

PLANNING ACTIVITY REPORT

PA Number	Project Address	APN	Assigned Planner	Apply Date	Approval Date	Applicant	Company	Owner	Plan Type	Status
PA23-0227	42974 Roick Dr Temecula, CA 92590	909-320-056	Eric Jones	06/01/2023		Sherrie Munroe		Copan Diagnostics Inc.	PL Development Plan	Out
Case Title / Description: Sailhouse Temecula Development Plan: A Development Plan for an approximately 7,066 square foot warehouse building with office space. The project is located at 42974 Roick Drive.										
PA23-0229	43195 Business Park Dr Temecula, CA 92590	921-020-072	Jaime Cardenas	06/01/2023	06/14/2023	Taylor Menge		saed investments	PL Zoning or Planning Letter	Completed
Case Title / Description: 43195 Business Park Drive ZL: a zoning verification letter for the property located at 43195 Business Park Drive (APN 921-020-072).										
PA23-0231	Temecula, CA	916-400-043	Jaime Cardenas	06/02/2023	06/22/2023	Stacey Burdick		LANTERN CREST AT TEMECULA	PL Zoning or Planning Letter	Completed
Case Title / Description: 916400043 ZL: a Zoning Letter for the property associated with the Assessor Parcel Number 916-400-043.										
PA23-0234	29750 Rancho California Rd Temecula, CA 92591	921-760-001	Yannin Marquez	06/05/2023		Richard Guadamuz		Jeff Hilton	PL Sign Program	Out
Case Title / Description: 7 Eleven Sign Program: A New Sign Program application for 7 Eleven convenience store located at 29750 Rancho California Road.										
PA23-0235	33320 Temecula Pky Temecula, CA 92592	965-410-003	Yannin Marquez	06/05/2023	07/05/2023	Rose Corona		Corona Family LTD Partnership	PL Temporary Use Permit	Approved
Case Title / Description: Annual Corn Maze & Harvest Festival TUP: a Temporary Use Permit (Major) for a corn maze and harvest festival with food and alcohol from September 30, 2023, to October 31, 2023, from 10:00 AM to 5:00 PM, Monday through Sunday, located at 33320 Temecula Parkway.										
PA23-0236	28588 Old Town Front St Temecula, CA 92590	922-033-021	Eric Jones	06/05/2023		Jose Bahena		Ronald Darling	PL Modifications	Out
Case Title / Description: Kalaveras CUP MOD: A Modification Application to revise previously approved Conditional Use Permit Conditions of Approval related to operating hours for a new restaurant. The project is located at 28588 Old Town Front Street.										

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PA23-0238	27340 Nicolas Rd Temecula, CA 92591	920-100-019	Scott Cooper	06/06/2023	06/13/2023	Daniel Bowman	Irwin Partner Architects	PROTEA SENIOR LIVING TEMECULA	PL Modifications	Approved

Case Title / Description: Vineyard Ranch MOD: A Modification to a previously approved Development Plan (PA15-0172) to revise Phase II to increase the size of the basin, reduce the fire lane distance while increasing the amount of landscaping, and reduce the amount of provided parking spaces from 79 to 76 which meets the amount of required parking spaces for the project. The project is located at 27350 Nicolas Road.

PA23-0240	27590 Jefferson Ave Temecula, CA 92590	910-310-004	Jaime Cardenas	06/07/2023		Marcus Paris		Prime Steaks & Spirits	PL Modifications	Corrections
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Case Title / Description: Camping World MOD: a Modification Application to include 'Parcel 2' to the existing CUP and to modify the site with new security fencing, parking, landscaping a service building conversion, and demolition of the former restaurant building located at 27600 Jefferson Avenue.

PA23-0241	43890 Butterfield Stage Rd Temecula, CA 92592	966-010-013	Yannin Marquez	06/08/2023	07/10/2023	Stephanie Silen-Flood		Les Schwab Tire Center #571	PL Modifications	Approved
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Case Title / Description: Les Schwab Tires Temecula Solar MOD: a Modification Application (Planning Review Only) for the installation of 139 roof-mounted solar modules located at 43890 Butterfield Stage Road.

PA23-0246	31634 Loma Linda Rd Temecula, CA 92592	961-101-008	Yannin Marquez	06/09/2023	07/10/2023	Alfonso Buitrago-Jimenez		Chris Arredondo	PL Modifications	Approved
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Case Title / Description: Arredondo Residence Addition MOD: a Modification Application (Planning Review Only) for a 451.48 square foot one-story addition to the rear of the residence located at 31634 Loma Linda Road.

