

Notice of Public Hearing

**THE CITY OF TEMECULA
41000 Main Street
Temecula, CA 92590**

A PUBLIC HEARING has been scheduled before the **CITY COUNCIL** to consider the matter(s) described below.

Case No.: PA23-0280, PA23-0204, PA23-0197, PA23-0198, PA24-0348

Applicant: Mark Cooper with Catalyst Commercial Group

Location: Generally located on the southwest corner of Bedford Court approximately 160 feet southwest of the Temecula Parkway and Bedford Court intersection (APN: 922-210-042)

Proposal: A Zoning Amendment application to change the zoning from Highway Tourist (HT) to Planned Development Overlay (PDO-16); a Tentative Parcel Map to create two parcels from one existing parcel; a Development Plan Application to allow for the construction of two structures totaling approximately 4,546 square feet, a Conditional Use Permit to allow a car wash; and a Conditional Use Permit to allow a restaurant drive-thru.

Environmental Action: A Draft Mitigated Negative Declaration concerning the project was prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) and included a Mitigation Monitoring and Reporting Program.

PLACE OF HEARING: 41000 Main St., Temecula, CA 92590
City of Temecula, Council Chambers

DATE OF HEARING: May 13, 2025

TIME OF HEARING: 6:00 p.m.

Any person may submit written comments to the City Council before the hearing or may appear and be heard in support of or opposition to the approval of the project at the time of hearing.

Any petition for judicial review of a decision of the City Council shall be filed within the time required by, and controlled by, Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. In any such action or proceeding seeking judicial review of, which attacks or seeks to set aside, or void any decision of the City Council, shall be limited to those issues raised at the hearing or in written correspondence delivered to the City Clerk at, or prior to, the public hearing described in this notice.

The proposed project application may be viewed at the public information counter, Temecula Civic Center, Community Development Department, 41000 Main Street, Monday through Friday from 8:00 a.m. until 5:00 p.m. Questions concerning the project(s) may be addressed to Eric Jones, City of Temecula, Community Development Department at (951) 506-5115 or by email at eric.jones@temeculaca.gov