

ACTION MINUTES

**TEMECULA PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
MARCH 4, 2026 - 10:00 AM**

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

FLAG SALUTE: Commissioner Fernando Solis

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

PUBLIC COMMENTS – AGENDA ITEMS

The following individual(s) addressed the Planning:

- Sarah Evans (Items #2 and # 3)

CONSENT CALENDAR

1. Approve the action minutes of February 4, 2026

Recommendation: That the Commission approve the action minutes of February 4, 2026

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

PUBLIC HEARING

2. Planning Application No. PA25-0163, a Development Plan Application for an approximately 3,000 square foot private recreation center and ancillary amenities located in Planning Area 4 within the Paloma Del Sol Specific Plan, Yannin Marquez

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2026-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA25-0163, A DEVELOPMENT PLAN APPLICATION FOR AN APPROXIMATELY 3,686 SQUARE FOOT PRIVATE RECREATION CENTER AND ANCILLARY AMENITIES LOCATED IN PLANNING AREA 4 WITHIN THE PALOMA DEL SOL SPECIFIC PLAN, AND MAKING A FINDING OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT UNDER PUBLIC RESOURCES CODE SECTION 21166 AND GOVERNMENT CODE SECTION 65457 (APNs: 959-400-001, 002)

Motion to approve staff recommendation subject to the revised Condition of Approval (COA) No. 20, Photometric Plan. The Planning Commission recommended two revisions to the project that require the following: (1) the installation of security cameras around the amenity building. The security cameras shall be installed by the developer and maintained by the Homeowners Association. (2) Gates shall only be installed around the dog park, pickleball courts, pool and spa and amenity building. Gates between lots 104-141 will be eliminated to allow free access to the tot lots, as well as the elimination of the gate off of Lusitano Trail and the meandering tot lot (5-0): Motion by Hagel, Second by Watson. The vote reflected unanimous approval.

3. Planning Application No. PA25-0168, a Home Product Review to allow for six (6) unique detached single-family plans with four (4) architectural styles consisting of 164 lots located in Planning Area 4 within the Paloma Del Sol Specific Plan, Scott Cooper

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2026-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA25-0168, A HOME PRODUCT REVIEW TO ALLOW FOR SIX (6) UNIQUE DETACHED SINGLE-FAMILY PLANS WITH FOUR (4) ARCHITECTURAL STYLES CONSISTING OF 164 LOTS LOCATED IN PLANNING AREA 4 WITHIN THE PALOMA DEL SOL SPECIFIC PLAN, AND MAKING A FINDING OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT UNDER PUBLIC RESOURCES CODE SECTION 21166 AND GOVERNMENT CODE SECTION 65457 (APNS: 959-400-001, 002)

Motion to approve staff recommendation subject to the revised Conditions of Approval (COA) No. 31, Building Construction Plans for Outdoor Areas (5-0): Motion by Hagel, Second by Solis. The vote reflected unanimous approval.

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, April 1, 2026, at 10:00 AM, in the Council Chambers located at 41000 Main Street, Temecula, California.

Lanae Turley-Trejo, Chair

Matt Peters, Director of Community Development