

PLANNING ACTIVITY REPORT

PA Number	Project Address	APN	Assigned Planner	Apply Date	Approval Date	Applicant	Company	Owner	Plan Type	Status
PA25-0342	31061 Nicolas Rd Temecula, CA 92591	957-140-012	Marcella Mills	09/03/2025		Edgar Quintana		ISLAMIC CENTER OF TEMECULA VALLEY	PL Modifications	Plan Review
Case Title / Description: Islamic Center Roof-Mounted Solar MOD: a Modification Application for the installation of a roof-mounted photovoltaic system at the Islamic Center of Temecula Valley located at 31061 Nicolas Road.										
PA25-0344	30708 Centaur Ct Temecula, CA 92592	945-233-018	Marcella Mills	09/03/2025		Susano Ureno		Edgar Leavenworth	PL Accessory Dwelling Unit	Plan Review
Case Title / Description: Leavenworth Family ADU: an Accessory Dwelling Unit Application for the addition of a 664 square foot attached Accessory Dwelling Unit to be located at an existing single-family residence at 30708 Centaur Court.										
PA25-0347	Temecula, CA	940-320-016	Scott Cooper	09/08/2025		Colin Koch		SB ALTAIR	PL Modifications	Approved
Case Title / Description: Altair Recreation Center & Village C1 Park MOD: A Modification to a previously approved Development Plan (PA24-0363) for revisions to window and door locations of the Recreation Center and the addition of a 6'-0" block wall at the Village C1 Park.										
PA25-0348	30417 Mira Loma Dr Temecula, CA 92592	944-132-009	Marcella Mills	09/08/2025		Bob Ybarra		Tyler Donnelly	PL Accessory Dwelling Unit	Plan Review
Case Title / Description: Donnelly Residence ADU: an Accessory Dwelling Unit application for the addition of a 542 square foot attached Accessory Dwelling Unit at 30417 Mira Loma Drive.										
PA25-0349	26407 Ynez Rd Temecula, CA 92591	910-300-010	Yannin Marquez	09/08/2025		Vanessa Stickel	Feasibility Insights	KIMCO PALM PLAZA	PL Modifications	Out
Case Title / Description: Shake Shack Exterior MOD: A Minor Modification Application to convert a previously operated financial institution into a fast-food casual restaurant. The exterior changes include: an outdoor dining patio, infill landscape into a former drive-thru lane, a new trash enclosure, new storefront system and exterior color scheme for the existing building located at 26407 Ynez Road.										
PA25-0350	29581 North General Kearny Rd Temecula, CA 92591	921-830-035	Marcella Mills	09/08/2025		Stephanie Turnbull		Anthony Pflughoeft	PL Temporary Use Permit	Plan Review
Case Title / Description: Christ the Vine Fall Festival TUP: A Major Temporary Use Permit to allow a fall festival family event with two bounce houses, games, food, and live entertainment from 5:00 PM to 8:00 PM on October 25, 2025, located in the parking lot of 29581 North General Kearny Road.										

