

## **ACTION MINUTES**

**TEMECULA PLANNING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS  
41000 MAIN STREET  
TEMECULA, CALIFORNIA  
SEPTEMBER 17, 2025 - 6:00 PM**

**CALL TO ORDER at 6:00 PM: Chair Lanae Turley-Trejo**

**FLAG SALUTE: Commissioner Fernando Solis**

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

**PUBLIC COMMENT - None**

### **CONSENT CALENDAR**

**1. Approve Action Minutes of July 16, 2025**

Recommendation: That the Commission approve the action minutes of July 16, 2025

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

**2. Director's Hearing Summary Report**

Recommendation: Receive and File Director's Hearing Summary Report

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

### **PUBLIC HEARING**

**3. Planning Application No. PA25-0207, a Conditional Use Permit to allow for a California Alcoholic Beverage Control (ABC) Type 47 (On-Sale General – Eating Place) license for Temecula Korean BBQ restaurant located at 41925 Motor Car Parkway, Units G and H, Yannin Marquez**

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA25-0207, A CONDITIONAL USE PER-MIT APPLICATION FOR A TYPE 47 ABC LICENSE FOR TEMECULA KOREAN BBQ LOCATED AT 41925 MOTOR CAR PARKWAY, UNITS G & H AND TO MAKE FINDINGS OF EXEMPTION UNDER THE CALIFORNIA

ENVIRONMENTAL QUALITY ACT (CEQA) (APN 921-680-015)

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

4. Planning Application Nos. PA24-0231, a Tentative Tract Map to create six residential lots from two existing parcels and PA24-0230, a Development Plan application for an approximately 10,550 square foot residential project comprised of two buildings and six units located approximately 200-feet north of the First and Pujol Street intersection (APNs: 922-062-016 and 922-062-010); and a density bonus application to approve certain concessions and waivers of development standards, Jaime Cardenas

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-32

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA24-0231, A TENTATIVE TRACT MAP TO CREATE SIX RESIDENTIAL LOTS FROM TWO EXISTING PARCELS AND PLANNING APPLICATION NO. PA24-0230, A DEVELOPMENT PLAN APPLICATION FOR AN APPROXIMATELY 10,550 SQUARE FOOT RESIDENTIAL PROJECT COMPRISED TWO BUILDING AND SIX UNITS LOCATION APPROXIMATELY 200-FEET NORTH OF THE FIRST AND PUJOL STREET INTERSECTION, AND APPROVAL OF CONCESSIONS AND WAIVERS OF DEVELOPMENT STANDARDS UNDER DENSITY BONUS LAW, AND MAKE A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN 922-062-016 AND 922-062-010)

Motion to approve staff recommendation subject to the revised Conditions of Approval (COA) No. 42, Wall and Fence Plans; COA No. 53 (DP), COA No. 8 (TTM) – Quimby Requirements; and removal of COA No. 70 (DP); and COA No. 47 (TTM) – NPDES General Permit Compliance (5-0): Motion by Hagel, Second by Solis. The vote reflected unanimous approval.

5. Planning Application No. PA25-0137, a Modification Application for the review and consideration by the Planning Commission of the as-built gray color scheme of 13 of Temecula Town Center's buildings (APNs: 921-320-012, -018, -021, -038, -041, -048, -052, 919-430-012), Jaime Cardenas

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA DENYING PLANNING APPLICATION NO. PA25-0137, A MODIFICATION APPLICATION FOR THE REVIEW AND CONSIDERATION BY THE PLANNING COMMISSION OF

THE AS-BUILT GRAY COLOR SCHEME OF THE TEMECULA TOWN CENTER'S BUILDINGS AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APNS: 21-320-012,-018, -021, -038, -041, -048, -052, 919-430-012)

Motion to continue item to a date certain of October 1, 2025 (4-0, Watts absent); Motion by Solis, Second by Watson. The vote reflected unanimous approval with Watts absent.

**COMMISSIONER REPORTS**

**COMMISSION SUBCOMMITTEE REPORTS**

**COMMUNITY DEVELOPMENT DIRECTOR REPORT**

**PUBLIC WORKS DIRECTOR REPORT**

**ADJOURNMENT**

At 8:00 PM, the Planning Commission meeting was formally adjourned to Wednesday, October 1, 2025, at 6:00 p.m., in the Council Chambers located at 41000 Main Street, Temecula, California.

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Lanae Turley-Trejo, Chair

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Matt Peters, Director of Community Development