

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Matt Peters, Director of Community Development

DATE: August 11, 2026

SUBJECT: Conduct Public Hearing to Consider Sixth Extension to Previously Approved Development Plan (PA17-0854) for Four-Story Hotel with Underground Parking Located at 41950 4th Street

PREPARED BY: Yannin Marquez, Assistant Planner

RECOMMENDATION: That the City Council conduct a public hearing and upon conclusion of the public hearing adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA TO APPROVE PLANNING APPLICATION NO. PA26-0266, A SIXTH EXTENSION OF TIME FOR A TWO-YEAR EXTENSION OF TIME TO THE PREVIOUSLY APPROVED DEVELOPMENT PLAN (PA17-0854) FOR A FOUR-STORY HOTEL WITH UNDERGROUND PARKING LOCATED AT 41950 4TH STREET AND MAKE A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15061(B)(3)

BACKGROUND: The applicant, Kirk Medeiros, filed Planning Application No. PA26-0266, an Extension of Time to the previously approved Development Plan (PA17-0854) for a four-story hotel with underground parking.

On April 18, 2018, the Planning Commission approved Development Plan Application PA17-0854. On October 18, 2021, staff administratively approved PA20-1360, a modification to flip the layout of the project site, relocate the garage entrance to the back of the project and revise the elevation located at 41950 4th Street. On September 18, 2023, staff administratively approved PA23-0370, a modification to revise the courtyard elevation with the addition of windows in the fitness center area.

The applicant has fully utilized the allowable five (5) extensions of time, one-year at a time granted in the previously approved Development Plan (PA17-0854) Conditions of Approval. Per Temecula

Municipal Code 17.05.010 (H) (3), a request for an extension of time beyond the fifth approval of an extension of time may be granted by the city council at a public hearing.

Staff Recommendation

Staff recommends that the City Council approve the sixth extension of time for a two-year extension of time subject to the Conditions of Approval. Approval of the extension of time would result in the project being extended until April 18, 2028.

ENVIRONMENTAL: In accordance with the California Environmental Quality Act (CEQA), staff has determined the proposed project is categorically exempt from further environmental review and recommends that a Notice of Exemption be adopted in compliance with CEQA (Section 15061 (b) (3)) as it can be seen with certainty that there will be no effect on the environment because the Extension of Time is not proposing any construction or additional square footage that is not previously approved as part of Development Plan PA17-0854.

FISCAL IMPACT: None

ATTACHMENTS:

1. Aerial Map
2. City Council Resolution
3. Exhibit A – Development Plans PA17-0854, MOD Plans PA20-1360 and PA23-0370
4. Exhibit B – Conditions of Approval
5. Notice of Exemption
6. Notice of Public Hearing