PA Number	Project Address	APN	Assigned Planner	Apply Date	Approval Date	Applicant	Company	Owner	Plan Type	Status
PA25-0352	44060 Margarita Rd Temecula, CA 92592	959-090-016	Katie Garcia	09/10/2025		Carmelito Guterrez		Redhawk Properties LLC	PL Modifications	Plan Review
Case Title / Description: Island Pacific Trash Enclosure MOD: A Modification Application (Planning Review Only) to add a second trash enclosure in the rear parking lot of Island Pacific located at 44060 Margarita Road.										
PA25-0353	42023 Southern Hills Dr Temecula, CA 92591	953-402-038	Marcella Mills	09/10/2025	09/17/2025	Dean Alstrup		Dean Alstrup	PL Modifications	Approved
Case Title / Description: Alstrup Residence MOD: a Modification Application for the addition of two windows and a door to accommodate the conversion of an existing tandem garage into an office/workout room. Project located at 42023 Southern Hills Drive.										
PA25-0354	41453 Buecking St Temecula, CA 92590	910-272-037	Marcella Mills	09/11/2025		Adam Covington		Greystar Development West LLC	PL Modifications	Plan Review
Case Title / Description: Marlowe Carports MOD: a Modification Application for the addition of 18 carport structures to cover 175 parking spots at the Marlowe Apartments located at 41453 Buecking Drive.										
PA25-0355		916-400-068	Yannin Marquez	09/11/2025		Michael Grant		ADVANTAGED ASSET ACQUISTIIONS 1	PL Development Plan	Plan Review
Case Title / Description: Lantern Crest Retail Center DP: A Development Plan Application for an approximately 12,260 square foot one-story retail center. The retail center will consist of four (4) individual retail units and (1) restaurant with a drive-thru at the east of the building. The project is generally located on the corner of northwest corner of Equity Drive and Ynez Road (APN:916-400-068).										
PA25-0356		916-400-068	Yannin Marquez	09/11/2025		Michael Grant		ADVANTAGED ASSET ACQUISTIIONS 1	PL Conditional Use Permit	Plan Review
Case Title / Description: Lantern Crest Retail Center Drive-Thru CUP: A Conditional Use Permit for a restaurant with a drive-thru. The project is generally located on the corner of northwest corner of Equity Drive and Ynez Road (APN: 916-400-068).										
PA25-0357	43123 Corte Fresca Temecula, CA 92592	944-341-036	Marcella Mills	09/11/2025		Sean Ponce		Linda Robertson	PL Modifications	Plan Review
Case Title / Description: Robertson Residence MOD: a Modification Application for the addition of a 982 square foot two-story addition to an existing single-family residence located at 43123 Corte Fresca.										

PA Number	Project Address	APN	Assigned Planner	Apply Date	Approval Date	Applicant	Company	Owner	Plan Type	Status
PA25-0360	28900 Rancho California Rd Temecula, CA 92590	921-060-025	Marcella Mills	09/12/2025		Mikaela Hardy		G&M Realco	PL Modifications	Out
Case Title / Description: Rancho California Chevron MOD: a Modification Application (Planning Review Only) for a new paint scheme at the Chevron Gas Station located at 28900 Rancho California Road.										
PA25-0361	30417 Mira Loma Dr Temecula, CA 92592	944-132-009	Marcella Mills	09/15/2025		Bob Ybarra		Tyler Donnelly	PL Modifications	Plan Review
Case Title / Description: Donnelly Residence MOD: a Modification Application for the addition of 218 square feet to the front of an existing single-family residence located at 30417 Mira Loma Drive.										
PA25-0365	40705 Winchester Rd Temecula, CA 92591	910-290-019	Marcella Mills	09/17/2025		Hide Iwagami		Winchester Marketplace	PL Modifications	Cancelled
Case Title / Description: Kura Sushi Storefront MOD: a Modification Application for the removal of a storefront door at Kura Revolving Sushi Bar located at 40705 Winchester Road Unit 104.										
PA25-0368	39820 Larkspur Terrace Temecula, CA 92591	964-870-008	Katie Garcia	09/22/2025		Mike Perkett		Dustin Andersen	PL Modifications	Plan Review
Case Title / Description: Andersen Residence MOD: a Modification Application (Planning Review Only) for the addition of a 126 square foot pool bath, 205 square foot storage room, and 440 square foot patio cover for a proposed detached ADU located at 39820 Larkspur Terrace										
PA25-0369	41005 Winchester Rd Temecula, CA 92591	910-283-007	Marcella Mills	09/22/2025		Kayausha Anglin	PM Design Group, Inc	TACO BELL CORP	PL Modifications	Plan Review
Case Title / Description: Taco Bell Paint MOD: a Modification Application for an updated color scheme to the building and trash enclosure at an existing Taco Bell restaurant located at 41005 Winchester Road.										
PA25-0370	41875 C St Temecula, CA 92592	922-080-010	Marcella Mills	09/23/2025		Jerrald Alcaraz		Roman Catholic Bishop of San Bernardino	PL Temporary Use Permit	Plan Review
Case Title / Description: St. Catherine Church Artisan Craft Fair TUP: a Temporary Use Permit for an artisan/craft fair with food and activity booths to occur on October 19, 2025 from 9:00 AM to 6:00 PM. There will be no alcohol or live entertainment at this event. The event is located at 41875 C Street.										
PA25-0371	27624 Jefferson Ave Temecula, CA 92590	921-480-074	Marcella Mills	09/24/2025		Spectrum Management		Philip Chang	PL Modifications	Plan Review
Case Title / Description: 27624 Jefferson Ave Landscape Rehabilitation MOD: a Modification Application for the rehabilitation of landscape for the property located at 27624 Jefferson Avenue.										

