

**CITY OF TEMECULA
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
MEMORANDUM**

TO: Planning Commission Chair and members of the Planning Commission

FROM: Matt Peters, Director of Community Development

DATE: April 2, 2025

SUBJECT: Director's Hearing Summary Report

Community Development Director's Agenda item(s) for February.

Date	Case No.	Proposal	Applicant	Action
February 20, 2025	PA23-0227	A resolution of the Director of Community Development of the City of Temecula approving Planning Application No. PA23-0227, a Development Plan for an approximately 7,057 square foot warehouse building with office space located at 42974 Roick Drive and making a finding of exemption under the California Environmental Quality Act (CEQA) (APN 909-320-056)	Sherrie Munroe	APPROVED DH RESOLUTION NO. 2025-01
February 27, 2025	PA23-0341	A resolution of the Director of Community Development of the City of Temecula approving Planning Application No. PA23-0341, a Development Plan for an approximately 8,000 square foot Texas Roadhouse Restaurant located at 40710 Winchester Road, and making a finding exemption under the California Environmental Quality Act (CEQA) (APN 910-420-029)	Texas Roadhouse	APPROVED DH RESOLUTION NO. 2025-02

Attachments: Action Agendas

ACTION AGENDAS

ACTION AGENDA

**TEMECULA COMMUNITY DEVELOPMENT
DIRECTOR'S HEARING MEETING
FEBRUARY 20, 2025 - 1:30 PM**

**TEMECULA CITY HALL
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA**

CALL TO ORDER at 1:30 PM: Matt Peters, Interim Director of Community Development

PUBLIC COMMENTS – None

Item No. 1 1:30 PM

Project Number: PA23-0227
Project Type: Development Plan
Project Title: Sailhouse DP
Applicant: 4M Engineering and Development, Inc. c/o Sherri Munroe
Project Description: Planning Application Number PA23-0227, a Development Plan for an approximately 7,057 square foot warehouse building with office space.
Location: 42974 Roick Drive
Environmental Action: Categorically Exempt
Section 15332, Class 31, In-Fill Development Projects
Project Planner: Eric Jones, Case Planner

**ACTION: APPROVED BY DIRECTOR OF COMMUNITY
DEVELOPMENT MATT PETERS**

ADJOURNMENT: The meeting was adjourned at 1:37 PM

ACTION AGENDA

**TEMECULA COMMUNITY DEVELOPMENT
DIRECTOR'S HEARING MEETING
FEBRUARY 27, 2025 - 1:30 PM**

**TEMECULA CITY HALL
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA**

CALL TO ORDER at 1:30 PM: Matt Peters, Director of Community Development

PUBLIC COMMENTS – None

Item No. 1 1:30 PM

Project Number: PA23-0341
Project Type: Development Plan
Project Title: Texas Roadhouse Restaurant
Applicant: Texas Roadhouse
Project Description: A Development Plan for an approximately 8,000 square foot Texas Roadhouse restaurant
Location: 40710 Winchester Road
Environmental Action: No further environmental review required.
Section 15182 (Projects Pursuant to a Specific Plan)
Section 15162 (Subsequent EIRs and Negative Declarations)
Project Planner: Scott Cooper, Case Planner

**ACTION: APPROVED BY DIRECTOR OF COMMUNITY
DEVELOPMENT MATT PETERS**

ADJOURNMENT: The meeting was adjourned at 1:35 PM