ORDINANCE NO. 2026-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLES 5, 8, 9, 10, AND 17 OF THE TEMECULA MUNICIPAL CODE MAKING 1) MINOR REVISIONS TO BUSINESS LICENSE REVOCATION PROCESS, 2) PROVIDING THAT REIKI IS NOT CONSIDERED MASSAGE AND DOES NOT REQUIRE A MASSAGE ESTABLISHMENT PERMIT, 3) SPECIFY PRIVATE SECURITY IDENTIFICATION STANDARDS, 4) CLARIFY OVERSIZED VEHICLE PARKING REQUIREMENTS, 5) CLARIFY OWNERSHIP OF CONDITIONAL USE PERMIT(S), 6) SPECIFY LANDSCAPE PLANT PALLET CHANGES AND DROUGHT CONVERSIONS REQUIRE A MODIFICATION APPLICATION, 7) REMOVE GUEST HOUSE AS AN APPROVED USE IN ALL RESIDENTIAL ZONES, 8) ADD GREENHOUSE AS AN ACCESSORY LAND USE, 9) ADD REQUIREMENTS FOR RETAIL LOCKERS, 10) ADD REFERENCE TO NOTE 1 FOR AUTOMOBILE RENTAL BUSINESSES, 11) REQUIRE AUTOMOBILE RENTAL BUSINESSES COMPLY WITH LANDSCAPE REQUIREMENTS, 12) REQUIRE NEW ROADS TO ACCOMMODATE SOLID WASTE COLLECTION BINS, 13) PROHIBIT BRAND LOGOS ON BUSINESS SIGNS, 14) ADD OR AMEND VARIOUS DEFINITIONS, AND 15) MAKE A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15061 (B)(3) (LR26-0008)

THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Procedural Findings. The City Council of the City of Temecula does hereby find, determine, and declare that:

A. City staff identified the need to make minor revisions and clarifications to portions of Title 5 (Business Licenses and Regulations), Title 8 (Health and Safety), Title 9 (Public Peace, Morals and Welfare), Title 10 (Vehicles and Traffic) and Title 17 (Zoning) of the Temecula Municipal Code.

B. As required by State law, the Planning Commission considered the proposed amendments to Title 17 (Zoning) of the Temecula Municipal Code ("Code Amendments") on June 3, 2026, at a duly noticed public hearing as prescribed by law, at which time the City staff and interested persons had an opportunity to and did testify either in support of or opposition to this matter.

C. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission adopted PC Resolution No. 2026-13, recommending that the City Council approve the Code Amendments.

D. The City Council, at a regular meeting, considered the Ordinance on July 14, 2026, at a duly noticed public hearing, as prescribed by law, at which time the City Staff and interested persons had an opportunity to and did testify either in support or opposition to this matter.

E. Following the public hearing, the City Council considered the entire record of information received at the public hearings before the Planning Commission and City Council.

Section 2. Further Findings. The City Council, in approving the proposed Ordinance, hereby makes the following additional findings as required by Section 17.01.040 ("Relationship to General Plan") of the Temecula Municipal Code:

1. The proposed uses are allowed in the land use designation in which the use is located, as shown on the land use map, or is described in the text of the general plan.

The Code Amendments remove guest house as a permitted residential accessory use and add greenhouse as a permitted residential accessory use for residentially zoned properties. Guesthouse shares the same definition as an Accessory Dwelling Unit or ADU and, therefore, its inclusion is duplicative. All other proposed amendments are operational requirements for businesses, clarifications or administrative corrections and do not propose any land use changes contrary to the adopted General Plan.

2. The proposed uses are in conformance with the goals, policies, programs, and guidelines of the elements of the general plan.

The proposed changes to Title 17 conform with the goals, policies, programs, and guidelines of the elements of the General Plan. The proposed changes clarify ownership of Conditional Use Permits, which furthers Policy 1.2 of the Economic Development Element of the Temecula General Plan, which is to "Encourage the growth and expansion of industry by providing high quality municipal services, facilities, and economic development assistance." The proposed changes amend residential solid waste design requirements to ensure design excellence is met which is consistent with Goal 1 of the Community Design Element of the Temecula General Plan which states, "Design excellence in site planning, architecture, landscape architecture and signs." The remaining proposed amendments to the Temecula Municipal Code are minor clarifications and administrative corrections and do not result in an inconsistency between the Temecula Municipal Code and the adopted General Plan.

