

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Ron Moreno, Director of Public Works/City Engineer

DATE: October 14, 2025

SUBJECT: Approve License Agreement Between the City of Temecula and Blumenthal Temecula, LLC for the Use of Property for Parking Purposes

PREPARED BY: Anissa Sharp, Management Analyst

RECOMMENDATION: That the City Council:

1. Approve the license agreement between the City of Temecula and Blumenthal Temecula, LLC for the use of property for parking purposes in substantial form; and
2. Authorize the City Manager to execute said agreement on behalf of the City.

BACKGROUND: The City of Temecula is the record owner of a vacant parcel of approximately 5.01 acres located southwesterly of the intersection of Date Street and Temecula Center Drive in the City of Temecula, Assessor's Parcel Number 916-400-013 ("Subject Property"). The City proposes to enter into a License Agreement with Blumenthal Temecula, LLC ("Grantee") to establish the terms and conditions under which the Grantee may use the Subject Property for parking purposes.

The Grantee is the owner of Mercedes-Benz of Temecula, located adjacent to the Subject Property. Use of the Subject Property for parking will enable the dealership to accommodate vehicle inventory and enhance its capacity to sell additional vehicles. Under the Agreement, the Grantee will be required to comply with the draft concept plan for public parking incorporated as Exhibit "B."

Development of parking pursuant to this Agreement will promote the public health, safety, and welfare of the community while providing substantial economic benefits to the City. The Agreement will promote the stability and diversification of the local economy while ensuring the Subject Property is utilized in a manner that benefits both the operational needs of the Grantee and the long-term economic vitality of the City.

FISCAL IMPACT: There is no fiscal impact associated with the approval of this agreement.

ATTACHMENTS:

1. Agreement
2. Location Map