\_ motioned

Commissioner \_\_\_\_\_ seconded

(read vote)

4. **Chair:** (read Agenda # and Title)

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)

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2020-

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)

**Chair:** Do we have a staff report on this item?

(Receive Staff Report from Assistant Planner Sara Toma and Katy Cole from Fehr and Peers. Sara will wrap up the presentation with the recommendation to the Planning Commission.)

**Chair:** I will ask my colleagues individually if they have questions of staff. Guerriero, Telesio, Watts, Youmans, Turley-Trejo

**Chair:** I will now open the public hearing (Gavel).

**Chair:** Are there any public comments on this item?

**Lynn:** Any public comments that were received by email and mail prior to this meeting will be read into the record. Any person wishing to submit comments during the meeting, must submit comments via email prior to the close of the public hearing for the comment to be considered as part of the record. You can also find my email address on the agenda.

The City has received \_\_\_\_\_ public comments. (read comments, if any. Include time and day, name of sender)

**Chair:** (After all comments are read) Does the Commission have any further questions of staff or the consultant?

**Chair:** (After questions have been asked, we need to confirm that no additional public comments have been received) Have we received any additional public comments?

**Lynn:** yes/no. (read comments if any)

**Chair:** Seeing no other questions or public comments, I will close the public hearing and bring it back to the Commission for discussion and a motion (Gavel).

**Chair:** I'll now ask for discussion or a motion from my colleagues.

(Facilitate discussion one at a time and then facilitate a motion)

**Chair:** We have a motion and a second. The Commission Secretary will now conduct a roll call vote.

**Lynn:** Vice Chair Guerriero, Commissioner Telesio, Chair Turley-Trejo, Commissioner Watts, Commissioner Youmans

Motion Passes/Fails:

Commissioner \_\_\_\_\_ motioned

Commissioner \_\_\_\_\_ seconded

(read vote)

## **COMMISSIONER REPORTS**

**Chair:** Because we are in a virtual setting, I will ask my colleagues individually for their comments. Commissioner Guerriero, Commissioner Telesio, Commissioner Watts, Commissioner Youmans, Chair Turley-Trejo

## **COMMISSION SUBCOMMITTEE REPORTS**

**Chair:** Do we have any Commission subcommittee reports? *(If yes, receive reports. If no, move to next item.)*

## **COMMUNITY DEVELOPMENT DIRECTOR REPORT**

**Chair:** Do we have a Community Development Director's report? *(If yes, receive report. If no, move to next item.)*

## **PUBLIC WORKS DIRECTOR REPORT**

**Chair:** Do we have a report from Public Works? *(If yes, receive report. If no, move to next item.)*

## **ADJOURNMENT**

**Chair:** This meeting is adjourned to the next regular meeting of the Planning Commission to be held on Wednesday, May 6, 2020, at 6:00 p.m. in a virtual setting. Details will be available on the City's website. (Gavel)