

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
JANUARY 7, 2026 - 10:00 AM**

CALL TO ORDER: Chair Lanae Turley-Trejo

FLAG SALUTE: Commissioner Bob Hagel

SWEARING IN: 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. 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 the action minutes of November 19, 2025

Recommendation: That the Commission approve the action minutes of November 19, 2025.

Attachments: [Action Minutes](#)

2. Director's Hearing Summary Report

Recommendation: Receive and File Director's Hearing Summary Report

Attachments: [Memorandum](#)

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.

3. Selection of Chair and Vice Chair of the Commission for 2026 Calendar Year

Recommendation: That the Commission select is Chair and Vice Chair to serve calendar year 2026.

Attachments: [Agenda Report](#)

4. Consider Appointments to the Planning Commission Subcommittees for Calendar Year 2026

Recommendation: That the Commission appoint members to serve on subcommittees for calendar year 2026.

Attachments: [Agenda Report](#)
[Subcommittee List](#)

5. Long Range Project Number LR25-0186, Comprehensive General Plan Update

Recommendation: That the Planning Commission receive and file an update regarding the status of the General Plan Update, Laurel Reimer/Mark Collins

Attachments: [Agenda Report](#)

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.

6. PROPOSED FOR CONTINUANCE TO FEBRUARY 4, 2026 (10:00 a.m.) (Continued from the Regular hearings of October 15, 2025 and November 19, 2025) 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

Attachments: [Agenda Report](#)

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, February 4, 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.

ACTION MINUTES

**TEMECULA PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
NOVEMBER 19, 2025 - 6:00 PM**

CALL TO ORDER at 6:00 PM: Chair Lanae Turley-Trejo

FLAG SALUTE: Commissioner Mark Watson

ROLL CALL: Hagel, Solis, Turley-Trejo, Watson, Watts (absent)

PUBLIC COMMENTS – None

CONSENT CALENDAR

1. Approve Action Minutes of October 15, 2025

Approved the Staff Recommendation (4-0, Watts absent): Motion by Watson, Second by Hagel. The vote reflected unanimous approval with Watts absent

PUBLIC HEARING

2. (Continued from the Planning Commission meeting of October 15, 2025) 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

Due to lack of quorum, motion to continue item to a date certain of January 7, 2026 (4-0, Watts absent): Motion by Solis, Second by Hagel. The vote reflected unanimous approval with Watts absent.

3. (Continued from the Planning Commission meeting of September 17, 2025 and October 1, 2025) Planning Application No. PA25-0137, a Modification Application for the review and consideration by the Planning Commission of the as-built gray color scheme of 13 of Temecula Town Center's buildings (APNs: 921-320-012, -018, -021, -038, -041, -042, -048, -052, -056), Jaime Cardenas

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-38

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY

OF TEMECULA DENYING PLANNING APPLICATION NO. PA25-0137, A MODIFICATION APPLICATION FOR THE REVIEW AND CONSIDERATION BY THE PLANNING COMMISSION OF THE AS-BUILT GRAY COLOR SCHEME OF THE TEMECULA TOWN CENTER'S BUILDINGS AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APNS: 921-320-012, -018, -021, -038, -041, -042, -048, -052, -056)

Approved the Staff Recommendation (4-0, Watts absent): Motion by Hagel, Second by Watson. The vote reflected unanimous approval with Watts absent.

COMMISSIONER REPORTS

COMMISSION SUBCOMMITTEE REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

PUBLIC WORKS DIRECTOR REPORT

ADJOURNMENT

At 7:07 PM, the Planning Commission was formally adjourned to Wednesday, December 3, 2025, at 6:00 PM, in the Council Chambers located at 41000 Main Street, Temecula, California.

Lanae Turley-Trejo, Chair

Matt Peters, Director of Community Development

**CITY OF TEMECULA
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
MEMORANDUM**

TO: Planning Commission Chair and members of the Planning Commission

FROM: Matt Peters, Director of Community Development

DATE: January 7, 2026

SUBJECT: Director's Hearing Summary Report

Community Development Director's Agenda item(s) for December.

