

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  
MAY 6, 2026 - 10:00 AM**

**CALL TO ORDER: Chair Lanae Turley-Trejo**

**FLAG SALUTE: Commissioner David Matics**

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

### **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](mailto: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 10:00 a.m. and submitted to [PlanningCommission@temeculaca.gov](mailto:PlanningCommission@temeculaca.gov). All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

1. Approve the action minutes of April 1, 2026

**Recommendation:** That the Commission approve the action minutes of April 1, 2026

**Attachments:** [Action Minutes](#)

**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.

- 2. Long Range Planning Project Number LR26-0139, Amending the Uptown Temecula Specific Plan and Uptown Temecula Streetscape and Sidewalk Improvement Standards, Eric Jones

Recommendation: Adopt resolutions entitled:

PC RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPT AN EIR ADDENDUM FOR THE UPTOWN TEMECULA SPECIFIC PLAN AND UPTOWN TEMECULA STREET SCAPE AND SIDEWALK IMPROVEMENT STANDARDS AMENDMENT GENERALLY LOCATED WEST OF INTERSTATE 15, SOUTH OF CHERRY STREET, AND NORTH OF RANCHO CALIFORNIA ROAD

PC RESOLUTION NO. 2026-

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 UPTOWN TEMECULA SPECIFIC PLAN AND UPTOWN STREET SCAPE AND SIDEWALK IMPROVEMENT STANDARDS FOR THE AREA GENERALLY LOCATED ON WEST OF INTERSTATE 15, SOUTH OF CHERRY STREET AND NORTH OF RANCHO CALIFORNIA ROAD, AND ADOPTING AN ADDENDUM TO THE CERTIFIED UPTOWN TEMECULA EIR (SCH #2013061012)"

**Attachments:**

- [Agenda Report](#)
- [PC Resolution with EIR Addendum and Exhibits A and B](#)
- [PC Resolution with Ordinance and Exhibits A and B](#)
- [Notice of Public Hearing](#)
- [Notice of Determination](#)

3. (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, Eric Jones

Recommendation: Adopt resolutions entitled:

PC RESOLUTION NO. 2026-

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 APPROXIMATELY 1,500 FEET FROM THE REDHAWK PARKWAY AND VAIL RANCH PARKWAY INTERSECTION (APN: 962-040-012)

PC RESOLUTION NO. 2026-

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. 2026-

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 (APN: 962-040-012)

**Attachments:**

- [Agenda Report](#)
- [Sound Test Map](#)
- [Sound Test Photos Speaker Installations](#)
- [Statement of Operations](#)
- [Planning Commission Resolution with MND](#)
- [Planning Commission Resolution with Ordinance](#)
- [Planning Commission Resolution with Neg Dec](#)
- [February 4, 2026 Supplemental Agenda and Regular Agenda Reports](#)

- 4. Planning Application No. PA26-0032, a Conditional Use Permit application for Ducks in a Row to obtain a Type 47 ABC license (On-Sale General - Eating Place) at a new restaurant located at 41923 2nd Street, Suite 107, Marcella Mills

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA26-0032, A CONDITIONAL USE PERMIT APPLICATION FOR A TYPE 47 ABC LICENSE FOR DUCKS IN A ROW RESTAURANT LOCATED AT 41923 2ND STREET, SUITE 107 AND TO MAKE FINDINGS OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15301 (APN 922-043-027)

**Attachments:**

- [Agenda Report](#)
- [Aerial Map](#)
- [PC Resolution](#)
- [Exhibit A – Draft Conditions of Approval](#)
- [Exhibit B – Statement of Operations](#)
- [Exhibit C - Plans](#)
- [Notice of Exemption](#)
- [Notice of Public Hearing](#)

- 5. Planning Application No. PA26-0090, a Sign Program Amendment to modify the existing Winchester Marketplace Sign Program No. 30 to allow an additional sign location at 40705 Winchester Road, Unit 4, Yannin Marquez

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA DENYING PLANNING APPLICATION NO. PA26-0090, SIGN PROGRAM AMENDMENT APPLICATION TO MODIFY THE EXISTING WINCHESTER MARKETPLACE SIGN PROGRAM NO. 30 TO ALLOW AN ADDITIONAL SIGN LOCATION AT 40705 WINCHESTER ROAD, UNIT 4 AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN 910-290-019)

**Attachments:**

- [Agenda Report](#)
- [Aerial Map](#)
- [PC Resolution](#)
- [Plan Reductions](#)
- [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, June 3, 2026, at 10:00 a.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.