

PLANNING ACTIVITY REPORT

PA Number	Project Address	APN	Assigned Planner	Apply Date	Approval Date	Applicant	Company	Owner	Plan Type	Status
PA25-0234	42012 Dahlia Way , 1 Temecula, CA 92591	921-661-062	Marcella Mills	07/02/2025		Edgar Hakobyan		Armine Vardanyan	PL Accessory Dwelling Unit	Plan Review
Case Title / Description: Vardayan Residence ADU: an Accessory Dwelling Unit Application for the addition of an approximately 610 square foot ADU within an existing garage at 42012 Dahlia Way.										
PA25-0235	43501 W Ventana St Temecula, CA 92592	944-330-048	Marcella Mills	07/02/2025	07/02/2025	Tyler White		RTA RANCHO HIGHLANDS	PL Zoning or Planning Letter	Approved
Case Title / Description: Arrive Temecula ZL: a Zoning Letter request for the Arrive Temecula Apartments located at 43501 Ventana Street.										
PA25-0236	30946 Shaba Cir Temecula, CA 92592	918-350-016	Marcella Mills	07/02/2025		Karen McDaniel		DONOVAN KAREN MARIE REVOCABLE TRUST DTD 4/28/21	PL Modifications	Plan Review
Case Title / Description: Shaba Circle MOD: a Modification Application for the replacement of a garage door with siding and a window to match the residence, along with the addition of an approximately 153 square foot shed in the backyard of 30946 Shaba Circle.										
PA25-0239	28588 Old Town Front St Temecula, CA 92590	922-033-021	Marcella Mills	07/03/2025	07/10/2025	Spencer Price		Ronald Darling	PL Temporary Use Permit	Approved
Case Title / Description: CoinChella TUP: a Temporary Use Permit for Coin-Op Game Room to hold a "CoinChella" event with live entertainment, food, and alcohol on July 10, 2025, from 4:00 PM to 11:00 PM. The project is located at 28588 Old Town Front Street.										
PA25-0240	40820 Winchester Rd Temecula, CA 92591	910-420-030	Marcella Mills	07/07/2025	08/06/2025	Stefan Georgousopoulos		Temecula Towne Center Assoc	PL Temporary Use Permit	Approved
Case Title / Description: 2025 Greek Festival TUP: a Temporary Use Permit to allow a Greek Festival that includes vendors, food, alcohol, and live entertainment to take place at the Promenade Mall on October 17, 2025, from 5:00 PM to 11:00 PM, October 18, 2025, from 11:00 AM to 11:00 PM and October 19, 2025, from 11:00 AM to 9:00 PM. The project is located at the parking lot north of 40820 Winchester Road.										

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PA25-0241	43425 Business Park Dr Temecula, CA 92590	921-020-077	Yannin Marquez	07/08/2025		Curtis Kamps		ISOMEDIX OPERATIONS INC	PL Modifications	Approved
Case Title / Description: Steris Isomedix Service MOD: a Modification Application for two mechanical blowers, canopy cover and an 8' high fence enclosure located at the south end of an existing building located at 43425 Business Park Drive.										
PA25-0243	33079 Harmony Ln Temecula, CA 92592	960-213-006	Yannin Marquez	07/10/2025		Andrew Yoshikawa		Andrew Yoshikawa	PL Modifications	Approved
Case Title / Description: Yoshikawa Residence MOD: a Modification Application for the replacement of an existing iron railing, and the installation of a new iron railing on top of the existing block wall along the west side property line of an existing residence located at 33079 Harmony Lane.										
PA25-0245	39532 Lupine Dr Temecula, CA 92591	964-880-010	Katie Garcia	07/14/2025		Michael Peters		Michael Peters	PL Modifications	Approved
Case Title / Description: Peters Residential Accessory Structure MOD: a Modification Application (Planning Review Only) for an approximately 119 square foot custom built accessory structure, to be used for storage, located on the southeast side in the rear of an existing residence located at 39532 Lupine Drive.										
PA25-0248	27635 Diaz Rd Temecula, CA 92590	921-030-043	Marcella Mills	07/14/2025		Adam Kooienga		DIAZ RE HOLDINGS	PL Modifications	Out
Case Title / Description: Tesla Roof Screening MOD: a Modification Application for the addition of screening to conceal rooftop mechanical equipment at 27635 Diaz Road.										
PA25-0249	31685 Via Cordoba Temecula, CA 92592	961-132-009	Marcella Mills	07/14/2025		Erik Pratt		Joshua Norris	PL Modifications	Plan Review
Case Title / Description: Norris Residence MOD: a Modification Application (Planning Review Only) for the replacement of two doors and four windows at an existing residence located at 31685 Via Cordoba.										
PA25-0251	33395 Wolf Store Rd Temecula, CA 92592	960-030-044	Marcella Mills	07/14/2025	07/16/2025	Robert Cole		RALPHS GROCERY CO	PL Modifications	Approved
Case Title / Description: Ralphs Fuel Center Shotcrete MOD: a Modification Application to a previously approved development plan (PA21-0449) for the use of reinforced shotcrete with decorative rock instead of the originally approved gabion baskets at Ralphs Fuel Center located at 33395 Wolf Store Road.										
PA25-0253	27445 Jefferson Ave Temecula, CA 92590	909-240-005	Yannin Marquez	07/15/2025		Gabriela Marks		Hilbert Group	PL Modifications	Applied
Case Title / Description: Del Taco Restaurant Landscape MOD: a Modification Application for new landscape along the north end of the existing building located at 27445 Jefferson Avenue.										