Date	Case No.	Proposal	Applicant	Action
December 11, 2025	PA25-0137	A resolution of the Director of Community Development of the City of Temecula approving Planning Application No. PA25-0137, a Conditional Use Permit for a family fun center that provides trampolines, arcade games, mini golf, a soft play area, a basketball court, axe throwing, and a virtual reality area along with a restaurant/café with an ABC type 41 license to serve wine and beer located at 27520 Ynez Road, and making a finding of exemption under the California Environmental Quality Act (CEQA) (APN 921-320-056)	Andrew Hinman	APPROVED DH RESOLUTION NO. 2025-04

Attachment: Action Agenda

ACTION AGENDA

ACTION AGENDA

**TEMECULA COMMUNITY DEVELOPMENT
DIRECTOR'S HEARING MEETING
DECEMBER 11, 2025 - 1:30 PM**

**TEMECULA CITY HALL
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA**

CALL TO ORDER at 2:30 PM: **Matt Peters, Director of Community Development**

PUBLIC COMMENTS – AGENDA ITEMS

The following individual(s) addressed the Director of Community Development;

- Courtney Davey (Item #1)

Item No. 1	2:30 PM
Project Number:	PA25-0326
Project Type:	Conditional Use Permit
Project Title:	Launch Family Entertainment CUP
Applicant:	Andrew Hinman
Project Description:	A Condition Use Permit for a family fun center that provides trampolines, arcade games, mini golf, a soft play area, a basketball court, axe throwing, and a virtual reality area, along with a restaurant/cafe with an ABC Type 41 license to serve beer and wine.
Location:	27520 Ynez Road
Environmental Action:	Categorically Exempt
Project Planner:	Section 15301, Class 1 (Existing Facilities) Marcella Mills, Case Planner
ACTION:	APPROVED BY DIRECTOR OF COMMUNITY DEVELOPMENT MATT PETERS
ADJOURNMENT:	The meeting was adjourned at 2:38 PM

TEMECULA PLANNING COMMISSION
AGENDA REPORT

TO: Planning Commission Chair and members of the Planning Commission

FROM: Matt Peters, Director of Community Development

DATE: January 7, 2025

SUBJECT: Selection of Chair and Vice Chair for Calendar Year 2026

PREPARED BY: Denise Jacobo, Senior Administrative Assistant

RECOMMENDATION: That the Commission select its Chair and Vice Chair for calendar year 2024.

BACKGROUND: As the New Year begins, staff recommends that the Planning Commission select a Chair and Vice Chair to serve the calendar year 2026. Lanae Turley-Trejo served as Chair for 2025, with Gary Watts serving as Vice Chair. Among other duties, the Chair presides over the regular Planning Commission meetings and represents the Commission at Council, and the Vice Chair assumes those duties when the Chair is unavailable.

FISCAL IMPACT: None.

**CITY OF TEMECULA
AGENDA REPORT**

TO: Planning Commission Chair and members of the Planning Commission

FROM: Matt Peters, Director of Community Development

DATE: January 7, 2026

SUBJECT: Consider Appointments to Planning Commission Subcommittees for Calendar Year 2026

PREPARED BY: Denise Jacobo, Senior Administrative Assistant

RECOMMENDATION: That the Planning Commission appoint members to serve on subcommittees for calendar year 2026.

BACKGROUND: The Planning Commission annually appoints members of its legislative body to work with Community Development staff on various subcommittee assignments. Each year the Planning Commission Assignments List is reviewed and revised for the upcoming calendar year. The Planning Commissioners appointed serve a calendar year (January 1 – December 31). It is therefore recommended that the Planning Commission review and approve the subcommittee list and make related appointments.

