

RESOLUTION NO. 2026-

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)

THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Procedural Findings. The City Council of the City of Temecula does hereby find, determine and declare that:

A. The applicant, Kirk Medeiros, filed Planning Application No. PA26-0266, a sixth Extension of Time Application. This application was filed in a manner in accord with the City of Temecula General Plan and Development Code.

B. The Application was processed including, but not limited to a public notice, in the time and manner prescribed by State and local Law.

C. The City Council, at a regular meeting, considered the Application and environmental review on August 11, 2026, at a duly noticed public hearing as prescribed by law, at which time the City staff and interested persons had an opportunity to and did testify either in support or in opposition to this matter.

D. At the conclusion of the City Council hearing and after due consideration of the testimony, the City Council approved Planning Application No. PA26-0266, subject to and based upon the findings set forth hereunder.

E. All legal proconditions to the adoption of the Resolution have occurred.

Section 2. Further Findings. The City Council approved the Application hereby finds, determines and declares that the sixth Extension of Time Application PA26-0266 is in accordance with Temecula Municipal Code Section 17.05.010 (Development Plan) and complies with the following findings:

A. The proposed use in conformance with the General Plan for Temecula and with all applicable requirements of State Law and other Ordinances of the City.

Hotels are an allowable use within the Downtown Core zoning district of the Old Town Specific Plan. Therefore, the use will be consistent with the General Plan for Temecula and the Old Town Specific Plan as well as the requirements for State Law and other Ordinances of the City.

B. The overall development of the land is designed for the protection of the public health, safety and general welfare.

The overall design of the project, including the site, buildings, parking, circulation and other associated site improvements, is consistent with, and intended to protect the health and safety of those working and living in and around the site as the project is consistent with the General Plan, City Wide Design Guidelines, Old Town Specific Plan, and Development Code. The project has been reviewed for, and as conditioned, has been found to be consistent with all applicable policies, guidelines, standards and regulations intended to ensure that the development will constructed and function in a manner consistent with the public health, safety and welfare.

Section 3. Environmental Findings. The City Council hereby makes the following environmental findings and determination in connection with the approval of the sixth Extension of Time:

A. In accordance with the California Environmental Quality Act (CEQA), staff has determined that the proposed project is exempt from further environmental review pursuant to CEQA Guidelines 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 PA17-0854.

Section 4. Conditions of Approval. The City Council of the City of Temecula approves Planning Application PA26-0266, a sixth Extension of Time for a two-year extension, subject to the Conditions of Approval (Development Plan) set forth in Exhibit B attached hereto and incorporated herein by this reference.

Section 5. Certification. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula
this 11th day of August, 2026.

Jessica Alexander, Mayor

ATTEST:

Randi Johl, City Clerk

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF TEMECULA)

I, Randi Johl, City Clerk of the City of Temecula, do hereby certify that the foregoing Resolution No. 2026- was duly and regularly adopted by the City Council of the City of Temecula at a meeting thereof held on the 11th day of August, 2026 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Randi Johl, City Clerk