

STAFF REPORT – PLANNING

**CITY OF TEMECULA
OLD TOWN LOCAL ADVISORY COMMITTEE**

May 11, 2026

PLANNING APPLICATION NOS. PA26-0037, -0061

Prepared by: Yannin Marquez, Case Planner

APPLICATION INFORMATION:

APPLICANT: Christopher Campbell

PROPOSAL: A Modification Application and Certificate of Historical Appropriateness for interior and exterior modifications to an existing historic building (First National Bank Building)

LOCATION: 28645 Old Town Front Street

EXISTING ZONING: Old Town Specific Plan (SP)

SURROUNDING ZONING: North: Old Town Specific Plan (SP) / Downtown Core (DTC)
South: Old Town Specific Plan (SP) / Downtown Core (DTC)
East: Old Town Specific Plan (SP) / Downtown Core (DTC)
West: Old Town Specific Plan (SP) / Downtown Core (DTC)

GENERAL PLAN DESIGNATION: Specific Plan Implementation (SPI)

EXISTING LAND USE: Commercial Building

SURROUNDING LAND USES: North: Specific Plan Implementation (SPI)/ Old Town Front Street, Commercial Building
South: Specific Plan Implementation (SPI)/ Main Street, Commercial Building
East: Specific Plan Implementation (SPI)/ Old Town Front Street, Commercial Building
West: Specific Plan Implementation (SPI)/ Commercial Building

BACKGROUND

On February 27, 2025, the Old Town Local Advisory Committee reviewed Modification Application (PA23-0499) and Certificate of Historical Appropriateness (PA23-0500) for interior and exterior changes, that included an exterior paint color change on the existing historical building (First National Bank). The Committee recommended the project for approval by the Planning Commission.

On January 26, 2026, the applicant submitted a Modification Application (PA26-0037) for interior and exterior changes to an existing historic building (First National Bank). This was followed by an additional submittal on February 9, 2026, for a Certificate of Historical Appropriateness (PA26-0061).

ANALYSIS

Old Town Temecula Specific Plan / Certificate of Historical Appropriateness

The Old Town Specific Plan (OTSP) requires that Level Two Projects which have the potential for significant aesthetic impacts be reviewed by the Old Town Local Advisory Committee (Committee). A Level Two project includes any substantial exterior alteration or modification to a designated historic structure that may impact the historical building form, detailing, materials, and architectural that are important in defining the historic character of the building or structure. The OTSP lists the First National Bank Building located at 28645 Old Town Front Street and constructed approximately in 1914 as a historic building.

The OTSP requires a Finding of Historical Appropriateness for any designated historic building that is modified or altered in any way, including alterations or modifications to the exterior or interior of the building. The purpose of a Finding of Historic Appropriateness is for the maintenance, retention, and preservation of the historical building form, detailing, materials and architectural features that are important in defining the historic character of the building. The OTSP requires review of the Historic Appropriateness with a recommendation by the Committee before the project can move forward with administrative approval.

Modification

The project is proposing exterior and interior modifications to the existing building that include:

Exterior:

- (1) 392 square foot metal cloth patio awning over Front Street façade outdoor seating
- (1) 15.75 square foot attached metal cloth patio awnings over exterior 1st floor exit access door
- (1) ceiling mounted fixture at main entry door
- (1) new exterior light with battery backup
- New shroud for an existing light fixture at the roof of the building
- New main entry double door – 3.4 Lite, Mahogany, Clear Glass.

Interior:

- Dividing wall fenestration made of wood panels to provide visibility

RECOMMENDATION

Staff has determined that the proposed project is in conformance with the Old Town Specific Plan. Staff is requesting that the Committee review, provide comments, and recommend that the Modification Application and Certificate of Historical Appropriateness be administratively approved.

- ATTACHMENTS**
1. Aerial Map
 2. Plan Reductions