PA23-0249	42433 Avenida Alvarado Temecula, CA 92590	909-290-001	Yannin Marquez	06/12/2023	08/01/2023	Michael Asaro		Tim Hoag	PL Modifications	Approved
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Case Title / Description: MS Mountain View Bldg 1 MOD: A Modification Application (Planning Review Only) to a previously approved development plan (PA20-0533) for the addition of two parking spaces located at 42433 Avenida Alvarado. This project includes a Minor Exception (PA23-0276).

PA23-0250	30237 Corte Cantania Temecula, CA 92591	921-690-007	Yannin Marquez	06/14/2023	07/03/2023	Steven Hill	Seven Hills Engineering	David Carr	PL Modifications	Approved
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Case Title / Description: Carr Addition MOD: A Modification Application (Planning Review Only) for a new 73 square foot addition for a bathroom and closet at the front west end of the existing residence located at 30237 Corte Cantania

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PA23-0251	45100 Redhawk Pky Temecula, CA 92592	962-040-012	Eric Jones	06/15/2023		James Wood		RAINBOW BRIDGE MANAGEMENT	PL Conditional Use Permit	Plan Review
Case Title / Description: Redhawk Event Center CUP: A Conditional Use Permit to allow an event center to be operated as part of an existing golf course. The project is located at 45100 Temecula Parkway.										
PA23-0252	28717 Pujol St Temecula, CA 92590	922-062-008	Eric Jones	06/15/2023		Al Aguirre		LAIRD CAMERON	PL Historical Appropriateness	Out
Case Title / Description: McCoy Historical Structure Certificate of Historical Appropriateness: A Certificate of Historical Appropriateness to demolish a historic structure (Al Otto House). The project is located at 28717 Pujol Street.										
PA23-0255	29375 Rancho California Rd Temecula, CA 92592	944-330-015	Yannin Marquez	06/20/2023	06/23/2023	Chansler Skousen		SRA Ventures	PL Temporary Use Permit	Approved
Case Title / Description: Girls Day Out Market TUP: a Major Temporary Use Permit for a vendor market with 40 vendors with no outside food or alcohol on June 25, 2023, from 11:00 AM to 3:00 PM located on the east side parking lot of Oscars Brewing Company located at 29375 Rancho California Road.										
PA23-0256	27165 Madison Ave Temecula, CA 92590	910-272-022	Scott Cooper	06/21/2023	07/13/2023	Philip Powers	Temecula Extended Stay, LLC	TEMECULA EXTENDED STAY	PL Modifications	Approved
Case Title / Description: Everhome Suites MOD: A Modification (Planning Review Only) to a previously approved Development Plan (PA21-1350) for the addition of a ADA lift and exterior door without adding square footage to the project located at 27165 Madison Avenue.										
PA23-0257	31845 Temecula Pky , 106 Temecula, CA 92592	961-080-008	Jaime Cardenas	06/21/2023		Tiffany Del Gatto		GALILEO VAIL RANCH LP	PL Sign Program	Corrections
Case Title / Description: Vail Ranch Center Sign Program Amendment: a Sign Program Amendment application to modify the existing sign program to accommodate a converted multitenant building located at 31845 Temecula Parkway.										
PA23-0258	27500 Jefferson Ave Temecula, CA 92590	910-310-007	Jaime Cardenas	06/21/2023	07/03/2023	Dyana Tucker		Heritage Inn of Temecula, LLC	PL Zoning or Planning Letter	Completed
Case Title / Description: 27500 Jefferson Avenue ZL: a zoning verification letter for the property located at 27500 Jefferson Avenue.										

