

## **ACTION MINUTES**

**TEMECULA PLANNING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS  
41000 MAIN STREET  
TEMECULA, CALIFORNIA  
OCTOBER 2, 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:

- Sandra Aguirre (Item #2)

### **CONSENT CALENDAR**

1. Minutes

Recommendation: Approve the action minutes of September 4, 2024

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

### **PUBLIC HEARING**

2. Planning Application No. PA24-0254, a Conditional Use Permit application for a Type 47 ABC license for Landeros Mexican Grill and Cantina located at 41925 Fifth Street, Suite 102, Jaime Cardenas

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2024-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA24-0254, A CONDITIONAL USE PERMIT APPLICATION FOR A TYPE 47 ABC LICENSE FOR LANDEROS MEXICAN GRILL AND CANTINA LOCATED AT 41925 FIFTH STREET, SUITE 102 AND TO MAKE FINDINGS OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (APN: 922-024-012)

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

3. Planning Application Nos. PA22-1124 and PA22-1125, a Development Plan and Conditional Use Permit for the construction of an approximately 64,051 square foot Paradise Chevrolet commercial truck dealership that includes rooftop parking, sales, service, and parts storage located at 42105 DLR Drive (APN: 921-730-072), Scott Cooper

Recommendation: Adopt resolutions entitled:

PC RESOLUTION NO. 2024-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA ADOPTING THE FINAL MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE CONSTRUCTION OF AN APPROXIMATELY 64,051 SQUARE FOOT PARADISE CHEVROLET COMMERCIAL TRUCK DEALERSHIP THAT INCLUDES ROOFTOP PARKING, SALES, SERVICE, AND PARTS STORAGE LOCATED AT 42105 DLR DRIVE (APN: 921-730-072)

PC RESOLUTION NO. 2024-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA22-1125, A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF AN APPROXIMATELY 64,051 SQUARE FOOT PARADISE CHEVROLET COMMERCIAL TRUCK DEALERSHIP THAT INCLUDES ROOFTOP PARKING, SALES, SERVICE, AND PARTS STORAGE LOCATED AT 42105 DLR DRIVE (APN: 921-730-072)

PC RESOLUTION NO. 2024-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA22-1124, A DEVELOPMENT PLAN FOR THE CONSTRUCTION OF AN APPROXIMATELY 64,051 SQUARE FOOT PARADISE CHEVROLET COMMERCIAL TRUCK DEALERSHIP THAT INCLUDES ROOFTOP PARKING, SALES, SERVICE, AND PARTS STORAGE LOCATED AT 42105 DLR DRIVE (APN: 921-730-072)

Approved the Staff Recommendation approving the project and approving the elimination of the landscape area from the four (4) landscape islands on the rear of the project site based on the Planning Commission's interpretation of Section 17.10.020.D.1.a that the landscape area is not adjacent to the main entry drive. Applicant is to resubmit the landscape plans and site plan set to reflect the removal of the four (4) areas (5-0): Motion by Ruiz, Second by Watts. The vote reflected unanimous approval.

**COMMISSIONER REPORTS**

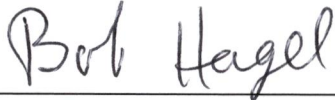
**COMMISSION SUBCOMMITTEE REPORTS**

**COMMUNITY DEVELOPMENT DIRECTOR REPORT**

**PUBLIC WORKS DIRECTOR REPORT**

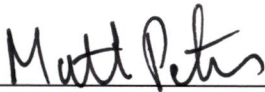
**ADJOURNMENT**

At 7:15 PM, the Planning Commission meeting was formally adjourned to Wednesday, October 16, 2024, at 6:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.



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Bob Hagel, Chair



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Matt Peters, Interim Director of Community Development