

## **ACTION MINUTES**

**TEMECULA PLANNING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS  
41000 MAIN STREET  
TEMECULA, CALIFORNIA  
MAY 15, 2024 - 6:00 PM**

**CALL TO ORDER at 6:00 PM: Chair Bob Hagel**

**FLAG SALUTE: Commissioner Lanae Turley-Trejo**

**ROLL CALL: Hagel, Ruiz, Solis, Turley-Trejo, Watts**

### **PUBLIC COMMENTS - AGENDA ITEMS**

The following individual(s) addressed the Commission:

- Rebecca Farnbach (Item #3)
- Wendy Lesously (Item #3)
- Richard Beck (Item #3)
- Ed Dool (Item #3)

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

### **CONSENT CALENDAR**

Unless otherwise indicated below, the following pertains to all items on the Consent Calendar.

Approved the Staff Recommendation (4-0, Turley-Trejo abstained): Motion by Ruiz, Second by Watts.  
The vote reflected unanimous approval with Turley-Trejo abstaining.

**1. Minutes**

Recommendation: Approve the action minutes of April 17, 2024

### **BUSINESS**

**2. General Plan Consistency Review of the Proposed Draft Fiscal Years 2025-2029 Capital Improvement Program Budget Sheets (Long Range Project No. LR24-0141), Katie Garcia**

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2024-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA MAKING A FINDING OF CONSISTENCY WITH THE GENERAL PLAN FOR THE PROPOSED DRAFT FISCAL YEARS 2025-2029 CAPITAL IMPROVEMENT PROGRAM (CIP) BUDGET SHEETS AND MAKE A FINDING OF EXEMPTION UNDER SECTIONS 15378(B)(4), 15061(B)(3), AND 15262 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (LONG RANGE PLANNING PROJECT NO. LR24-0141)

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

### **PUBLIC HEARING**

3. Planning Application No. PA22-0035, a Development Plan for the construction of an approximately 288,269 square foot, 355 room, seven (7) story, 91-foot, full service hotel that includes an approximately 174,382 square foot parking garage, conference facilities/ballrooms, full service spa, restaurants, bars/lounges, retail outlets, workout facility, outdoor pool area, and an outdoor wedding garden; and PA22-0037, a Tentative Parcel Map (TPM 38349) to combine ten existing lots into a single lot. The project is located on the east side of Front Street between First Street and Second Street (APNs: 922-072-005, 007, 010, 011, 013, 016, 018, 020, 021, and 023), Scott Cooper

Recommendation: Adopt resolutions entitled:

PC RESOLUTION NO. 2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA22-0035, DEVELOPMENT PLAN FOR AN APPROXIMATELY 288,269 SQUARE FOOT, 355 ROOM, SEVEN (7) STORY, 91-FOOT, FULL SERVICE HOTEL THAT INCLUDES AN APPROXIMATELY 174,382 SQUARE FOOT PARKING GARAGE LOCATED ON THE EAST SIDE OF FRONT STREET BETWEEN FIRST STREET AND SECOND STREET AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APNS: 922-072-005, 007, 010, 011, 013, 016, 018, 020, 021, AND 023)

PC RESOLUTION NO. 2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA22-0037, TENTATIVE PARCEL MAP (TPM 38349) TO COMBINE TEN EXISTING LOTS INTO A SINGLE LOT LOCATED ON THE EAST SIDE OF FRONT STREET BETWEEN FIRST STREET AND SECOND STREET AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APNS: 922-072-005, 007, 010, 011, 013, 016, 018, 020, 021, AND 023)

Motion for the applicant to continue the project for redesign, to relocate the swimming pool, add vertical and horizontal building articulation, and to add functioning balconies (4-1, Hagel opposed): Motion by Turley-Trejo, Second by Watts. The vote reflected unanimous approval with Hagel opposing.

### **COMMISSIONER REPORTS**

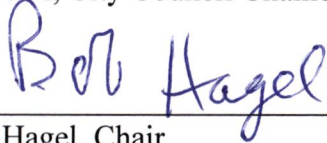
## **COMMISSION SUBCOMMITTEE REPORTS**

### **COMMUNITY DEVELOPMENT DIRECTOR REPORT**

### **PUBLIC WORKS DIRECTOR REPORT**

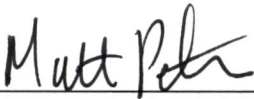
### **ADJOURNMENT**

At 9:24 PM, the Planning Commission meeting was formally adjourned to Wednesday, June 5, 2024, at 6:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.

A handwritten signature in blue ink that reads "Bob Hagel". The signature is written in a cursive style with a large "B" and "H".

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Bob Hagel, Chair

A handwritten signature in blue ink that reads "Matt Peters". The signature is written in a cursive style with a large "M" and "P".

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Matt Peters, Acting Director of Community Development