

## **ACTION MINUTES**

**TEMECULA PLANNING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS  
41000 MAIN STREET  
TEMECULA, CALIFORNIA  
OCTOBER 1, 2025 - 6:00 PM**

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

**FLAG SALUTE: Commissioner Mark Watson**

**ROLL CALL: Hagel, Solis (arrived 6:24 pm), Turley-Trejo, Watson, Watts (absent)**

### **PUBLIC COMMENTS – AGENDA ITEMS**

The following individual(s) addressed the Planning Commission: Commission:

- Lawrence Slusser (Item #3)

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

### **CONSENT CALENDAR**

1. Approve Action Minutes of September 17, 2025

Recommendation: That the Commission approve the action minutes of September 17, 2025

Approved the Staff Recommendation (3-0, Solis and Watts absent): Motion by Watson, Second by Hagel. The vote reflected unanimous approval with Solis and Watts absent

### **BUSINESS**

2. Receive and File Update regarding the General Plan Update Community Outreach Program and provide feedback regarding the same, Matt Peters

Recommendation: That the Commission receive and file an update on the General Plan Update Community Outreach Program and provide general feedback regarding the same.

Received presentation and provided general recommendations regarding the same.

### **PUBLIC HEARING**

3. Long Range Planning Project Number LR25-0099, amending Title 17 of the Temecula Municipal Code as detailed in the proposed Ordinance, Katie Garcia

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-33

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY

OF TEMECULA RECOMMENDING THAT THE CITY COUNCIL ADOPT "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLE 17 OF THE TEMECULA MUNICIPAL CODE MAKING TECHNICAL REVISIONS AND UPDATES TO THE WATER EFFICIENT LANDSCAPE DESIGN ORDINANCE TO MAKE CONSISTENT WITH THE CITYWIDE DESIGN GUIDELINES AND MAKE A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15061(B)(3)"

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

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

Motion to continue item to a date certain of October 15, 2025 (4-0, Watts absent): Motion by Watson, Second by Solis. The vote reflected unanimous approval with Watts absent

5. Planning Application No. PA25-0162, a Conditional Use Permit application to upgrade the ABC license from a Type 41 ABC License (On-Sale Beer and Wine) to a Type 47 ABC License (On Sale General - Eating Place) at an existing restaurant located at 40335 Winchester Road, Units F and G, Yannin Marquez

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-34

A RESOLUTION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA25-0162, A CONDITIONAL USE PERMIT APPLICATION FOR A TYPE 47 ABC LICENSE FOR EL RANCHITO TACO SHOP LOCATED AT 40335 WINCHESTER ROAD, UNITS F AND G AND TO MAKE FINDINGS OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (APN 920-080-004)

Approved Staff Recommendation with a modification to add two new Conditions of Approval. Condition No. 11, the Conditional Use Permit is valid only for a restaurant that operates in both Unit F and Unit G. Should the restaurant cease to operate in Unit F, the CUP shall become invalid. Condition No. 12, no alcohol may be served with takeout orders. (4-0, Watts absent): Motion by Solis, Second by Watson. The vote reflected unanimous approval with Watts absent.

6. (Continued from the Planning Commission meeting of September 17, 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, -048, -052, 919-430-012), Jaime Cardenas

Motion to continue item off calendar (4-0, Watts absent): Motion by Solis, 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 7:14 PM, the Planning Commission meeting was formally adjourned to Wednesday, October 15, 2025, at 6:00 p.m., in the Council Chambers located at 41000 Main Street, Temecula, California.

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Lanae Turley-Trejo, Chair

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Matt Peters, Director of Community Development