

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the office of the City Clerk (951) 694-6444. Notification 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to that meeting [28 CFR 35.102.35.104 ADA Title II].

AGENDA

**TEMECULA PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
OCTOBER 15, 2025 - 6:00 PM**

CALL TO ORDER: Chair Lanae Turley-Trejo

FLAG SALUTE: Commissioner Fernando Solis

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

PUBLIC COMMENT

A total of 30 minutes is provided for members of the public to address the Commission on matters not listed on the agenda. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Commission Secretary. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to PlanningCommission@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and all will be enacted by one vote. There will be no discussion of these items unless members of the Commission request specific items be removed from the Consent Calendar for separate action. A total of 30 minutes is provided for members of the public to address the Commission on items that appear on the Consent Calendar. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Commission Secretary. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to 6:00 p.m. and submitted to PlanningCommission@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

1. Approve Action Minutes of October 1, 2025

Recommendation: That the Commission approve the action minutes of October 1, 2025.

Attachments: [Action Minutes](#)

BUSINESS

Members of the public may address the Commission on Business items that appear on the agenda. Each speaker is limited to 5 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Commission Secretary. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to PlanningCommission@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

2. Long Range Project Number LR25-0362 General Plan Consistency Review for an Amendment to the Fiscal Years 2026-2030 Capital Improvement Program, Katie Garcia

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA MAKING A FINDING OF CONSISTENCY WITH THE GENERAL PLAN FOR THE AMENDMENT OF THE FISCAL YEARS 2026-2030 CAPITAL IMPROVEMENT PROGRAM (“CIP”) TO MODIFY EIGHT EXISTING PROJECT BUDGETS, ADD FIVE NEW PROJECTS, AND ADD TWO NEW PROJECTS TO THE “FUTURE YEARS PROJECTS” TO THE CAPITAL IMPROVEMENT PROGRAM AND MAKE A FINDING OF EXEMPTION UNDER SECTION 15378(B)(4) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) (LONG RANGE PLANNING PROJECT NO. LR25-0362)

Attachments: [Agenda Report](#)
[PC Resolution](#)
[CIP Amendment Sheets](#)

PUBLIC HEARING

Any person may submit written comments to the Commission before a public hearing or may appear and be heard in support of or in opposition to the approval of the project(s) at the time of the hearing. If you challenge any of the project(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the Commission Secretary at, or prior to, the public hearing. For public hearings each speaker is limited to 5 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the Commission Secretary or by submitting an email to be included into the record. Email comments must be submitted to PlanningCommission@temeculaca.gov. Email comments on all matters, including those not on the agenda, must be received prior to the time the item is called for public comments. Any person dissatisfied with a decision of the Commission may file an appeal of the Commission's decision. Said appeal must be filed within 15 calendar days after service of written notice of the decision. The appeal

must be filed on the appropriate Community Development Department form and be accompanied by the appropriate filing fee. All public participation is governed by the Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

3. 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, Eric Jones

Recommendation: Adopt resolutions entitled:

PC RESOLUTION NO. 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE REDHAWK SPECIFIC PLAN AMENDMENT GENERALLY LOCATED APROXIMATLY 1,500 FEET FROM THE REDHAWK PARKWAY AND VAIL RANCH PARKWAY INTERSECTION (APN 962-040-012)

PC RESOLUTION NO. 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ENTITLED “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING THE REDHAWK SPECIFIC PLAN TO ALLOW WEDDING/SPECIAL EVENT USES AT THE GOLF COURSE AND ADD RELATED STANDARDS FOR THOSE USES ON A 100.9 ACRE PARCEL GENERALLY LOCATED APPROXIMATELY 1,500 FEET SOUTH OF THE REDHAWK PARKWAY AND VAIL RANCH PARKWAY INTERSECTION (APN 962-040-012)”

PC RESOLUTION NO. 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING A CONDITIONAL USE PERMIT (PA23-0251) TO ALLOW A WEDDING/EVENT CENTER TO BE OPERATED AS PART OF THE EXISTING GOLF COURSE LOCATED AT 45100 TEMECULA PARKWAY WAY (APN 962-040-012)

Attachments:

[Agenda Report](#)
[Vicinity Map](#)
[Plan Reductions](#)
[Statement of Operations](#)
[PC Resolution - MND and MMRP with Exhibit A](#)
[PC Resolution - SPA with Exhibit A](#)
[PC Resolution - CUP with Exhibits A and B](#)
[Draft MND with Appendices - download at
\[www.TemeculaCA.gov/CEQA\]\(http://www.TemeculaCA.gov/CEQA\)](#)
[Final MND - download at \[www.TemeculaCA.gov/CEQA\]\(http://www.TemeculaCA.gov/CEQA\)](#)
[Mitigation Monitoring and Reporting Program Public](#)
[Public Correspondence](#)
[Notice of Public Hearing](#)

4. Long Range Project Application Number LR25-0123, an Ordinance of the City Council of the City of Temecula amending Chapter 17 of the Temecula Municipal Code regarding off-premises sign standards, and make a finding of exemption under California Environmental Quality Act (CEQA) Section 15061(B)(3), Eric Jones

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ENTITLED, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING CHAPTER 17 OF THE TEMECULA MUNICIPAL CODE TO 1) REMOVE ELECTION SIGN LANGUAGE FOR NONCOMMERCIAL OFF-PREMISES SIGNS ASSOCIATED WITH STATE, FEDERAL, OR LOCAL ELECTIONS 2) CREATE A NEW SECTION WITHIN TITLE 17 ESTABLISHING CITYWIDE STANDARDS FOR ELECTION SIGNS AND MAKE A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15061(B)(3)"

Attachments:

[Agenda Report](#)
[PC Resolution](#)
[Exhibit A - Draft City Council Ordinance](#)
[Notice of Public Hearing](#)

5. Long Range Planning Project Number LR24-0090, Amending Titles 5, 8 and 17 of the Temecula Municipal Code as detailed in the proposed Ordinance, Mark Collins

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ENTITLED, “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLES 5, 8, AND 17 OF THE TEMECULA MUNICIPAL CODE TO IMPLEMENT SB 1186 TO INCLUDE PERMITTING REQUIREMENTS AND OPERATIONAL STANDARDS TO ALLOW FOR A NON-STOREFRONT (DELIVERY ONLY) MEDICINAL CANNABIS RETAILER AND MAKING A FINDING THAT THIS ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15060(C)(2) AND SECTION 15061(B)(3)”

Attachments:[Agenda Report](#)[PC Resolution](#)[Exhibit A - Draft CC Ordinance](#)[Notice of Public Hearing](#)**COMMISSIONER REPORTS****COMMISSION SUBCOMMITTEE REPORTS****COMMUNITY DEVELOPMENT DIRECTOR REPORT****PUBLIC WORKS DIRECTOR REPORT****ADJOURNMENT**

The next regular meeting of the Planning Commission will be held on Wednesday, November 5, 2025, at 6:00 p.m., in the Council Chambers located at 41000 Main Street, Temecula, California.

NOTICE TO THE PUBLIC

The full agenda packet (including staff reports and any supplemental material available after the original posting of the agenda), distributed to a majority of the Planning Commission regarding any item on the agenda, will be available for public viewing in the main reception area of the Temecula Civic Center during normal business hours at least 72 hours prior to the meeting. The material will also be available on the City's website at TemeculaCa.gov. and available for review at the respective meeting. If you have questions regarding any item on the agenda, please contact the Community Development Department at (951) 694-6444.