FISCAL IMPACT: None

ATTACHMENT: Planning Commission Subcommittee Assignments List

PLANNING COMMISSION SUB COMMITTEE ASSIGNMENTS

Sub Committees (Two Members)	Current Members
Altair Project Sub Committee (rev. 02/01/23)	Turley-Trejo, Vacant
Butterfield/Temecula Parkway Sub Committee (02/01/23)	Solis, Turley-Trejo
Commercial Center Sub Committee (rev. 02/07/24)	Turley-Trejo, Solis
General Plan Update Sub Committee (rev. 05/19/21)	Turley-Trejo, Watts
Hospital Sub Committee (rev. 02/19/25)	Hagel, Turley-Trejo
Human Services Sub Committee (rev 02/19/25)	Solis, Turley-Trejo
Infill Sub Committee (rev. 02/01/23)	Hagel, Turley-Trejo
Linfield Project Sub Committee (rev. 02/01/23)	Hagel, Solis
Municipal Code Maintenance Sub Committee (rev 02/19/25)	Hagel, Watson
Old Town Temecula Sub Committee (rev. 09/01/21)	Turley-Trejo, Vacant
Promenade Mall Project Sub Committee (rev 02/19/25)	Solis, Watson
Seraphina Sub Committee (rev. 02/07/24)	Hagel, Solis
Short Term Rentals Ad-Hoc (rev 02/19/25)	Solis, Turley-Trejo
Sommers Bend Project Sub Committee <i>(formerly Roripaugh Ranch)</i> (rev. 02/07/24)	Hagel, Solis
Temecula Village PDO-5 Sub Committee (rev 02/19/25)	Hagel, Watson
Town Square Marketplace Sub Committee (rev. 02/01/23)	Turley-Trejo, Vacant
Truax Hotel Sub Committee (rev. 02/01/23)	Turley-Trejo, Vacant
Uptown Temecula Specific Plan Sub Committee (12/07/16)	Turley-Trejo, Vacant
Winchester Hills Sub Committee (rev. 09/01/21)	Hagel, Turley-Trejo

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

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Matt Peters, Director of Community Development

DATE OF MEETING: January 7, 2026

PREPARED BY: Laurel Reimer, AICP, Project Manager

PROJECT SUMMARY: Long Range Project Number LR25-0186, Comprehensive General Plan Update

RECOMMENDATION: That the Planning Commission receive and file an update regarding the status of the General Plan Update.

BACKGROUND: California State Law requires every jurisdiction to adopt a comprehensive General Plan as the fundamental policy document for future development. A general plan includes community-wide priorities, goals, and specific implementation measures to guide the City's physical, economic, social, and environmental changes. Temecula's General Plan was initially created in 1993 and comprehensively updated in 2005.

On May 27, 2025, the City Council awarded a contract to De Novo Planning Group for the preparation of a Comprehensive General Plan Update, Climate Action Plan, and Program Environmental Impact Report. The project officially kicked off on June 4, 2025. Staff and the consultant team have worked diligently over the past seven months to keep the project on schedule to be completed in Summer 2027.

FISCAL IMPACT: None

ATTACHMENT: None

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

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Matt Peters, Director of Community Development

DATE OF MEETING: January 7, 2026

PREPARED BY: Eric Jones, Case Planner

PROJECT SUMMARY: **PROPOSED FOR CONTINUANCE TO FEBRUARY 4, 2026 (10:00 a.m.)** (Continued from the Regular hearings of October 15, 2025 and November 19, 2025) 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: Staff requests that the Planning Commission continue the item to the February 4, 2026 at 10:00 a.m. regular Planning Commission meeting.

BACKGROUND SUMMARY

On October 15, 2025 the City of Temecula Planning Commission opened the public hearing regarding this project to amend the Redhawk Specific Plan. Public testimony was taken at the meeting of October 15, 2025, but no presentation was made by staff. The Planning Commission continued the public hearing to the regular Planning Commission meeting of November 19, 2025 at 6:00 p.m. There were no requests to speak on the item at the November 19, 2025 meeting. The Planning Commission continued the public hearing to the January 7, 2026 Planning Commission hearing to be held at 10:00 a.m.

Staff requests that the Planning Commission continue the item to the meeting of February 4, 2026, at 10:00 a.m., and members of the public may provide testimony at that time, in Temecula City Hall, Council Chambers located at 41000 Main Street, Temecula, California.