

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

**DATE OF MEETING:** February 4, 2026

**TO:** Planning Commission Chairperson and members of the Planning Commission

**FROM:** Matt Peters, Director of Community Development

**PREPARED BY:** Maricela Marroquin, Assistant City Attorney

**RECOMMENDATION:** That prior to consideration of the proposed Redhawk Specific Plan Amendment and conditional use permit application, the Commission Secretary randomly select Commissioner Turley-Trejo, Commissioner Watson or Commissioner Matics pursuant to Section 18705 of the Regulations of the Fair Political Practices Commission to achieve a quorum for this Agenda Item since these three Commissioners have a conflict because they own residential property in the Redhawk Specific Plan and three affirmative votes of the Commission are required by State law to adopt a resolution recommending to the City Council approval of a Specific Plan amendment.

**BACKGROUND SUMMARY**

Commissioner Turley-Trejo, Commissioner Watson, and Commissioner Matics all live within the Redhawk Specific Plan. They have a conflict of interest pursuant to Section 18702.2(a) of the Regulations of the Fair Political Practices Commission from participating in a decision pertaining to the proposed Redhawk Specific Plan amendment/conditional use permit application due to the proximity of their residences to the location of the golf course that proposes to add weddings and other special events to the types of uses allowed at the project site.

**ANALYSIS**

**Procedure for Random Selection Pursuant to Section 18705 of the Fair Political Practices Commission Regulations**

Government Code section 65453(a) provides that a specific plan shall be prepared, adopted, and amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body. Government Code section 65354 provides that the planning commission shall make a written recommendation on the adoption or amendment of a general plan by the affirmative vote of not less than a majority of the total membership of the commission.

Since the Temecula Planning Commission has five members, three affirmative votes are required to adopt a resolution recommending that the City Council approve an amendment to the Redhawk Specific Plan.

The personal residences of Commissioner Turley-Trejo, Commissioner Watson and Commissioner Matics are located within the Redhawk Specific Plan. Specifically, Commissioner Turley-Trejo's property is located within 170 feet of the nearest property line of the golf course, and approximately 2,378 feet from the outdoor pavilion. Commissioner Watson's property is located within 735 feet from the property line of the golf course and approximately 1,864 feet from the outdoor pavilion. Commissioner Matics' property directly abuts the golf course and is located approximately 4,800 feet from the outdoor pavilion.

In the opinion of the Assistant City Attorney, Commissioner Turley-Trejo and Commissioner Matics may not participate in the Planning Commission's decision pertaining to the Redhawk Specific Plan amendment/conditional use permit application pursuant to Section 18702.2(a)(7) of the Regulations of the Fair Political Practices Commission because the Planning Commission's action involves property located 500 feet or less from the property line of the parcel where the pavilion is located and there is not clear and convincing evidence that the decision will not have any measurable impact on their properties.

In the opinion of the Assistant City Attorney, Commissioner Watson may not participate in the Planning Commission's decision pertaining to the Redhawk Specific Plan amendment/conditional use permit application pursuant to Section 18702.2(a)(8) of the Regulations of the Fair Political Practices Commission because the Planning Commission's action involves property located between 500 and 1,000 feet from the property line of the parcel where the pavilion is located, and the project could impact the character of the neighborhood by substantially altering the intensity of use or noise levels in either a positive or negative way.

Based on the facts set forth above, there is a reasonably foreseeable financial effect of a governmental decision on a parcel of real property in which Commissioner Turley-Trejo, Commissioner Watson and Commissioner Matics have a financial interest that is material.

In the event that a potential conflict of interest will prevent a legislative body from achieving a quorum for the transaction of business, Section 18705 of the Fair Political Practices Commission Regulations specifically authorizes the random selection of one or more members of a legislative body that would have a financial interest in a decision to participate in that decision if necessary to achieve a quorum of the legislative body. Therefore, in order to achieve a quorum of three Members of the Planning Commission to consider the Redhawk Specific Plan amendment/conditional use permit application, it is necessary to randomly select either Commissioner Turley-Trejo, Commissioner Watson and Commissioner Matics to achieve the required quorum so that one of them can legally participate in the proceedings.

