

Notice of Public Hearing

THE CITY OF TEMECULA - 41000 Main Street- Temecula, CA 92590 – TemeculaCA.gov

A PUBLIC HEARING has been scheduled before the PLANNING COMMISSION to consider the matter(s) described below:

Case Nos.: PA23-0280, PA23-0204, PA23-0197,
PA23-0198, and PA24-0348

Applicant: Mark Cooper with Catalyst Commercial
Group

Proposal: A Zoning Amendment application to change the zoning from Highway Tourist (HT) to Planned Development Overlay (PDO-16); a Tentative Parcel Map to create two parcels from one existing parcel; a Development Plan Application to allow for the construction of two structures totaling approximately 4,546 square feet; a Conditional Use Permit to allow a car wash; a Conditional Use Permit to allow a restaurant drive-thru. The project is located approximately 160 feet southwest of the Temecula Parkway and Bedford Court Intersection.

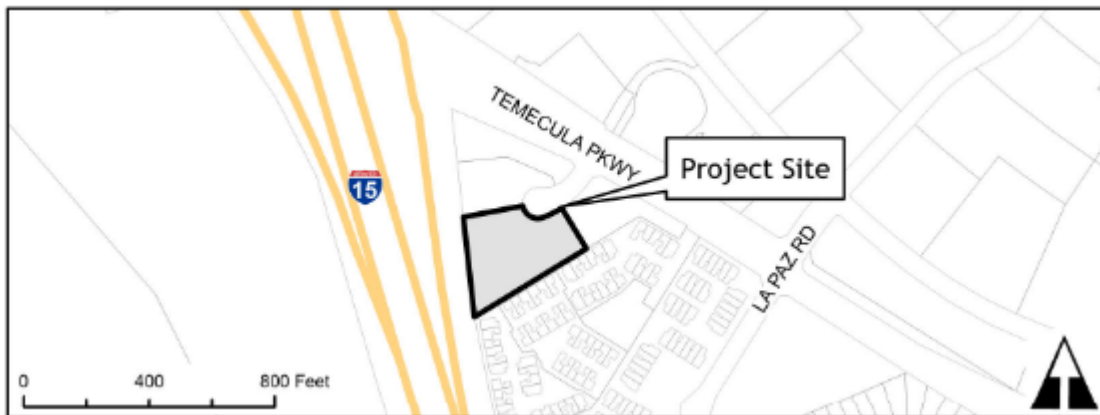
Environmental Action: In accordance with the California Environmental Quality Act (CEQA), the proposed project will not have a significant impact upon the environment based upon a completed Environmental Initial Study and Mitigation Monitoring Plan. As a result, staff is recommending adoption of a Mitigated Negative Declaration for the project.

Case Planner: Eric Jones, (951) 506-5115

PLACE OF HEARING: 41000 Main Street, Temecula, CA 92590, City of Temecula, Council Chambers

DATE OF HEARING: APRIL 16, 2025

TIME OF HEARING: 6:00 PM



The complete agenda packet (including **any supplemental materials**) will be available for viewing in the Main Reception area at the Temecula Civic Center (41000 Main Street, Temecula) after 4:00 p.m. the Friday before the Planning Commission Meeting. At that time, the packet may also be accessed on the City's website – TemeculaCA.gov and will be available for public review at the respective meeting. Any writing distributed to a majority of the Commission regarding any item on the Agenda, after the posting of the Agenda, will be available for public review in the Main Reception area at the Temecula Civic Center (41000 Main Street, Temecula), 8:00 a.m. – 5:00 p.m. In addition, such material will be made available on the City's website – TemeculaCA.gov – and will be available for public review at the meeting.

Any petition for judicial review of a decision of the Planning Commission shall be filed within time required by, and controlled by, Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. In any such action or proceeding seeking judicial review of, which attacks or seeks to set aside, or void any decision of the Planning Commission shall be limited to those issues raised at the hearing or in written correspondence delivered to the City Clerk at, or prior to, the public hearing described in this notice. **Questions?** Please call the Community Development Department at (951) 694-6400.