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PA25-0254	27315 Jefferson Ave Temecula, CA 92590	909-281-032	Marcella Mills	07/16/2025		Jonathan Siewert		BREA IMPERIAL CENTER	PL Zoning or Planning Letter	Approved
Case Title / Description: 27315 Jefferson Avenue ZL: a Zoning Letter Request for the property located at 27315 Jefferson Avenue (APN: 909-281-032).										
PA25-0255	40764 Winchester Rd Temecula, CA 92591	910-420-031	Yannin Marquez	07/17/2025		Michael McFadden		Temecula Towne Center Assoc	PL Modifications	Approved
Case Title / Description: Apple Retail Store Bollards MOD: a Modification Application for the installation of two (2) new planters and seven (7) new bollards in front of the existing Apple retail store located at 40764 Winchester Road.										
PA25-0257	31961 Penguin Pl Temecula, CA 92592	961-371-053	Marcella Mills	07/21/2025	08/04/2025	Megan Newman			PL Modifications	Approved
Case Title / Description: Newman Residence MOD: a Modification Application (Planning Review Only) for a 722 square foot addition to accommodate a bedroom and bathroom and an approximately 175 square foot expansion of a balcony at an existing residence located at 31961 Penguin Place.										
PA25-0259	33320 Temecula Pky Temecula, CA 92592	965-410-003	Marcella Mills	07/23/2025		Karin Raubenheimer		Corona Family LTD Partnership	PL Temporary Use Permit	Plan Review
Case Title / Description: ABC Tree Farms, LLC TUP: a Temporary Use Permit to allow a pumpkin patch event 9:00 AM to 9:00 PM Sundays through Thursdays and 9:00 AM to 9:30 PM Fridays and Saturdays, September 26, 2025, to October 31, 2025, and a Christmas Tree Lot sales event 9:00 AM to 9:00 PM Sundays through Thursdays and 9:00 AM to 9:30 PM Fridays and Saturdays from November 27, 2025, to December 24, 2025. There will be no live entertainment at this event. The set-up of the event will be 9:00 AM to 9:00 PM from September 1, 2025, to September 25, 2025, and the tear down of the event will be 9:00 AM to 9:00 PM from December 24, 2025, to December 31, 2025. The project is located at 33320 Temecula Parkway.										
PA25-0262	28500 Old Town Front St Temecula, CA 92590	922-024-008	Marcella Mills	07/28/2025		Gabriela Marks		BESHAY DEVELOPMENT BESHAY DEVELOPMENT	PL Extension of Time	Plan Review
Case Title / Description: 28500 Old Town Front Street 1st EOT (DP): first Extension of Time application for a previously approved Development Plan application (PA20-1025) to construct an approximately 18,630 square foot building totaling three stories. The project is located at 28500 Old Town Front Street.										