3. The proposed uses are to be established and maintained in a manner which is consistent with the general plan and all applicable provisions contained therein.

The proposed amendments to Title 17 of the Temecula Municipal Code do not propose any land use that is inconsistent with the Temecula General Plan. The majority of the Code Amendments do not create or allow new uses where they were not previously allowed. The Code

Amendments remove guesthouse and add greenhouse as accessory residential uses. The guesthouse land use is duplicative.

Section 3. Environmental Findings. The City Council hereby finds that this Ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Title 14 of the California Code of Regulations, Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Code Amendments would have a significant impact on the environment. The Code Amendments impose regulations on existing uses, but do not increase the intensity or density of any land use or allow any development where it was not otherwise permitted. The Title 17 amendments do not propose any land use that is inconsistent with the General Plan or allow new uses where they were not previously allowed. The Community Development Director is hereby directed to file a Notice of Exemption in accordance with CEQA and the State CEQA Guidelines.

Section 4. Section 5.04.270 (Right to revoke) of Chapter 5.04 (Business Licenses Generally) of Title 5 (Business Licenses and Regulations) of the Temecula Municipal Code is hereby amended to read as follows (with additions appearing in underlined text and deletions appearing in strikethrough text), with all other provisions of Section 5.04.270 remaining unchanged:

> "Every certificate granted under this chapter is granted and accepted by all parties with the express understanding that the city ~~council~~ manager, or their designee, may revoke the certificate if it is in the best interest of the health, welfare or safety of the public to do so and grounds for such revocation exist as noted in Section 5.04.280 of this code."

Section 5. Subsection "E" is hereby added to Section 5.04.280 (Grounds for denial or revocation) of Chapter 5.04 (Business Licenses Generally) of Title 5 (Business Licenses and Regulations) of the Temecula Municipal Code to read as follows with all other provisions of Section 5.04.270 remaining unchanged:

> "E. The conduct of the business, or their employees, has violated any provision within this Code."

Section 6. Section 5.22.020 (Definitions.) of Chapter 5.22 (Massage and Massage Establishments) of Title 5 (Business Licenses and Regulations) of the Temecula Municipal Code is hereby amended to read as follows (with additions appearing in underline text and deletions appearing in strikethrough text), with all other provisions of Section 5.22.020 remaining unchanged:

> "Massage" means the scientific manipulation of the soft tissues of the human body. "Massage" includes bodywork such as ~~reiki,~~ trigger point, shiatsu, cupping and lymphatic drainage.
>
> "Reiki" means an energy healing technique(s) aimed at reducing stress, inducing relaxation, and promoting healing by balancing the body's energy fields. Reiki may include the laying of hands above or upon a person's body. Manipulation of the soft tissue is not Reiki.

Section 7. A new Item "10" is hereby added to Subsection A of Section 5.22.120 (Exemptions.) of Chapter 5.22 (Massage and Massage Establishments) of Title 5 (Business Licenses and Regulations) of the Temecula Municipal Code to read as follows, with all other provisions of Section 5.22.020 remaining unchanged:

> "10. Reiki, as defined in this Chapter, is not considered massage and shall be exempt from obtaining a massage establishment permit. Such establishments shall only be permitted in the same location where a massage establishment is allowed as specified in Table 17.08.030 and may not be established at a residence nor be issued a Home Occupation Permit, regardless of session type (online, in person, etc.)."

Section 8. Subsection "F" of Section 8.12.020 (Public nuisances defined.) of Chapter 8.12 (Nuisances) of Title 8 (Health and Safety) of the Temecula Municipal Code is hereby amended to read as follows (with delectations appearing in strikethrough and additions appearing in underlined text), with all other provisions of Section 8.12.020 remaining unchanged:

> "F. Any building or structure, wall, fence, pavement, walkway, equipment or other surface upon which graffiti, including paint, ink, stickers, chalk, dye, scratches, gouging or similar markings, is allowed to remain for more than ~~that~~ twenty-four hours after discovery;"