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PA23-0260	31950 Pauba Rd Temecula, CA 92592	955-020-019	Scott Cooper	06/23/2023		Deanna Elliano		Linfield Christian School	PL General Plan Amendment	Hearing
Case Title / Description: Linfield Christian School PDO-A: A Planned Development Overlay Amendment for Linfield Christian School to adjust the boundaries of three (3) of the Planning Areas.										
PA23-0267	32273 Daybrook Terrace Temecula, CA 92591	964-750-007	Scott Cooper	06/28/2023		Dena Upp	escrow acct 5074 authorized user	SHAWOOD COMMUNITIES	PL Temporary Use Permit	Plan Review
Case Title / Description: Sommers Bend SHAWOOD Construction Trailer TUP: A Temporary Use Permit to allow for a temporary construction trailer on site throughout the construction of Sommers Bend SHAWOOD										
PA23-0269	28636 Old Town Front St Temecula, CA 92590	922-034-036	Eric Jones	06/30/2023		Andrew Doty		Front & Main	PL Modifications	Plan Review
Case Title / Description: Old Town Blues Club Modification: A Modification application to review an existing awning located on the north side of an existing structure. The project is located at 28636 Old Town Front Street.										
PA23-0270	28636 Old Town Front St Temecula, CA 92590	922-034-036	Eric Jones	06/30/2023		Andrew Doty		Front & Main	PL Public Convenience or Necessity Application	Plan Review
Case Title / Description: Old Town Blues Club PC&N: A PC&N for the Old Town Blues Club. The project is located at 28636 Old Town Front Street. Related application PA23-0182 (CUP Modification to Obtain a Type 990 ABC License).										
PA23-0271	26469 Ynez Rd Temecula, CA 92591	910-300-014	Yannin Marquez	07/03/2023		Chad Williams		KIMCO PALM PLAZA	PL Conditional Use Permit	Out
Case Title / Description: Portals Entertainment Center CUP: A Conditional Use Permit for an arcade, laser tag, mini golf course and restaurant located at 26469 Ynez Road.										
PA23-0274	26478 Ynez Rd Temecula, CA 92591	910-320-048	Yannin Marquez	07/05/2023		Chris Krstevski		ART OF DEV	PL Modifications	Plan Review
Case Title / Description: Express Carwash Solar MOD: A Modification Application (Planning Review Only) for 76 solar panels to be mounted on the roof of the building and 235 solar panels to be mounted on the two carports located 26476 Ynez Road.										

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PA23-0275	43223 Business Park Dr Temecula, CA 92590	921-710-010	Yannin Marquez	07/05/2023		Vicki Ayala	EPX Group LLC	NORDEEN LIVING TRUST DATED 8/23/2010	PL Modifications	Applied
Case Title / Description: Business Park Solar MOD: A Modification Application (Planning Review Only) for 269 roof mounted solar panels located at 43223 Business Park Drive.										
PA23-0276	42433 Avenida Alvarado Temecula, CA 92590	909-290-001	Yannin Marquez	07/07/2023	08/01/2023	Michael Asaro		JT-BRESSI	PL Minor Exception	Approved
Case Title / Description: MS Mountain View - Bldg 1 ME: A Minor Exception for a 15% reduction in required parking spaces from a total of 21 required spaces to 19 required spaces. The project is located at 42433 Avenida Alvarado.										
PA23-0277	32937 Temecula Pky Temecula, CA 92592	960-030-043	Jaime Cardenas	07/12/2023		Gregory Cary		UG2 TEMECULA	PL Modifications	Plan Review
Case Title / Description: Smart & Final MOD: a Modification Application to allow facade changes for Smart & Final to occupy the former "Best Buy" building located at 32937 Temecula Parkway.										
PA23-0280	Temecula, CA	922-210-042	Eric Jones	07/12/2023		Brandon Humann	Catalyst Commercial Group, LLC		PL Planned Development Overlay	Plan Review
Case Title / Description: Car Wash and Coffee Shop Planned Development Overlay: A Planned Development Overlay to provide development standards for a proposed coffee shop and car wash. The project is located approximately 160 feet south of the Temecula Parkway and Bedford Court intersection at APN: 922-210-042.										
PA23-0283	27725 Jefferson Ave Temecula, CA 92590	921-400-031	Eric Jones	07/14/2023		Salvador Herrera		JEFFERSON PLAZA CENTER	PL Entertainment License	Plan Review
Case Title / Description: Salud Lounge Entertainment License: An Entertainment License application to allow Salud Lounge to conduct indoor entertainment. The project is located at 27725 Jefferson Avenue.										
PA23-0284	27624 Jefferson Ave Temecula, CA 92590	921-480-074	Yannin Marquez	07/17/2023		Alan Ibarra	Rocket Roofing	Philip Chang	PL Modifications	Plan Review
Case Title / Description: 27624 Jefferson Avenue MOD: A Modification Application (Planning Review Only) for the installation of new roof materials located at 27624 Jefferson Avenue. The roof materials are changing from wood shakes to forest brown shingles.										
PA23-0285	43223 Business Park Dr Temecula, CA 92590	921-710-010	Yannin Marquez	07/17/2023		Vicki Ayala	EPX Group LLC	Richard Nordeen	PL Modifications	Plan Review
Case Title / Description: EPX Group, LLC Solar MOD: A Modification Application (Planning Review Only) for the installation of 269 roof-mounted solar modules located at 43223 Business Park Drive.										

