

ACTION MINUTES

**TEMECULA PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
MAY 6, 2026 - 10:00 AM**

CALL TO ORDER at 10:00 AM: Chair Lanae Turley-Trejo

FLAG SALUTE: Commissioner David Matics

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

PUBLIC COMMENT – AGENDA ITEMS

The following individual(s) addressed the Planning Commission:

- David Akiba (Item #3)

All electronic comments received were made a part of the record of the meeting.

CONSENT CALENDAR

1. Approve the action minutes of April 1, 2026

Recommendation: That the Commission approve the action minutes of April 1, 2026

Approved the Staff Recommendation (5-0): Motion by Watson, Second by Matics. The vote reflected unanimous approval.

PUBLIC HEARING

2. Long Range Planning Project Number LR26-0139, amending the Uptown Temecula Specific Plan and Uptown Temecula Streetscape and Sidewalk Improvement Standards, Eric Jones

Recommendation: Adopt resolutions entitled:

PC RESOLUTION NO. 2026-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPT AN EIR ADDENDUM FOR THE UPTOWN TEMECULA SPECIFIC PLAN AND UPTOWN TEMECULA STREET SCAPE AND SIDEWALK IMPROVEMENT STANDARDS AMENDMENT GENERALLY LOCATED WEST OF INTERSTATE 15, SOUTH OF CHERRY STREET, AND NORTH OF RANCHO CALIFORNIA ROAD

PC RESOLUTION NO. 2026-06

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 THE UPTOWN TEMECULA SPECIFIC PLAN AND UPTOWN STREET SCAPE AND SIDEWALK IMPROVEMENT STANDARDS FOR THE AREA GENERALLY LOCATED ON WEST OF INTERSTATE 15, SOUTH OF CHERRY STREET AND NORTH OF RANCHO CALIFORNIA ROAD, AND ADOPTING AN ADDENDUM TO THE CERTIFIED UPTOWN TEMECULA EIR (SCH #2013061012)"

Motion to approve the Staff Recommendation (5-0): Motion by Solis, Second by Hagel. The vote reflected unanimous approval.

3. (Continued from the Planning Commission meeting of, October 15, 2025, November 19, 2025, January 7, 2026, and February 4, 2026) Planning Application Numbers PA23-0327, an amendment to the Redhawk Specific Plan to allow a wedding and special event center associated with the golf course and add related standards for those uses. PA23-0251, a Conditional Use Permit to allow a wedding/event center to be operated as part of the existing golf course between the hours of Noon and 9:00 p.m. no more than three days per week. The project is located at 45100 Temecula Parkway within the Redhawk Specific Plan, Eric Jones

Recommendation: Adopt resolutions entitled:

PC RESOLUTION NO. 2026-07

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 REDHAWK SPECIFIC PLAN AMENDMENT GENERALLY LOCATED APPROXIMATELY 1,500 FEET FROM THE REDHAWK PARKWAY AND VAIL RANCH PARKWAY INTERSECTION (APN: 962-040-012)

PC RESOLUTION NO. 2026-08

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 THE REDHAWK SPECIFIC PLAN TO ALLOW WEDDING/SPECIAL EVENT USES AT THE GOLF COURSE AND ADD RELATED STANDARDS FOR THOSE USES ON A 100.9 ACRE PARCEL GENERALLY LOCATED APPROXIMATELY 1,500 FEET SOUTH

OF THE REDHAWK PARKWAY AND VAIL RANCH PARKWAY INTERSECTION (APN: 962-040-012)”

PC RESOLUTION NO. 2026-09

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 (PA23-0251) TO ALLOW A WEDDING/EVENT CENTER TO BE OPERATED AS PART OF THE EXISTING GOLF COURSE LOCATED AT 45100 TEMECULA PARKWAY (APN: 962-040-012)

Motion to approve the Staff Recommendation (3-0, Matics and Watson abstained): Motion by Hagel, Second by Solis. The vote reflected unanimous approval with Matics and Watson abstaining.

4. Planning Application No. PA26-0032, a Conditional Use Permit application for Ducks in a Row to obtain a Type 47 ABC license (On-Sale General - Eating Place) at a new restaurant located at 41923 2nd Street, Suite 107, Marcella Mills

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2026-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA26-0032, A CONDITIONAL USE PERMIT APPLICATION FOR A TYPE 47 ABC LICENSE FOR DUCKS IN A ROW RESTAURANT LOCATED AT 41923 2ND STREET, SUITE 107 AND TO MAKE FINDINGS OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15301 (APN 922-043-027)

Motion to approve the Staff Recommendation (5-0): Motion by Solis, Second by Watson. The vote reflected unanimous approval.

5. Planning Application No. PA26-0090, a Sign Program Amendment to modify the existing Winchester Marketplace Sign Program No. 30 to allow an additional sign location at 40705 Winchester Road, Unit 4, Yannin Marquez

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2026-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA DENYING PLANNING APPLICATION NO.

PA26-0090, SIGN PROGRAM AMENDMENT APPLICATION TO MODIFY THE EXISTING WINCHESTER MARKETPLACE SIGN PROGRAM NO. 30 TO ALLOW AN ADDITIONAL SIGN LOCATION AT 40705 WINCHESTER ROAD, UNIT 4 AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN 910-290-019)

Motion to approve the Staff Recommendation to Deny (4-1, Hagel opposed): Motion by Matics, Second by Watson. The vote reflected unanimous approval with Hagel opposing.

COMMISSIONER REPORTS

COMMISSION SUBCOMMITTEE REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

PUBLIC WORKS DIRECTOR REPORT

ADJOURNMENT

At 11:47 AM, the Planning Commission meeting was formally adjourned to Wednesday, June 3, 2026, at 10:00 a.m., in the Council Chambers located at 41000 Main Street, Temecula, California.

Lanae Turley-Trejo, Chair

Matt Peters, Director of Community Development