

PLANNING ACTIVITY REPORT

PA Number	Project Address	APN	Assigned Planner	Apply Date	Approval Date	Applicant	Company	Owner	Plan Type	Status
PA25-0204	32813 Tannat Dr Temecula, CA 92591	964-923-016	Marcella Mills	06/03/2025	06/05/2025	Michael Vizcaino		Michael Vizcaino	PL Zoning or Planning Letter	Approved
Case Title / Description: 32813 Tannat Drive ZL: a Zoning Letter Request for 32813 Tannat Drive.										
PA25-0205	29425 Courtney Pl Temecula, CA 92591	921-292-049	Marcella Mills	06/04/2025		Justin Storm		TAVAGLIONE E	PL Modifications	Plan Review
Case Title / Description: Rancho Del Mar HOA Roof Replacement MOD: a Modification Application (Planning Review Only) for the Rancho Del Mar HOA to replace the roofing material on 24 buildings, 3 garage structures, a clubhouse, and a racquet ball court. The project is located at 29425-29604 Cara Way.										
PA25-0207	41925 Motor Car Pky Temecula, CA 92591	921-680-015	Yannin Marquez	06/05/2025		Gary Choi		Gordon Holdings	PL Conditional Use Permit	Plan Review
Case Title / Description: Temecula Korean BBQ CUP: A Conditional Use Permit Application for the existing restaurant, Temecula Korean BBQ, to obtain a Type -47 (On-Sale) alcohol license to serve beer, wine and distilled spirits located at 41925 Motor Car Parkway, Suite G.										
PA25-0208	30697 Temecula Pky Temecula, CA 92592	961-410-009	Katie Garcia	06/05/2025		Aaron Beyer		In & Out	PL Modifications	Plan Review
Case Title / Description: In N Out Landscape MOD: A Modification Application (Planning Review Only) to remove failed landscape and irrigation and replace with water wise plant material and sub surface irrigation located at 30697 Temecula Parkway.										
PA25-0209	31524 Rancho Pueblo Rd Temecula, CA 92592	959-070-024	Marcella Mills	06/05/2025	06/10/2025	Rebekah Fox		TEMECULA STORAGE 18 CA LP	PL Zoning or Planning Letter	Approved
Case Title / Description: 31524 Rancho Pueblo Road ZL: a Zoning Letter Request for 31524 Rancho Pueblo Road.										
PA25-0211	31205 Pauba Rd Temecula, CA 92592	945-110-002	Jaime Cardenas	06/09/2025		Stella Shih		Scalzo- Ostermiller LP	PL Wireless Antenna Facility	Plan Review
Case Title / Description: 31205 Pauba Monopine WAF CUP: a Conditional Use Permit for a Wireless Antenna Facility application to construct a 75-foot monopine featuring 16 antennas, 40 remote radio units, and miscellaneous tower equipment at the rear of the existing property located at 31205 Pauba Road.										

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PA25-0213	Temecula, CA	909-310-002	Jaime Cardenas	06/11/2025		Ben Northup		CRP/PDC TEMECULA OWNER	PL Extension of Time	Plan Review
Case Title / Description: Winchester & Diaz DP EOT: the first extension of time application for PA22-0621, a Development Plan for two industrial buildings totaling about 69,000 square feet (41,805 square feet and 26,890 square feet) on 3.95 acres approximately 250-feet west of the Winchester and Diaz Road intersection.										
PA25-0215	41619 Margarita Rd Temecula, CA 92591	921-830-042	Marcella Mills	06/12/2025		John Parslow		Jim Creech	PL Modifications	Plan Review
Case Title / Description: BV Family Eye Care ADA MOD: a Modification Application for the addition of two ADA parking stalls and an ADA ramp located at 41619 Margarita Road.										
PA25-0216	27546 Ynez Rd , P1-3 Temecula, CA 92591	921-320-052	Yannin Marquez	06/12/2025		Tom Ingle		Henkin Group	PL Massage Permits	Approved
Case Title / Description: Extended Images T & C LLC MEP: A Massage Establishment Permit for Extended Images T & C LLC, a building composted of salon suites located at 27546 Ynez Road.										
PA25-0217	29904 Longvale Ct , 2 Temecula, CA 92592	944-040-003	Marcella Mills	06/16/2025		Jehu Morales		Nathan Rivera	PL Accessory Dwelling Unit	Plan Review
Case Title / Description: Rivera Residence ADU: an Accessory Dwelling Unit application for the addition of a 629 square foot attached ADU, which includes the 186 square foot expansion of the existing home located at 29904 Longvale Court										
PA25-0218	40521 Clear Light Rd Temecula, CA 92591	957-273-004	Marcella Mills	06/17/2025		Victoria Durham		Linda Rounds	PL Modifications	Plan Review
Case Title / Description: Rounds Residence MOD: a Modification Application (Planning Review Only) for the relocation of a sliding door and windows at 40521 Clear Light Road.										
PA25-0219	27620 Commerce Center Dr Temecula, CA 92590	921-400-042	Marcella Mills	06/17/2025	06/25/2025	Evangelo Karantonis	NewFront Properties	Colleen Kelly	PL Zoning or Planning Letter	Approved
Case Title / Description: 27610 Commerce Center Drive ZL: a Zoning Letter Request for the properties located at 27610, 27620, 27630, 27640 Commerce Center Drive (APNs: 921-400-042, 921-400-043).										
PA25-0221	41453 Buecking St Temecula, CA 92590	910-272-037	Marcella Mills	06/19/2025	06/20/2025	Tim Busch		Greystar Development West LLC	PL Modifications	Approved
Case Title / Description: Marlowe Building 1 MOD: a Modification Application (Planning Review Only) to a previously approved Development Plan (PA21-1454) for an alteration to the paint pattern on the east elevation of building 1. The project is located at 41453 Buecking Drive.										