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PA23-0286	32381 Daybrook Terrace Temecula, CA 92591	964-740-001	Scott Cooper	07/17/2023	08/02/2023	Dena Upp	escrow acct 5074 authorized user	SHAWOOD COMMUNITIES	PL Modifications	Approved
Case Title / Description: Sommers Bend PAs 19, 20B, & 21 Shawood MOD: A Modification to previously HPRs (PA22-0494, PA22-0495, PA22-0496) for revisions to the elevations including window locations, sizes, and type, optional sliding doors, extending veneer wrap, and front door options within Planning Areas PAs 19, 20B, & 21 of Sommers Bend.										
PA23-0289	41915 Business Park Dr Temecula, CA 92590	921-020-043	Jaime Cardenas	07/18/2023	07/27/2023	Cory Hudson		International Rectifier Co	PL Zoning or Planning Letter	Completed
Case Title / Description: International Rectifier Corp ZL: a Zoning Verification Letter for International Rectifier Corporation located at 41915 Business Park (APN 921-020-043).										
PA23-0290	33320 Temecula Pky Temecula, CA 92592	965-410-003	Yannin Marquez	07/19/2023		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 from September 29, 2023 to October 31, 2023 and a Christmas Tree Lot sales and event from November 24, 2023 to December 24, 2023. The project is located at 33320 Temecula Parkway.										
PA23-0291	42661 Avenida Alvarado Temecula, CA 92590	909-290-078	Scott Cooper	07/20/2023	07/25/2023	Mario Calvillo		MS-MOUNTAIN VIEW	PL Modifications	Approved
Case Title / Description: MS Mountain View - Bldg 19 MOD: A Modification (Planning Review Only) to a previously approved Development Plan (PA22-0595) to add two (2) access doors located at 42661 Avenida Alvarado										
PA23-0292	27562 Via Industria Temecula, CA 92590	909-290-048	Scott Cooper	07/20/2023	07/25/2023	Mario Calvillo		MS-MOUNTAIN VIEW	PL Modifications	Approved
Case Title / Description: MS Mountain View - Bldg 15 MOD: A Modification (Planning Review Only) to a previously approved Development Plan (PA22-1034) to add one (1) access door located at 27562 Via Industria										
PA23-0293	27550 Via Industria Temecula, CA 92590	909-290-023	Scott Cooper	07/20/2023	07/25/2023	Mario Calvillo		MS-MOUNTAIN VIEW	PL Modifications	Approved
Case Title / Description: MS Mountain View - Bldg 16 MOD: A Modification (Planning Review Only) to a previously approved Development Plan (PA22-1035) to add one (1) access door located at 27550 Via Industria										

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PA23-0298	27473 Ynez Rd , 1A Temecula, CA 92591	921-270-055	Yannin Marquez	07/20/2023		Pearl Bfar		Temecula Plaza Center	PL Modifications	Applied
Case Title / Description: 85 Degrees Bakery MOD: A Modification Application (Planning Review Only) to remove and relocate one exterior door at the rear south end of an existing building. This project is located at 27473 Ynez Road, Suite 1A.										
PA23-0300	41892 Motor Car Pky Temecula, CA 92591	921-680-003	Yannin Marquez	07/21/2023		DANIEL FLORES		Oremor Of Temecula LLC	PL Modifications	Plan Review
Case Title / Description: Temecula Toyota Inventory Solar MOD: A Modification Application (Planning Review Only) for the installation of 144 roof-mounted solar modules on an existing building located at 41892 Motor Car Parkway.										
PA23-0304	28676 Old Town Front St Temecula, CA 92590	922-044-009	Yannin Marquez	07/27/2023		Dean Norris	Front Street Holdings, LLC	Dean Norris	PL Temporary Use Permit	Plan Review
Case Title / Description: Swing Inn TUP: A Major Temporary Use Permit application for an anniversary celebration that consists of one person providing live music entertainment on August 18th, 2023, through August 20th, 2023, from 5:00 PM to 9:00 PM located at 28676 Old Town Front Street.										
PA23-0307	42624 Avenida Alvarado Temecula, CA 92590	909-290-071	Eric Jones	07/28/2023		Dave Mason		Dave Mason	PL Modifications	Plan Review
Case Title / Description: Tri-State Mezzanine Modification: A Modification application for an approximately 3,200 square foot mezzanine. The project is located at 42624 Avenida Alvarado.										
PREAPP23-0228	28645 Old Town Front St Temecula, CA 92590	922-036-011	Scott Cooper	06/01/2023		Heidi Luerra			PL Pre-Application	Plan Review
Case Title / Description: The Bold Pre-App: A Pre-Application for a restaurant, cocktail bar, and live music and performance menu located at 41915 3rd Street										
PREAPP23-0233	32937 Temecula Pky Temecula, CA 92592	960-030-043	Jaime Cardenas	06/02/2023		Gregory Cary		UG2 TEMECULA	PL Pre-Application	Plan Review
Case Title / Description: Smart & Final Preapp: a Pre-Application to review new facade, signs, and tenant improvements for Smart & Final to occupy the former "Best Buy" building located at 32937 Temecula Parkway.										
PREAPP23-0239	40695 Winchester Rd Temecula, CA 92591	910-290-007	Yannin Marquez	06/07/2023	06/29/2023	Nima Noorzad		Winchester Marketplace	PL Pre-Application	Completed
Case Title / Description: Earth Bistro outdoor seating Pre-App: a Pre-Application for a modification to add a patio at the front of the storefront located at 40695 Winchester Road.										