Section 9. Subsection "I" of Section 8.12.020 (Public nuisances defined.) of Chapter 8.12 (Nuisances) of Title 8 (Health and Safety) of the Temecula Municipal Code is hereby amended to read as follows (with additions appearing in underlined text), with all other provisions of Section 8.12.020 remaining unchanged:

> "I. Buildings, structures, exteriors, roofs, landscaping, grounds, walls, retaining and crib walls, fences, driveways, parking lots, striping, lighting, locking mechanism, signage, trash enclosures, trash cans, water quality basins, sidewalks or walkways which are defective, unsightly, no longer viable, or which otherwise fail to comply with applicable customary and reasonable standards for maintenance of residential, commercial or industrial properties within the city;"

Section 10. Section 9.11.080 (Security name tag.) of Chapter 9.11 (Regulation of Private Security Operators) of Title 9 (Public Peace, Morals and Welfare) of the Temecula Municipal Code is hereby amended to read as follows (with additions appearing in underlined text), with all other provisions of Section 9.11.080 remaining unchanged:

> "All security guards must wear a name tag with the security guard's first name and last initial and the name of the private security operator that employs the security guard. The name tag shall be of appropriate size and color as to be easily legible from a distance of five feet, with one half (0.5) inch font being the minimum font size."

Section 11. Item "4" of Subsection "B" of Section 10.16.042 (Prohibition of oversized vehicles being parked on city streets-exceptions) of Chapter 10.16 (Stopping, Standing and Parking) of Title 10 (Vehicles and Traffic) of the Temecula Municipal Code is hereby amended to

read as follows (with additions appearing in underlined text), with all other provisions of Section 10.16.042 remaining unchanged:

> "4. Parked or left standing as allowed by a permit issued by the city pursuant to procedures established by the city manager; provided, however, that no address within the city shall be issued a permit for more than three calendar days at a time, four times within a calendar year, for a maximum of twelve calendar days per calendar year. There shall be a minimum of three calendar days between such permits. Any oversized vehicle parked contrary to this section shall be subject to abatement as specified in this code."

Section 12. A new Subsection "L" (Permit Ownership) is hereby added to Section 17.04.010 (Conditional Use Permits.) of Chapter 17.04 (Permits) of Title 17 (Zoning) of the Temecula Municipal Code to read as follows, with all other provisions of Section 17.04.010 remaining unchanged:

> "L. Permit Ownership. All Conditional Use Permits (CUP's) issued by the City are land use permits and are issued to the owner of the property or their successor in accordance with California Government Code § 65901. The applicant(s) of a CUP or business owner who operates a business requiring a CUP do not have ownership over the permit."

Section 13. Item 3. of Subsection B (Types of Modification) of Section 17.05.030 (Modifications to an approved development plan.) of Chapter 17.05 (Development Plans.) of Title 17 (Zoning) of the Temecula Municipal Code is hereby amended to read as follows (with additions appearing in underlined text and deletions appearing in strikethrough text), with all other provisions of Section 17.05.030 remaining unchanged:

> 3. Modifications to approved development plans that are subject to the administrative development plan process include the following:
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> a. Changes to the approved landscaping plant palette;
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> b. Changes to the approved landscaping irrigation;
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> c. Conversion to drought tolerant landscape; or
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> ~~b~~d. Changes ~~in~~ to the exterior colors/finish/fixtures or any changes in materials.

Section 14. Table 17.06.030 (Residential Districts) of Section 17.06.030 (Use regulations.) of Chapter 17.06 (Residential Districts) of Title 17 (Zoning) of the Temecula Municipal Code is hereby amended to read as follows (with deletions appearing in strikethrough text), with all other provisions of Table 17.06.030 remaining unchanged:

Residential									
	HR	**RR**	**VL**	**L-1**	**L-2**	**LM**	**M**	**H**	**HR-SM[9]**
~~Guest house~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P[2]~~	~~P[2]~~	~~P~~

Section 15. Item 1 of Subsection I (Fences, Hedges, and Walls.) of Section 17.06.050 (Special use standards and regulations) of Chapter 17.06 (Residential Districts) of Title 17 (Zoning) of the Temecula Municipal Code is hereby amended to read as follows (with deletions

appearing in strikethrough text and additions appearing in underlined text), with all other provisions of Section 17.05.030 remaining unchanged:

1. Solid fences, hedges and walls within the actual front yard ~~front setback~~ shall have a maximum height of three feet in order to maintain safe visibility for pedestrians and egress and ingress of vehicular traffic. A combination of solid and open fences not exceeding six feet in height may be located in a required front yard, corner, side yard, or visibility clearance area, provided such fences are constructed with at least ninety percent of the top three feet of their vertical surface open, and non-view obscuring. Chain link fencing with or without slats is prohibited.