The following procedures have been found by decisions of the Fair Political Practices to meet the requirements of Section 18705 of the Fair Political Practices Commission Regulations for the random selection of a Planning Commissioner to achieve the required quorum for consideration of the Redhawk Specific Plan amendment/conditional use permit application:

1. The random selection process will occur just prior to consideration of the Specific Plan amendment and conditional use permit by the Planning Commission at the public session at the February 4, 2026 regular meeting of the Planning Commission.
2. The Supplemental Agenda Report includes a description of the nature of the economic interest of the members involved, the real property interests of the members involved, and a description of the circumstances in which the conflict might arise, and the legal necessity of achieving a quorum to act on this matter, as required by Section 18705.
3. The Commission Secretary will stand in front of the public audience, with the Assistant Community Development Director as a witness, and place the names of Commissioner Turley-Trejo, Commissioner Watson and Commission Matics on individual pieces of paper into a clear bowl and folded so that their names are not visible or otherwise identifiable.
4. The Commission Secretary will announce that he will draw the name of one of these Commissioners from the bowl and that the Commissioner whose name is drawn will be deemed randomly selected to participate in all matters of the Planning Commission pertaining to the proposed Redhawk Specific Plan Amendment and conditional use permit application.
5. The Commission Secretary will then draw a piece of paper from the bowl and announce the name of the Commissioner selected to participate in all actions related to the proposed Redhawk Specific Plan Amendment and conditional use permit application.
6. The Commission Secretary will specifically record in the official minutes of the Planning Commission a description of the process employed and the name of the Commissioner randomly selected to participate.
7. The Commissioner randomly selected will then be entitled to participate in all actions related to the proposed Redhawk Specific Plan Amendment and conditional use permit application.

**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:** February 4, 2026

**PREPARED BY:** Eric Jones, Case Planner

**PROJECT  
SUMMARY:**

(Continued from the Planning Commission meeting of October 15, 2025, November 19, 2025, and January 7, 2026) 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:** Adopt a Resolution approving the project subject to Conditions of Approval

**CEQA:** Mitigated Negative Declaration w/ Monitoring Plan

**PROJECT DATA SUMMARY**

**Name of Applicant:** James Wood with Redhawk Golf Course

**General Plan  
Designation:** Open Space (OS)

**Zoning Designation:** Specific Plan No. 9 (Redhawk)

**Existing Conditions/  
Land Use:**

Site: Existing Golf Course, Golf Clubhouse with Pro Shop and Restaurant / Open Space (OS)

North: Existing Residential / Medium Density (M) Residential  
 South: Existing Residential / Low Medium (LM) Residential  
 East: Existing Residential / Low Medium (LM) Residential and Medium (M) Residential  
 West: Existing Residential / Low Medium (LM) Residential

	<u>Existing/Proposed</u>	<u>Min/Max Allowable or Required</u>
<b>Lot Area:</b>	100.9 Acres	N/A Per Redhawk Specific Plan
<b>Total Floor Area/Ratio:</b>	N/A	N/A
<b>Landscape Area/Coverage:</b>	N/A	N/A
<b>Parking Provided/Required:</b>	194 Spaces Proposed	194 Spaces Required

**AFFORDABLE/WORKFORCE HOUSING**

Located in Housing Element Vacant Sites Inventory?  Yes  No

Located in Affordable Housing Overlay Zone (AHOZ)?  Yes  No

AHOZ Gain/Loss: +/- N/A

**BACKGROUND SUMMARY**

On December 21, 2020, the City of Temecula approved Planning Application No. PA20-1265, a Minor Modification to allow for an outdoor pavilion to be constructed at the Redhawk Golf Course. The pavilion totals 3,200 square feet and is located near the existing golf course pro-shop, administration building, and restaurant. The pavilion is currently used to host golf-related events such as tournaments, awards presentations, etc.

