

ACTION MINUTES

**TEMECULA PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
APRIL 1, 2026 - 10:00 AM**

CALL TO ORDER at 10:00 AM: Chair Lanae Turley-Trejo

FLAG SALUTE: Commissioner Mark Watson

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

PUBLIC COMMENT – AGENDA ITEMS

All electronic comments received were made a part of the record of the meeting.

CONSENT CALENDAR

1. Approve the action minutes of March 4, 2026

Recommendation: That the Commission approve the action minutes of March 4, 2026.

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

BUSINESS

2. Receive Budget Engagement Session and Provide General Recommendations Regarding the Same

Recommendation: That the Commission receive the budget engagement session and provide general recommendations regarding the same.

Discussion and general direction provided regarding the same.

PUBLIC HEARING

3. Planning Application Number PA25-0090, a Modification Application to a Development Plan for an approximately 735 square foot coffee shop with a drive-thru on the 0.94-acre parcel located at 43995 Mahlon Vail Road (APN 960-020-077), Jaime Cardenas

Recommendation: Approve a resolution entitled:

PC RESOLUTION NO. 2026-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA25-0090, A MODIFICATION APPLICATION TO A DEVELOPMENT PLAN FOR AN APPROXIMATELY 735 SQUARE FOOT COFFEE SHOP WITH A DRIVE THRU ON THE 0.94-ACRE PARCEL LOCATED AT 43995 MAHLON VAIL ROAD AND MAKE A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN 960-020-077)

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

4. Planning Application Number PA24-0494, a Development Plan to allow for a three-story, over enclosed podium parking, residential building with 26 units, three (3) of which are designated as affordable and a Density Bonus Application to allow for one concession and the waiver of certain development standards in exchange for the developer restricting three (3) units for rent to very low income households for a period of 55 years. The project is located at 28717 Pujol Street (APNs 922-062-008 & 922-062-009), Yannin Marquez

Recommendation: Approve a resolution entitled:

PC RESOLUTION NO. 2026-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA24-0494, A DEVELOPMENT PLAN TO ALLOW FOR A THREE STORY, OVER ENCLOSED PODIUM PARKING, RESIDENTIAL BUILDING WITH 26 UNITS AND A DENSITY BONUS APPLICATION TO ALLOW FOR ONE CONCESSION AND A WAIVER OF DEVELOPMENT STANDARDS IN EXCHANGE FOR THE DEVELOPER RESTRICTING THREE UNITS FOR RENT TO VERY LOW INCOME HOUSEHOLDS, AND MAKING A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTION 15332. THE PROJECT IS LOCATED AT 28717 PUJOL STREET (APNS 922-062-008 & 922-062-009)

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

COMMISSIONER REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

PUBLIC WORKS DIRECTOR REPORT

ADJOURNMENT

At 11:54 AM, the Planning Commission meeting was formally adjourned to Wednesday, May 6, 2026, at 10:00 AM., in the Council Chambers located at 41000 Main Street, Temecula, California.

Lanae Turley-Trejo, Chair

Matt Peters, Director of Community Development