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PREAPP23-0242	31709 Temecula Pky Temecula, CA 92592	961-080-004	Yannin Marquez	06/08/2023	06/22/2023	Noelia Santiago	Valerio Architects	New Plan Excel Realty Trust Inc.	PL Pre-Application	Completed
Case Title / Description: Cava CUP Pre-App: a Pre-Application for the modification of a Conditional Use Permit (PA01-0082) and exterior of the building for a future dine-in restaurant located at 31709 Temecula Parkway										
PREAPP23-0243	Temecula, CA	945-090-001	Scott Cooper	06/08/2023		Bill Parker			PL Pre-Application	Out
Case Title / Description: Parker Ridge Pre-App: A Pre-Application for nine (9) single family lots on 11.4 acres located on the south side of Pauba Road approximately 600 feet of Showalter Road										
PREAPP23-0247	Temecula, CA	940-310-015	Scott Cooper	06/09/2023		Colin Koch			PL Pre-Application	Out
Case Title / Description: Altair Villages A, B, Cn Pre-App: A Pre-Application for Plotting of Villages A, B, and Cn of Altair										
PREAPP23-0268	Temecula, CA	921-020-044	Eric Jones	06/30/2023	07/13/2023	Ryan Grove		International Rectifier Co	PL Pre-Application	Completed
Case Title / Description: Parcel 6 - Business Park Drive: A Pre-Application to review an approximately 135,000 square foot warehouse/distribution spec building. The project is located approximately 1,300 feet north of the Single Oak Drive and Business Park Drive intersection at APN: 921-020-044.										
PREAPP23-0272	Temecula, CA	921-280-002	Eric Jones	07/05/2023	07/20/2023	Richard Finkle		SPX INVESTMENT	PL Pre-Application	Completed
Case Title / Description: Temecula Mixed Use: A Pre-application to review a three-story mixed-use structure consisting of retail and parking on the first floor and residential on the second and third floors (44 units total). The project is located approximately 240 feet from the Vincent Moraga Drive and Felix Valdez Drive intersection at APN: 921-280-002.										
PREAPP23-0278	27635 Diaz Rd Temecula, CA 92590	921-030-043	Eric Jones	07/12/2023	07/20/2023	Christopher Arnold		DIAZ RE HOLDINGS	PL Pre-Application	Completed
Case Title / Description: Telsa Collision and Repair Center Pre-App: A Pre-Application to review a proposed automobile collision repair center (Tesla). The project is located at 27635 Diaz Road.										
PREAPP23-0279	41975 4th St Temecula, CA 92590	922-033-012	Eric Jones	07/12/2023	07/27/2023	Kellie Patry			PL Pre-Application	Completed
Case Title / Description: The Dram Pre-Application: A Pre-Application to review a proposed restaurant and bar that will be located within an existing building. The project is located at 41975 4th Street.										

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PREAPP23-0 281	Temecula, CA	921-020-067	Scott Cooper	07/13/2023		Brendan Smith			PL Pre-Application	Cancelled
Case Title / Description: Temecula RV Storage Pre-App: A Pre-Application for an RV and mini storage facility consisting of 172 outdoor parking storage spaces and a office building on the vacant lot on Business Park Drive at the terminus of Rancho Way.										
PREAPP23-0 299	Temecula, CA	957-080-027	Scott Cooper	07/21/2023		Christopher Shiota			PL Pre-Application	Plan Review
Case Title / Description: Seraphina Pre-App: A Pre-Application for the creation of 120 single family lots and 2 open space lots on 17.55 acres located on the southwest corner of Joseph Road and Rita Way (APN: 957-080-027)										
PREAPP23-0 306	Temecula, CA	921-280-002	Eric Jones	07/28/2023		Dan Morrar		SPX INVESTMENT	PL Pre-Application	Plan Review
Case Title / Description: Temecula Daycare Pre-Application: A Pre-Application to review an approximately 12,000 square foot day facility. The project is located at APN: 921-280-002 and is approximately 250 feet east of the Vincent Moraga and Felex Valdez intersection.										