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PA25-0263	Temecula, CA	944-330-008	Yannin Marquez	07/28/2025		Sanaz Mani		TARA HOLDINGS INC	PL Development Plan	Plan Review
Case Title / Description: Tierra Vista Road Townhomes DP: a Development Plan application for an approximately 51,858 townhome development that consists of six (6) new buildings that will provide 26 units, a pool, a play and BBQ area at an existing vacant lot west of Ynez Road and north of Tierra Vista Road (944-330-008).										
PA25-0265	32115 Temecula Pky Temecula, CA 92592	960-010-044	Marcella Mills	07/29/2025		Diana Chaidez		Gerald Tessier	PL Temporary Use Permit	Plan Review
Case Title / Description: Vail Ranch Major TUP: a Major Temporary Use Permit to allow the Vail Ranch Historic Center to conduct weekly special events including Farmers Markets on Tuesdays, Movie Nights on Wednesdays, Music Nights on Thursday, Bazaar/Date Nights on Fridays, Jamboree Days on Saturdays, and Sunday Fundays on Sundays. A biannual, Ramble on Car Show is also proposed. Events involve food, alcohol, and live entertainment, and occur between 7:00 AM and 11:00 PM. The project is located at 32115 Temecula Parkway.										
PA25-0267	30697 Temecula Pky Temecula, CA 92592	961-410-009	Katie Garcia	07/30/2025		Matt Pogue		In & Out	PL Modifications	Plan Review
Case Title / Description: In N Out Burger Restaurant Paint MOD: a Modification Application (Planning Review Only) for a new paint scheme at the In N Out Burger restaurant located at 30697 Temecula Parkway.										
PA25-0268	30703 E Loma Linda Rd Temecula, CA 92592	918-363-043	Marcella Mills	07/30/2025		Oscar Velosa		Oscar Velosa	PL Modifications	Plan Review
Case Title / Description: Velosa Residence MOD: a Modification Application for the approximately 433 square foot addition of a living area and gym to an existing residence located at 30703 East Loma Linda Road.										
PA25-0269	28950 Old Town Front St Temecula, CA 92590	922-120-011	Marcella Mills	07/30/2025		Mark Andres		Melody Alden	PL Modifications	Plan Review
Case Title / Description: Shooters Sports Bar & Grill Patio Removal MOD: a Modification Application for the removal of an unpermitted 1,160 square foot covered patio located at 28950 Old Town Front Street, Unit 102.										
PA25-0270	41892 Motor Car Pky Temecula, CA 92591	921-680-003	Marcella Mills	07/31/2025		Rick Bautista		Tom Rudnai	PL Modifications	Plan Review
Case Title / Description: Toyota Service Center Flagpole MOD: a Modification Application for the addition of a 40-foot metal flagpole in front of the existing Temecula Valley Toyota Service Center located at 41892 Motor Car Parkway.										

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PA25-0271	40610 County Center Dr Temecula, CA 92591	910-110-047	Marcella Mills	07/31/2025	08/12/2025	Cassie Dykens	Partner	TEMECULA COUNTY CENTER	PL Zoning or Planning Letter	Approved
Case Title / Description: 40610 County Center Drive ZL: a Zoning Letter Request for the property located at 40610 County Center Drive (APN: 910-110-047).										
PREAPP25-0 237	Temecula, CA	921-020-067	Jaime Cardenas	07/02/2025		Chad Decker		CAVADIAS 2003 TRUST 6/19/2003	PL Pre-Application	Completed
Case Title / Description: DEVCO DP Pre-App: a Pre-Application for the construction of a 24, 000 square foot warehouse building, construction yard and a separate vehicle/trailer storage facility on the vacant parcel located at APN 921-020-067.										
PREAPP25-0 238	41740 Enterprise Cir North Temecula, CA 92590	909-282-007	Marcella Mills	07/03/2025		Jake Lappert	DRC Engineering INC	Nelson Prop One	PL Pre-Application	Plan Review
Case Title / Description: Dunbar Temecula Condo Map Pre-App: a Pre-Application for the subdivision of an existing property into condominium units. The project is located at 41740 Enterprise Circle North.										
PREAPP25-0 266	Temecula, CA	922-230-025	Scott Cooper	07/29/2025		Brandon Sudweeks		333 TRUST UDT 5/6/1994	PL Pre-Application	Plan Review
Case Title / Description: Rainbow Canyon Mixed Use DP Pre-App: a Pre-Application for the review of 277 detached single-family homes and two (2) 300-room hotel/resorts on 73.6 acres approximately 3,000 feet south of the Pechanga Parkway and Rainbow Canyon Road intersection (APN 922-230-025, 922-230-026).										
PREAPP25-0 275	30559 Pauba Rd Temecula, CA 92592	945-070-006	Eric Jones	07/31/2025		William Bembenek		BEMBENEK B FAMILY TRUST DATED 06/16/2014	PL Pre-Application	Plan Review
Case Title / Description: Ormsby Road Pre-App: a Pre-Application to review a proposed map that will create two parcels from three existing parcels. The project is located at 43096 Ormsby Road and 30559 Pauba Road.										