Section 16. Table 17.06.050A (Accessory Structures Setbacks) of Section 17.06.050 (Special use standards and regulations.) of Chapter 17.06 (Residential Districts) of Title 17 (Zoning) of the Temecula Municipal Code is hereby amended to read as follows (with additions appearing in underlined text), with all other provisions of Table 17.06.050A remaining unchanged:

Table 17.06.050A			
Accessory Structures Setbacks for the HR, RR, VL, L-1, L-2, LM, M and H Zoning Districts			
Accessory Structure	**Front Yard**	**Rear Yard**	**Interior Side Yard[1]**
Greenhouse	Not permitted	5 ft.	5 ft.

Notes:

1. On a corner lot, accessory structures are ~~not~~ permitted on a case-by-case basis at the sole discretion of the Director of Community Development~~, unless otherwise noted above~~.

2. Accessory structures with walls must be separated from other accessory and primary structures by at least six feet.

3. Swimming pools, spas and pool and spa equipment in the VL, RR and HR zoning districts may be located in the front yards as outlined in Section 17.06.050(E).

Section 17. A new Subsection "K" (Retail Lockers) is hereby added to Section 17.08.050 (Special use regulations and standards) of Chapter 17.08 (Commercial/Office/Industrial Districts) of Title 17 (Zoning) of the Temecula Municipal Code to read as follows, with all other provisions of Section 17.08.050 remaining unchanged:

K. Retail Lockers. All retail lockers shall be located entirely within an existing commercial structure in a zone that permits retail sales. The retail locker shall only be accessible to the public during the hours the business is open to the public. No retail locker is allowed to block or obstruct any entry or exit and no advertisements are permitted whether

digital or physical. Mixed used developments shall locate all aspects of the retail locker and operations in the commercial space only and limited to the regular business hours.

Section 18. Table 17.08.030 (Schedule of Permitted Uses Commercial/Office/Industrial Districts) of Section 17.08.030 (Use regulations.) of Chapter 17.08 (Commercial/Office/Industrial Districts) of Title 17 (Zoning) of the Temecula Municipal Code is hereby amended to read as follows (with additions appearing in underlined text), with all other provisions of Table 17.08.030 remaining unchanged:

Table 17.08.030							
Schedule of Permitted Uses Commercial/Office/Industrial Districts							
Description of Use	**NC**	**CC**	**HT**	**SC**	**PO**	**BP**	**LI**
A							
Automobile rental	-	C[1]	C[1]	P[1]	-	-	P[1]

Section 19. Item 6 (Landscape Standards) of Subsection J (Outdoor Display of Merchandise Accessory to Current On-site Business.) of Section 17.10.020 (Supplemental Development Standards.) of Chapter 17.10 (Supplemental Development Standards) of Title 17 (Zoning) of the Temecula Municipal Code is hereby amended to read as follows (with deletions appearing in strikethrough text and additions appearing in underlined text), with all other provisions of Section 17.10.020 remaining unchanged:

6. No item shall be displayed in a manner that: causes a safety hazard; obstructs the entrance to any building; interferes with or impedes the flow of pedestrian or vehicle traffic; is unsightly or creates ~~creams~~ any other condition that is detrimental to the appearance of the premises or any surrounding property; or in any other manner is detrimental to the public health, safety or welfare or causes a public nuisance.

