

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  
SEPTEMBER 17, 2025 - 6:00 PM**

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

**FLAG SALUTE: Commissioner Fernando Solis**

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

### **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 6:00 p.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 Action Minutes of July 16, 2025**

**Recommendation:** That the Commission approve the action minutes of July 16, 2025

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

**2. Director's Hearing Summary Report**

**Recommendation:** Receive and File Director's Hearing Summary Report

**Attachments:** [Memorandum](#)

**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](mailto: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.

**3. Planning Application No. PA25-0207, a Conditional Use Permit to allow for a California Alcoholic Beverage Control (ABC) Type 47 (On-Sale General – Eating Place) license for Temecula Korean BBQ restaurant located at 41925 Motor Car Parkway, Units G and H, Yannin Marquez**

**Recommendation:** Adopt a resolution entitled:

PC RESOLUTION NO. 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA25-0207, A CONDITIONAL USE PER-MIT APPLICATION FOR A TYPE 47 ABC LICENSE FOR TEMECULA KOREAN BBQ LOCATED AT 41925 MOTOR CAR PARKWAY, UNITS G & H AND TO MAKE FINDINGS OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (APN 921-680-015)

**Attachments:** [Agenda Report](#)  
[Aerial Map](#)  
[PC Resolution](#)  
[Exhibit A – Draft Conditions of Approval](#)  
[Exhibit B – Statement of Operations](#)  
[Exhibit C – Plan Reductions](#)  
[Notice of Exemption](#)  
[Notice of Public Hearing](#)

4. Planning Application Nos. PA24-0231, a Tentative Tract Map to create six residential lots from two existing parcels and PA24-0230, a Development Plan application for an approximately 10,550 square foot residential project comprised of two buildings and six units located approximately 200-feet north of the First and Pujol Street intersection (APNs: 922-062-016 and 922-062-010); and a density bonus application to approve certain concessions and waivers of development standards, Jaime Cardenas

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEMECULA APPROVING PLANNING APPLICATION NO. PA24-0231, A TENTATIVE TRACT MAP TO CREATE SIX RESIDENTIAL LOTS FROM TWO EXISTING PARCELS AND PLANNING APPLICATION NO. PA24-0230, A DEVELOPMENT PLAN APPLICATION FOR AN APPROXIMATELY 10,550 SQUARE FOOT RESIDENTIAL PROJECT COMPRISED TWO BUILDING AND SIX UNITS LOCATION APPROXIMATELY 200-FEET NORTH OF THE FIRST AND PUJOL STREET INTERSECTION, AND APPROVAL OF CONCESSIONS AND WAIVERS OF DEVELOPMENT STANDARDS UNDER DENSITY BONUS LAW, AND MAKE A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN 922-062-016 AND 922-062-010)

**Attachments:**

[Agenda Report](#)

[Aerial Map](#)

[PC Resolution](#)

[Exhibit A - Draft Conditions of Approval - Tentative Map](#)

[Exhibit B - Draft Conditions of Approval - Development Plan](#)

[Plan Reductions](#)

[Notice of Exemption](#)

[Notice of Public Hearing](#)

5. 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

Recommendation: Adopt a resolution entitled:

PC RESOLUTION NO. 2025-

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, -048, -052, 919-430-012)

**Attachments:**

[Agenda Report](#)

[Aerial Map](#)

[PC Resolution – Modification Application](#)

[Plan Reductions](#)

[Applicant's Statement of Justification](#)

[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, October 1, 2025, at 6:00 p.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.