On June 15, 2023, James Wood submitted Planning Application No. PA23-0251, a Conditional Use Permit to allow for the operation of an event center at the existing Redhawk Golf Course pavilion. In addition, James Wood submitted Planning Application No. PA23-0327 on August 15, 2023, a Specific Plan Amendment for the Redhawk Specific Plan to provide a revision to the uses associated with the golf course and add related standards for those uses. The intent of these applications is to allow the golf course to conduct weddings/events within the existing pavilion. Many golf courses host weddings and other events. The addition of a wedding/event center will improve the economic viability of the Redhawk Golf Course.

Staff has worked with the applicant to ensure that all concerns have been addressed, and the applicant concurs with the recommended Conditions of Approval.

## ANALYSIS

### Site Plan

The project location is on the west side of the approximately 100-acre Redhawk Golf Course. This area currently contains a clubhouse, pro shop, restaurant, administrative building, driving range, and the recently approved pavilion. The project proposes no new construction or physical modifications of any kind. Rather, the project will consist of revisions to the uses and related standards allowed by the Redhawk Specific Plan. Vehicular access to the site will still be from Redhawk Parkway and all pedestrian access will remain unaltered.

### Specific Plan Amendment

The Redhawk Specific Plan was first approved in 1988 and currently allows golf courses with clubhouses, restaurants, and related retail shops in Planning Area 36. However, there are no provisions for allowing non-golf-related events. In addition, Planning Area 36, and its current requirements, were added to the Specific Plan as part of a previous amendment. The current amendment to the Specific Plan will allow greater clarity for Planning Area 36 and permit events such as weddings, anniversary and retirement parties to take place. The below language illustrates the text changes to the Specific Plan.

## II. Specific Plan

### B. Development Plans and Standards

#### 1. Community Level Development Standards

#### c. Open Space and Recreation Standards

##### o Standards

\*Golf Course (Planning Area 36) shall be developed on approximately 100.9 acres.

- a) The golf course shall consist of 18 holes and a club house. An outdoor covered pavilion shall be allowed for hosting golf events as well as events listed below. In addition to the uses permitted in Ordinance No. 348.2928, wedding facilities shall also be permitted upon approval of a Conditional Use Permit. Wedding facilities may also be used to host private events including, but not limited to, the events listed below.

- Weddings and related wedding events (e.g., bridal shower, rehearsal dinner, etc.)
- Birthdays
- Anniversaries
- Corporate Functions
- Community Events

In the event that a similar use is proposed that is not listed above, the Director of Community Development shall be allowed to make a consistency determination.

- b) The golf course shall be completed as a part of Phase II.

- c) Refer to Exhibit II-3, Planning Area 36 - Golf Course.
- d) Refer to Section II. B. 1. i. Landscaping Plan.
- e) Parking for the golf course shall be required per Ordinance No. 348 (6 spaces/hole).
- f) Parking for the outdoor covered pavilion shall be required at 1 space/70 square feet.

### Conditional Use Permit

The wedding facility will require the approval of a Conditional Use Permit (CUP). In addition, the wedding facility will be able to host a variety of other event types including, but not limited to, corporate and community events. Events shall be allowed no more than three times per week from 12:00 PM through 9:00 PM. These timing allowances were created after the applicant met with residents of the Redhawk community as described in the Public Engagement section below. All events regardless of type will be required to comply with the City of Temecula Noise Ordinance.

Maximum occupancy of the pavilion will be reduced as a component of the project. Currently, the pavilion is permitted to have 144 occupants at any one time. This number will be reduced to a maximum of 130 occupants.

Alcohol will be served at some of the events held within the pavilion. The golf course already has an active ABC Type-47 license and approval of the CUP will allow alcohol service in the pavilion with that existing license. In addition, alcohol may also be served at events by an appropriate licensed caterer hired for an event.