PA Number	Project Address	APN	Assigned Planner	Apply Date	Approval Date	Applicant	Company	Owner	Plan Type	Status
PA25-0372	31300 Rancho Community Way Temecula, CA 92592	959-070-034	Marcella Mills	09/24/2025		Karen Sanchez		Rancho Community Christian School	PL Modifications	Plan Review
Case Title / Description: Rancho Christian School Carport and Solar MOD: a Modification Application for the addition of 10 carports with 190 photovoltaic modules on each to be located in an existing parking lot for Rancho Christian School located at 31300 Rancho Community Way.										
PA25-0374	41630 Winchester Rd Temecula, CA 92590	909-270-057	Yannin Marquez	09/24/2025		Nathan Bekker		SUSAN STEELE	PL Modifications	Approved
Case Title / Description: Challenge Zone Trash Enclosure MOD: A Modification Application (Planning Review Only) to update an existing trash enclosure to meet city-wide standards. The tenant improvements of the new business Challenge Zone initiated this update. The trash enclosure is located on the south end of building 41630 Winchester Road, Suite G.										
PA25-0375	CA	964-930-014		09/24/2025		Edgar Gomez		Richmond American Homes of Maryland, Inc.	PL Modifications	Approved
Case Title / Description: Sommers Bend PA10 MOD: A Modification to a previously approved Home Product Review (PA24-0508) for Planning Area 10 of the Roripaugh Ranch Specific Plan to add a patio to the Paxton floor plan.										
PA25-0376	Temecula, CA	922-024-016	Marcella Mills	09/24/2025		Kurt Merrill		Smith Family Trust	PL Temporary Use Permit	Plan Review
Case Title / Description: Old Town Christmas Tree Lot TUP: a Major Temporary Use Permit for a Christmas tree lot with live entertainment (carolers) to operate from November 27, 2025 to December 21, 2025 in the vacant lot adjacent to 41950 6th Street. The hours of operation are Monday through Thursday 3:00 PM to 8:00 PM and Friday through Sunday 8:00 AM to 8:00 PM. There is no food or alcohol proposed.										
PA25-0377	40135 Village Rd Temecula, CA 92591	916-371-018	Marcella Mills	09/24/2025		Michael Ramirez		Alrahaman	PL Extension of Time	Plan Review
Case Title / Description: Harveston Mixed-Use EOT (DP): The Third Extension of Time Application for a previously approved Development Plan application (PA19-0081) to construct a three story, approximately 26,637 square foot building comprising of a congregate care facility, retail, and restaurant uses. The project is located at 40127 Village Road.										
PA25-0378	30405 De Portola Rd Temecula, CA 92592	959-030-017	Marcella Mills	09/29/2025		Martin Wang		Rebecca Cedro	PL Zoning or Planning Letter	Plan Review
Case Title / Description: 30405 De Portola Road ZL: a Zoning Letter request for the property located at 30405 De Portola Road (APN: 959-030-017).										

PA Number	Project Address	APN	Assigned Planner	Apply Date	Approval Date	Applicant	Company	Owner	Plan Type	Status
PA25-0380	Temecula, CA	940-320-016	Scott Cooper	09/30/2025		Cheryl Casanova		SB ALTAIR	PL Temporary Use Permit	Plan Review

Case Title / Description: Altair Sales Trailer TUP: A Temporary Use Permit for a Temporary Sales Trailer located onsite for all product lines at Altair.

PREAPP25-0346	41875 C St Temecula, CA 92592	922-080-011	Jaime Cardenas	09/05/2025		Rev. Timothy Do		ROMAN CATHOLIC BISHOP OF SB	PL Pre-Application	Plan Review
---------------	----------------------------------	-------------	----------------	------------	--	-----------------	--	-----------------------------	--------------------	-------------

Case Title / Description: Saint Catherine of Alexandria Church Preapp: a Pre-Application for a proposed 20-foot driveway (exit only) on to Santiago Road from the parking lot of Saint Catherine of Alexandria Church located at 41875 C Street.