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PA25-0222	27425 Ynez Rd Temecula, CA 92591	921-260-023	Marcella Mills	06/19/2025	06/20/2025	Kelly Zarbaugh	SRS	NLA TEMECULA	PL Zoning or Planning Letter	Approved
Case Title / Description: 27425 Ynez Road ZL: a Zoning Letter Request for the property located at 27425 Ynez Road.										
PA25-0223	27622 Jefferson Ave Temecula, CA 92590	910-310-015	Marcella Mills	06/20/2025		Julie Morrow	Lightbox/PZR	BRE ESA PROP	PL Zoning or Planning Letter	Plan Review
Case Title / Description: 27622 Jefferson Avenue ZL: a Zoning Letter Request for the property located at 27622 Jefferson Avenue.										
PA25-0224	40355 Winchester Rd Temecula, CA 92591	920-080-003	Marcella Mills	06/20/2025		Lilia Lozano		TEMECULA MARKETPLACE	PL Modifications	Plan Review
Case Title / Description: Dollar Tree MOD: a Modification Application (Planning Review Only) for the alteration of a storefront door and the color change of awnings at a Dollar Tree retail store located at 40355 Winchester Road.										
PA25-0227	41740 Enterprise Cir North Temecula, CA 92590	909-282-007	Marcella Mills	06/24/2025		Lexi Baker	Partner Assessment Corporation	Nelson Prop One	PL Zoning or Planning Letter	Plan Review
Case Title / Description: 41740 Enterprise Circle North ZL: a Zoning Letter Request for the property located 41740 Enterprise Circle North.										
PA25-0228	31896 Corte Mendoza Temecula, CA 92592	955-072-016	Marcella Mills	06/25/2025		Ziad Erekat		Ziad Erekat	PL Modifications	Plan Review
Case Title / Description: Erekat Residence MOD: a Modification Application (Planning Review Only) for the approximately 197 square foot room addition to an existing residence located at 31896 Corte Mendoza.										
PA25-0229	Temecula, CA	965-400-001	Eric Jones	06/25/2025		Mike White		STAGE & DEPORTOLA	PL Maps	Void
Case Title / Description: Butterfield Stage TTM: A Tentative Tract Map to allow for a 158 residential cluster units generally located on the northeast corner of Butterfield Stage Road and De Portola Road.										
PA25-0230	Temecula, CA	965-400-001	Eric Jones	06/25/2025		Mike White		STAGE & DEPORTOLA	PL Maps	Plan Review
Case Title / Description: Butterfield Stage TTM: A Tentative Tract Map to allow 158 single-family cluster units. The project is generally located on the northeast corner of Butterfield Stage and De Portola Road.										

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PA25-0231	Temecula, CA	965-400-001	Eric Jones	06/26/2025		Mike White		STAGE & DEPORTOLA	PL Development Plan	Plan Review

Case Title / Description: Butterfield Stage Residential DP: A Development Plan application to review a 158-unit single-family residential project. The project is generally located on the northeast corner of Butterfield Stage Road and De Portola Road (related applications PA25-0230).

PA25-0232	Temecula, CA	965-400-001	Eric Jones	06/26/2025		Mike White		STAGE & DEPORTOLA	PL Planned Development Overlay	Plan Review
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Case Title / Description: Butterfield Stage PDO: A Planned Development Overlay to create development standards for the Butterfield Stage Residential project. The project is generally located on the northeast corner of Butterfield Stage Road and De Portola Road (related applications PA25-0230 & PA25-0231).

PREAPP25-0206	26407 Ynez Rd Temecula, CA 92591	910-300-010	Yannin Marquez	06/04/2025		Vanessa Stickel	Feasibility Insights	KIMCO PALM PLAZA	PL Pre-Application	Completed
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Case Title / Description: Shake Shack MOD Pre-App: A Pre-Application for a new fast-food restaurant in a former bank building. Exterior work includes the elimination of a drive-thru to replace it with an outdoor dining patio, new storefront system at the entrance and north side of the building and new paint color scheme at 26407 Ynez Road.