### Public Engagement

The project site is surrounded by existing single-family residential units. The applicant engaged residents within the Redhawk Specific Plan via two publicly noticed outreach meetings. Staff was in attendance for both of these. The first meeting was held on October 23, 2024. The second meeting was held on February 12, 2025. Both meetings were well attended by Redhawk residents. The discussions held between the applicant and residents during these meetings were productive. The applicant made several changes to their proposal based on the meetings. This included further limiting the hours events can take place as well as their frequency per week.

### **LEGAL NOTICING REQUIREMENTS**

Notice of the public hearing was published in *The Press-Enterprise* on September 24, 2025, and mailed to the property owners within the required 600-foot radius.

### **ENVIRONMENTAL DETERMINATION**

Staff has reviewed the project in accordance with the California Environmental Quality Act (CEQA) and based on an initial study, it has been determined the project will not have a significant impact on the environment; therefore, a Mitigated Negative Declaration has been prepared for the project.

A Mitigated Negative Declaration (MND) was prepared under staff’s direction by Kimley-Horn and was distributed to responsible agencies, interested groups, and organizations. The Draft MND was made available for public review and comment for a period of 30 days. The public review and comment period for the Draft MND commenced on June 30, 2025, and concluded on July 30, 2025. Notices were mailed to surrounding property owners, a sign was placed on the property, and a notice was placed in the local paper to provide the 30-day noticing period for the public. The City of Temecula received two written comments and responded to each comment in the Final MND, which includes all timely received written comments and responses thereto. Comments were provided by Southern California Gas Company, Eastern Municipal Water District, and Riverside Transit Agency.

The environmental analysis identified 19 areas where impacts were found to be less than significant or had no impact at all. These areas are: Aesthetics, Agricultural and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Service, Recreation, Transportation, Tribal Cultural Resources Utilities and Service Systems, and Wildfire. The MND recommends a feasible mitigation measures for those environmental impacts that can be mitigated to a less than significant impact. This mitigation is located in the following area: Noise.

## **FINDINGS**

### **Specific Plan Amendment**

The proposed Specific Plan Amendment is consistent with the General Plan and Development Code.

*The proposed Specific Plan Amendment conforms to the existing policies within the City of Temecula General Plan. Goal 7 speaks of having “Community gathering areas which provide for the social, civic, cultural and recreational needs of the community. Specifically, Policy 7.4 encourages common areas and facilities within residential developments that provide gathering areas for social and recreational activities. The proposed wedding and event center is consistent with this goal and policy. The proposed Specific Plan Amendment also complies with all applicable Development Code standards required for Specific Plan amendments including Section 17.16.060 (amendments to approved plans) and Section 17.01.040 (relationship to the General Plan) and is consistent with the City of Temecula General Plan goals, policies, and objectives.*

The proposed Specific Plan Amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

*The proposed Specific Plan Amendment has been reviewed pursuant to the City’s General Plan and all applicable State laws and has been found to be consistent with the policies, guidelines, standards, and regulations intended to ensure that the development within the Redhawk Specific Plan area will be constructed and function in a manner consistent with the public health, safety, and welfare. The amendment won’t be detrimental to the public interest, health, safety, convenience, or welfare of the City because mitigation has been placed on the project. This*

*mitigation will ensure that noise levels are within in the City's acceptable range. In addition, the amendment is placing limits on the use that do not currently exist. These include, limiting the number of events to no more than three per week and limiting the number of guests in attendance to 130 persons.*

The subject property is physically suitable for the requested land use designations and the anticipated land use developments.

*The Specific Plan amendment will not require any physical modifications in order to allow for the wedding/event center as this use will be allowed in the outdoor covered pavilion. All appropriate infrastructure is already in place. As such, the project has been reviewed based on existing structures and infrastructure. The new uses are physically suitable for the land use designations proposed by the amended Redhawk Specific Plan.*

The proposed Specific Plan Amendment shall ensure the development of desirable character which will be compatible with existing and proposed development in the surrounding neighborhood.

