

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the office of the City Clerk (951) 694-6444. Notification 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to that meeting [28 CFR 35.102.35.104 ADA Title II].

## **AGENDA**

**TEMECULA PLANNING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS  
41000 MAIN STREET  
TEMECULA, CALIFORNIA  
APRIL 1, 2026 - 10:00 AM**

**CALL TO ORDER: Chair Lanae Turley-Trejo**

**FLAG SALUTE: Commissioner Mark Watson**

**ROLL CALL: Hagel, Matics, Solis, Turley-Trejo, Watson**

### **PUBLIC COMMENT**

A total of 30 minutes is provided for members of the public to address the Commission on matters not listed on the agenda. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Commission Secretary. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to [PlanningCommission@temeculaca.gov](mailto:PlanningCommission@temeculaca.gov). All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

### **CONSENT CALENDAR**

All matters listed under Consent Calendar are considered to be routine and all will be enacted by one vote. There will be no discussion of these items unless members of the Commission request specific items be removed from the Consent Calendar for separate action. A total of 30 minutes is provided for members of the public to address the Commission on items that appear on the Consent Calendar. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Commission Secretary. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to 10 AM and submitted to [PlanningCommission@temeculaca.gov](mailto:PlanningCommission@temeculaca.gov). All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

**1. Approve the action minutes of March 4, 2026**

**Recommendation:** That the Commission approve the action minutes of March 4, 2026.

**Attachments:** [Action Minutes](#)

**BUSINESS**

Members of the public may address the Commission on Business items that appear on the agenda. Each speaker is limited to 5 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Commission Secretary. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to PlanningCommission@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

2. Receive Budget Engagement Session and Provide General Recommendations Regarding the Same

Recommendation: That the Commission receive the budget engagement session and provide general recommendation regarding the same.

Attachments: [Agenda Report](#)

**PUBLIC HEARING**

Any person may submit written comments to the Commission before a public hearing or may appear and be heard in support of or in opposition to the approval of the project(s) at the time of the hearing. 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. For public hearings each speaker is limited to 5 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Commission Secretary or by submitting an email to be included into the record. Email comments must be submitted to PlanningCommission@temeculaca.gov. Email comments on all matters, including those not on the agenda, must be received prior to the time the item is called for public comments. Any person dissatisfied with a decision of the Commission may file an appeal of the Commission's decision. Said appeal must be filed within 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. All public participation is governed by the Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

3. Planning Application Number PA25-0090, a Modification Application to a Development Plan for an approximately 735 square foot coffee shop with a drive-thru on the 0.94-acre parcel located at 43995 Mahlon Vail Road (APN 960-020-077), Jaime Cardenas

Recommendation: Approve a resolution entitled:

PC RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA25-0090, A MODIFICATION APPLICATION TO A DEVELOPMENT PLAN FOR AN APPROXIMATELY 735 SQUARE

FOOT COFFEE SHOP WITH A DRIVE THRU ON THE 0.94-ACRE PARCEL LOCATED AT 43995 MAHLON VAIL ROAD AND MAKE A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN 960-020-077)

- Attachments:**
- [Agenda Report](#)
  - [Aerial Map](#)
  - [PC Resolution](#)
  - [Exhibit A - Draft Conditions of Approval](#)
  - [Exhibit B - Plan Reductions](#)
  - [Notice of Exemption](#)
  - [Notice of Public Hearing](#)

4. Planning Application Number PA24-0494, a Development Plan to allow for a three-story, over enclosed podium parking, residential building with 26 units, three (3) of which are designated as affordable and a Density Bonus Application to allow for one concession and the waiver of certain development standards in exchange for the developer restricting three (3) units for rent to very low income households for a period of 55 years. The project is located at 28717 Pujol Street (APNs 922-062-008 & 922-062-009), Yannin Marquez

**Recommendation:** Approve a resolution entitled:  
  
PC RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA24-0494, A DEVELOPMENT PLAN TO ALLOW FOR A THREE STORY, OVER ENCLOSED PODIUM PARKING, RESIDENTIAL BUILDING WITH 26 UNITS AND A DENSITY BONUS APPLICATION TO ALLOW FOR ONE CONCESSION AND A WAIVER OF DEVELOPMENT STANDARDS IN EXCHANGE FOR THE DEVELOPER RESTRICTING THREE UNITS FOR RENT TO VERY LOW INCOME HOUSEHOLDS, AND MAKING A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTION 15332. THE PROJECT IS LOCATED AT 28717 PUJOL STREET (APNS 922-062-008 & 922-062-009)

- Attachments:**
- [Staff Report](#)
  - [Aerial Map](#)
  - [PC Resolution](#)
  - [Exhibit A - Draft Conditions of Approval](#)
  - [Exhibit B - Plan Reductions](#)
  - [Notice of Exemption](#)
  - [Notice of Public Hearing](#)

**COMMISSIONER REPORTS**

**COMMUNITY DEVELOPMENT DIRECTOR REPORT**

**PUBLIC WORKS DIRECTOR REPORT**

**ADJOURNMENT**

The next regular meeting of the Planning Commission will be held on Wednesday, May 6, 2026, at 10:00 a.m., in the Council Chambers located at 41000 Main Street, Temecula, California.

**NOTICE TO THE PUBLIC**

The full agenda packet (including staff reports and any supplemental material available after the original posting of the agenda), distributed to a majority of the Planning Commission regarding any item on the agenda, will be available for public viewing in the main reception area of the Temecula Civic Center during normal business hours at least 72 hours prior to the meeting. The material will also be available on the City's website at [TemeculaCa.gov](http://TemeculaCa.gov). and available for review at the respective meeting. If you have questions regarding any item on the agenda, please contact the Community Development Department at (951) 694-6444.