

ACTION MINUTES

**TEMECULA PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
APRIL 16, 2025 - 6:00 PM**

CALL TO ORDER at 6:00 PM: Chair Lanae Turley-Trejo

FLAG SALUTE: Commissioner Gary Watts

ROLL CALL: Hagel, Solis (absent), Turley-Trejo, Watson, Watts

PUBLIC COMMENT- None

CONSENT CALENDAR

1. Minutes

Recommendation: That the Commission approve the action minutes of April 2, 2025.

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

PUBLIC HEARING

2. Long Range Planning Project Number LR25-0068, amending Title 17 of the Temecula Municipal Code, Mark Collins

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-09

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 REPEALING AND REPLACING CHAPTER 17.23 (ACCESSORY DWELLING UNITS) OF TITLE 17 (ZONING) OF THE TEMECULA MUNICIPAL CODE TO UPDATE ACCESSORY DWELLING UNIT AND JUNIOR ACCESSORY DWELLING UNIT REGULATIONS IN ACCORDANCE WITH STATE LAW, AND FINDING THAT THIS ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15282(H)."

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

3. Planning Application Nos. PA23-0280, a Zoning Amendment application to change the zoning from Highway Tourist (HT) to Planned Development Overlay (PDO-16); PA23-0204, a Tentative Parcel Map to create two parcels from one existing parcel; PA23-0197, a Development Plan Application to allow for the construction of two structures totaling approximately 4,546 square feet, PA23-0198, a Conditional Use Permit to allow a car wash; and PA24-0348, a Conditional Use Permit to allow a restaurant drive-thru, Eric Jones

Recommendation: Adopt resolutions entitled:

PC RESOLUTION NO. 2025-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE BEDFORD COURT PROJECT CONSISTING OF APPROXIMATELY 1.88 ACRES GENERALLY LOCATED ON THE SOUTHWEST SIDE OF BEDFORD COURT APPROXIMATELY 160 FEET SOUTHWEST OF THE TEMECULA PARKWAY AND BEDFORD COURT INTERSECTION (APN 922-210-042)

PC RESOLUTION NO. 2025-11

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 ZONING CODE TO ADD A NEW ARTICLE XVII (BEDFORD COURT PLANNED DEVELOPMENT OVERLAY DISTRICT 16) TO CHAPTER 17.22 (PLANNED DEVELOPMENT OVERLAY ZONING DISTRICT) TO REVISE THE ZONING DESIGNATION FROM HIGHWAY TOURIST (HT) TO PLANNED DEVELOPMENT OVERLAY 16 (PDO-16) ON A 1.88 ACRE SITE GENERALLY LOCATED ON THE SOUTHWEST CORNER OF BEDFORD COURT APPROXIMATELY 160 FEET SOUTHWEST OF THE TEMECULA PARKWAY AND BEDFORD COURT INTERSECTION (APN 922-210-042) AND AMENDING THE TEMECULA ZONING MAP”

PC RESOLUTION NO. 2025-12

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 APPROVING TENTATIVE PARCEL MAP 38924 (PA23-0204) TO DIVIDE ONE EXISTING PARCEL TOTALING 1.88 ACRES INTO TWO PARCELS AT THE SOUTHWEST END OF BEDFORD COURT APPROXIMATELY 160 FEET SOUTHWEST OF THE TEMECULA PARKWAY AND BEDFORD COURT INTERSECTION (APN 922-210-042)”

PC RESOLUTION NO. 2025-13

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 APPROVING A CONDITIONAL USE PERMIT (PA23-0198) TO ALLOW A CAR WASH AT THE SOUTHWEST END OF BEDFORD COURT APPROXIMATELY 160 FEET SOUTHWEST OF THE TEMECULA PARKWAY AND BEDFORD COURT INTERSECTION (APN 922-210-042)”

PC RESOLUTION NO. 2025-14

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 APPROVING A CONDITIONAL USE PERMIT (PA24-0348) TO ALLOW A RESTAURANT DRIVE THRU AT THE SOUTHWEST END OF BEDFORD COURT APPROXIMATELY 160 FEET SOUTHWEST OF THE TEMECULA PARKWAY AND BEDFORD COURT INTERSECTION (APN 922-210-042)”

PC RESOLUTION NO. 2025-15

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 APPROVING A DEVELOPMENT PLAN (PA23-0197) TO ALLOW FOR THE CONSTRUCTION OF TWO STRUCTURES TOTALING APPROXIMATELY 4,546 SQUARE FEET AT THE SOUTHWEST END OF BEDFORD COURT APPROXIMATELY 160 FEET SOUTHWEST OF THE TEMECULA PARKWAY AND BEDFORD COURT INTERSECTION (APN 922-210-042)”

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

COMMISSIONER REPORTS

COMMISSION SUBCOMMITTEE REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

PUBLIC WORKS DIRECTOR REPORT

ADJOURNMENT

At 7:33 PM, the Planning Commission meeting was formally adjourned to Wednesday, May 7, 2025, at 6:00 p.m., in the Council Chambers located at 41000 Main Street, Temecula, California.

Lanae Turley-Trejo, Chair

Matt Peters, Director of Community Development