*The project site is already developed with a golf course and related amenities such as a restaurant, clubhouse and pro shop. The golf course currently allows for golf-related events at the pavilion. These include, tournaments, trophy presentations, and other golf-related social events. The amendment will allow for the ability of the golf course to conduct weddings and other events. These types of events are typical of golf courses and as such will be compatible with the character of the existing development and land uses. The pavilion is located approximately 300 feet from the nearest residential property line. Mitigation has been included with the project that will limit speaker volume to a maximum of 84 dBA at a distance of 50 feet. In addition, speakers shall be limited to the southeast corner of the pavilion.*

#### Conditional Use Permit

The proposed conditional use is consistent with the General Plan and the Development Code.

*The proposed conditional use conforms to the existing policies within the City of Temecula General Plan. Goal 7 speaks of having "Community gathering areas which provide for the social, civic, cultural and recreational needs of the community. Specifically, Policy 7.4 encourages common areas and facilities within residential developments that provide gathering areas for social and recreational activities. The proposed wedding and event center is consistent with this goal and policy. The proposed conditional use also complies with all applicable Development Code standards contained in Section 17.04.010.*

The proposed conditional use is compatible with the nature, condition and development of adjacent uses, buildings and structures and the proposed conditional use will not adversely affect the adjacent uses, buildings or structures.

*The proposed conditional use is compatible with the nature, condition and development of adjacent uses, buildings and structures. A Mitigated Negative Declaration was prepared for the project. This document indicates that all impacts to the adjacent uses, buildings or structures can*

*be mitigated to a less than significant level. The pavilion is located approximately 300 feet from the nearest residential property line. Mitigation has been included with the project that will limit speaker volume to a maximum of 84 dBA at a distance of 50 feet. In addition, speakers shall be limited to the southeast corner of the pavilion.*

The site for a proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, buffer areas, landscaping, and other development features prescribed in this development code and required by the planning commission or council in order to integrate the use with other uses in the neighborhood.

*The proposed conditional use will not require any modifications to the existing site or any existing structures. Therefore, the site for the conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, buffer areas, landscaping and other development features. The proposed uses will be well integrated with other existing uses in the neighborhood.*

The nature of the proposed conditional use is not detrimental to the health, safety and general welfare of the community.

*The project has been reviewed and conditioned to be consistent with the Building, Development, and Fire codes. These codes contain provisions to ensure uses are not detrimental to the health, safety, and general welfare of the community. The pavilion is located approximately 300 feet from the nearest residential property line. Mitigation has been included with the project that will limit speaker volume to a maximum of 84 dBA at a distance of 50 feet. In addition, speakers shall be limited to the southeast corner of the pavilion. This mitigation will ensure the City's noise regulations are adhered to.*

That the decision to approve, conditionally approve, or deny the application for a conditional use permit be based on substantial evidence in view of the record as a whole before the planning director, planning commission, or city council on appeal.

*The decision to conditionally approve the conditional use was based on substantial evidence in view of the record as whole before the City Council.*

- ATTACHMENTS:**
1. Vicinity Map
  2. Plan Reductions
  3. Statement of Operations
  4. PC Resolution Approving the MND and Mitigation Monitoring and Reporting Program  
Exhibit A -City Council Resolution  
Mitigation Monitoring and Reporting Program
  5. PC Resolution – Specific Plan Amendment  
Exhibit A – City Council Ordinance
  6. PC Resolution – Conditional Use Permit  
Exhibit A – City Council Resolution  
Exhibit B – Draft Conditions of Approval

7. Draft Mitigated Negative Declaration with Appendices which can be downloaded at [www.TemeculaCA.gov/CEQA](http://www.TemeculaCA.gov/CEQA)
8. Final MND which can be downloaded at [www.TemeculaCA.gov/CEQA](http://www.TemeculaCA.gov/CEQA)
9. Mitigation Monitoring and Reporting Program Public
10. Correspondence
11. Notice of Public Hearing
12. Draft Notice of Determination for County Clerk