

**STAFF REPORT – PLANNING
CITY OF TEMECULA
PLANNING COMMISSION**

TO: Planning Commission Chair and members of the Planning Commission

FROM: Matt Peters, Director of Community Development

DATE OF MEETING: May 6, 2026

PREPARED BY: Eric Jones, Case Planner

PROJECT SUMMARY: (Continued from the Planning Commission meeting of, October 15, 2025, November 19, 2025, January 7, 2026, and February 4, 2026) Planning Application Numbers PA23-0327, an amendment to the Redhawk Specific Plan to allow a wedding and special event center associated with the golf course and add related standards for those uses. PA23-0251, a Conditional Use Permit to allow a wedding/event center to be operated as part of the existing golf course between the hours of Noon and 9:00 p.m. no more than three days per week. The project is located at 45100 Temecula Parkway within the Redhawk Specific Plan

RECOMMENDATION: Adopt a Resolution approving the project subject to Conditions of Approval

CEQA: Mitigated Negative Declaration w/ Monitoring Plan

PROJECT DATA SUMMARY

Name of Applicant: Robbie Snider with Redhawk Golf Course

General Plan Designation: Open Space (OS)

Zoning Designation: Specific Plan No. 9 (Redhawk)

**Existing Conditions/
Land Use:**

Site: Existing Golf Course, Golf Clubhouse with Pro Shop and Restaurant / Open Space (OS)

North: Existing Residential / Medium Density (M) Residential

South: Existing Residential / Low Medium (LM) Residential
 East: Existing Residential / Low Medium (LM) Residential and Medium (M) Residential
 West: Existing Residential / Low Medium (LM) Residential

	<u>Existing/Proposed</u>	<u>Min/Max Allowable or Required</u>
Lot Area:	100.9 Acres	N/A Per Redhawk Specific Plan
Total Floor Area/Ratio:	N/A	N/A
Landscape Area/Coverage:	N/A	N/A
Parking Provided/Required:	194 Spaces Proposed	194 Spaces Required

AFFORDABLE/WORKFORCE HOUSING

Located in Housing Element Vacant Sites Inventory? Yes No

Located in Affordable Housing Overlay Zone (AHOZ)? Yes No

AHOZ Gain/Loss: +/- N/A

BACKGROUND SUMMARY

On June 15, 2023, James Wood submitted Planning Application No. PA23-0251, a Conditional Use Permit to allow for the operation of an event center at the existing Redhawk Golf Course pavilion. In addition, James Wood submitted Planning Application No. PA23-0327 on August 15, 2023, a Specific Plan Amendment for the Redhawk Specific Plan to provide a revision to the uses associated with the golf course and add related standards for those uses. The intent of these applications is to allow the golf course to conduct weddings/events within the existing pavilion. Many golf courses host weddings and other events. The addition of a wedding/event center will improve the economic viability of the Redhawk Golf Course. On March 16, 2026, staff was informed that Robbi Snider would be the new applicant for the project.

The project was most recently heard at the February 4, 2026 Planning Commission public hearing. Information was presented at this hearing that provided evidence illustrating that the project was in conformance with the City’s Noise Ordinance. However, at the conclusion of the hearing the Planning Commission voted to have the applicant relocate speaker locations to the ceiling and implement some type of sound wall or curtain. The applicant was also required to conduct additional sound testing once these items were in place. The applicant agreed to these requirements. In addition, the Commission requested clarification related to operational hours, specifically, with regard to when events must cease.

ANALYSIS

Sound Testing

Per the City of Temecula General Plan, the maximum exterior noise level for residential uses is 65 decibels. The Mitigation Monitoring and Reporting Program prepared for the project provided mitigation to ensure this maximum is not exceeded. Mitigation measures include the following:

1. Amplified speakers be limited to a maximum of 84 dBA at a distance of 50 feet to meet noise requirements (65 dBA)
2. Golf course representative/event coordinator shall complete a noise measurement at 50 feet downstream from (or directly in front of) the amplified speakers and maintain a logbook for 90 days.

Limiting the amplified speakers to a maximum 84 dBA at a distance of 50 feet ensured that decibels achieved a maximum level of 60 according to a noise study conducted for the project by Kimley-Horn. This level is below the 65-decibel maximum allowed by the City's General Plan.

As previously mentioned, the Planning Commission required the applicant to relocate speakers to the ceiling, install some type of sound detinning apparatus and then conduct an additional sound study. The applicant relocated speakers to the ceiling, installed retractable screening, and installed Indian Laurel trees. The applicant sought to have Kimley-Horn conduct a revised sound study to analyze any changes to the decibel levels. However, the cost of conducting a revised noise study proved to be cost prohibitive. Therefore, the applicant conducted their own noise monitoring with a dedicated decibel reader. This monitoring was conducted on March 21, 2026 at a wedding with a DJ. The applicant chose six measurement locations located on residential property lines. Each location was tested for 30 seconds. It is important to note that the applicant utilized a dedicated decibel reader to conduct testing.

The additional steps implemented by the applicant lowered the decibel readings at the adjacent residential property lines. For example, decibel readings at the property line immediately west of the project site originally measured between 55 and 60 decibels. These areas now measure 50.1 and 51.6 decibels. These values continue to be lower than the maximum 65 decibel permitted by the City's General Plan. The attached map shows each measurement location and associated decibel readings.

Operational Closing

The Commission requested clarification related to when events must cease. The project has been designed to require events stop at 9:00 PM. Event clean-up must be completed by 10:00 PM. The Statement of Operations and Conditions of Approval (COA No. 13) have been revised to make this clarification.

LEGAL NOTICING REQUIREMENTS

Notice of the public hearing was published in *The Press-Enterprise* on September 24, 2025, and mailed to the property owners within the required 600-foot radius.

- ATTACHMENTS:**
1. Sound Test Map
 2. Sound Test Photos/Speaker Installations
 3. Revised Statement of Operations
 4. Planning Commission Resolution – Approving the MND and Mitigation Monitoring and Reporting Program
Exhibit A -City Council Resolution
Mitigation Monitoring and Reporting Program
 5. Planning Commission Resolution – Specific Plan Amendment
Exhibit A – City Council Ordinance
 6. Planning Commission Resolution – Conditional Use Permit
Exhibit A – City Council Resolution
Exhibit B – Revised Draft Conditions of Approval
 7. February 4, 2026, Regular Planning Commission meeting agenda report and supplemental report (The full agenda packet can be found on the City webpage at:
<https://temeculaca.legistar.com/DepartmentDetail.aspx?ID=37302&GUID=735F586E-8C02-4356-906D-3672E0960D6D>)