Section 20. Item 1 (Landscape Standards) of Subsection C (Automobile, Auto Mall, Motorcycle, and Truck Dealership Landscape Standards.) of Section 17.10.020 (Supplemental Development Standards.) of Chapter 17.10 (Supplemental Development Standards) of Title 17 (Zoning) of the Temecula Municipal Code is hereby amended to read as follows (with deletions appearing in strikethrough text and additions appearing in underlined text), with all other provisions of Section 17.10.020 remaining unchanged:

1. Landscape Standards. The following standards shall be applied to all new automobile, motorcycle and truck dealerships or substantial alterations to the same, to include automobile rental establishments whether accessory or primary use ~~existing automobile, motorcycle and truck dealerships~~:

Section 21. A new item "6" is hereby added to Subsection B (Driveways/Drive Ailes.) of Section 17.24.050 (Parking facility layout and dimensions.) of Chapter 17.24 (Off-Steet Parking and Loading) of Title 17 (Zoning) of the Temecula Municipal Code to read as follows, with all other provisions of Section 17.24.050 remaining unchanged:

"6. Solid Waste Collection. All roads, drive aisles or any other roadway, to include alleys, shall ensure the roadway width allows for regular solid waste pickup without impacting emergency vehicle access, whether individual residential bins or commercial dumpsters, regardless of use."

Section 22. Sub item "b" of Item 3 of Subsection D (Driveways/Drive Aisles.) of Section 17.24.020 (General provisions.) of Chapter 17.24 (Off-Steet Parking and Loading) of Title 17 (Zoning) of the Temecula Municipal Code to read as follows (with additions appearing in underlined text), with all other provisions of Section 17.24.020 remaining unchanged:

b. Storing, placing or parking any of the above conveyances, or any part thereof, which is disabled, unlicensed, unregistered, inoperative, or from which an essential or legally required operating part is removed, shall be prohibited unless conducted within ~~with~~ a garage or accessory building, or in an area screened from view from the street and adjoining lots by a legally located fence, wall or equivalent screening.

Section 23. A new Subitem "m." is added to Item 3 (Design) of Subsection A (Standards for Permanent Freestanding Signs.) of Section 17.28.070 (General requirements for permanent signs.) of Article I (General) of Chapter 17.28 (Sign Standards) of Title 17 (Zoning) of the Temecula Municipal Code to read as follows, with all other provisions of Section 17.28.070 remaining unchanged:

"m. Signs for businesses shall not include brand logos, whether text or imagery, of companies or brands whose products, services, or wares are available to the public."

Section 24. Section 17.34.010 (Definitions and illustrations of terms) of Chapter 17.34 (Definition of Terms) of Title 17 (Zoning) of the Temecula Municipal Code is hereby amended to add definitions for "Greenhouse", and "Retail or Parcel Locker" to read as follows, with all other provisions of Section 17.34.010 remaining unchanged:

"Greenhouse" means a non-habitable permanent climate-controlled structure enclosed by walls, typically of glass or transparent material, and used usually year-round for the cultivation or protection of plants. Greenhouses may have water fixtures for plant care but no toilet(s).

"Retail Locker" means any self-service delivery or pickup locations consisting of automated, secure, typically metal locker banks where customers retrieve packages using a unique code, often located in convenience stores, gas stations, or retail areas. "Parcel Locker" may be used interchangeably and shall have the same meaning.

Severability. If any section or provision of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, or contravened by reason of any preemptive legislation, the remaining sections and/or provisions of this Ordinance shall remain valid. The City Council hereby declares that it would have adopted this Ordinance, and each section or provision thereof, regardless of the fact that any one or more section(s) or provision(s) may be declared invalid or unconstitutional or contravened via legislation.

Section 25. Certification. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same or a summary thereof to be published and posted in the manner required by law.

Section 26. Effective Date. This Ordinance shall take effect thirty (30) days after passage.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula this 28th day of July, 2026.

Jessica Alexander, Mayor

ATTEST:

Randi Johl, City Clerk

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF TEMECULA)

I, Randi Johl, City Clerk of the City of Temecula, do hereby certify that the foregoing Ordinance No. 2026-05 was duly introduced and placed upon its first reading at a meeting of the City Council of the City of Temecula on the 14th day of July, 2026, and that thereafter, said Ordinance was duly adopted by the City Council of the City of Temecula at a meeting thereof held on the 28th day of July, 2026, by the following vote:

AYES:	5	COUNCIL MEMBERS:	Alexander, Kalfus, Rahn, Schwank, Stewart
NOES:	0	COUNCIL MEMBERS:	None
ABSTAIN:	0	COUNCIL MEMBERS:	None
ABSENT:	0	COUNCIL MEMBERS:	None

Randi Johl, City Clerk