

PLANNING ACTIVITY REPORT

PA Number	Project Address	APN	Assigned Planner	Apply Date	Approval Date	Applicant	Company	Owner	Plan Type	Status
PA26-0219	43995 Mahlon Vail Rd Temecula, CA 92592	960-020-077	Marcella Mills	06/01/2026	06/16/2026	Nicholas Salazar		HANSHAW DEVELOPMENT COMPANY	PL Modifications	Approved
Case Title / Description: Black Rock Coffee Equipment MOD: a Modification Application to a previously approved Major Modification Application (PA25-0090) for Black Rock Coffee Bar to relocate irrigation and backflow prevention devices and a Service Entrance Section. In addition, the parking layout will be modified to include a dedicated ECVS van-accessible parking space. Located at 43995 Mahlon Vail Road.										
PA26-0220	27542 Lock Haven Ct Temecula, CA 92591	916-641-060	Marcella Mills	06/03/2026	06/15/2026	Holly Williams		Jill Balliett	PL Modifications	Approved
Case Title / Description: Balliett Residence Sunroom MOD: a Modification Application for the addition of an approximately 126 square foot sunroom to the rear of an existing residence located at 27542 Lock Haven Court.										
PA26-0221	41520 Margarita Rd Temecula, CA 92592	954-020-005	Yannin Marquez	06/03/2026		Tom Franco		Rancho California Water District	PL Wireless Antenna Facility	Plan Review
Case Title / Description: T-Mobile Fiber Installation WTF: A Wireless Telecommunication Facility application to install fiber from Frontier pedestal, utilizing existing underground conduit for approximately 250' terminating at an existing handhole. Additional installation of 50' conduit with fiber to T-Mobile cabinet in existing lease area. The scope of work is at 41520 Margarita Road.										
PA26-0223	27200 Madison Ave Temecula, CA 92590	910-272-002	Scott Cooper	06/04/2026		Joe Holasek		Chris Rock	PL Modifications	Plan Review
Case Title / Description: Rockvill Self-Storage Elevations MOD: A Modification to a previously approved Development Plan (PA22-0999) for a new color scheme and window treatment located at 27200 Madison Avenue.										
PA26-0224	41915 3Rd St Temecula, CA 92590	922-044-018	Marcella Mills	06/04/2026		Anne Parizeau Architect	Anne Parizeau Architect	Pablo Mora	PL Modifications	Plan Review
Case Title / Description: Migente Cafe MOD: a Modification Application for the addition of double doors to an existing building located at 41915 Third Street.										
PA26-0225	31309 Temecula Pky Temecula, CA 92592	961-450-009	Marcella Mills	06/04/2026	06/25/2026	Grant Cleary		Robert Witek	PL Sign Program	Approved
Case Title / Description: Temecula Creek Village Minor SPA: a minor Sign Program Amendment to Sign Program #56, Temecula Creek Village, to allow for two tenant signs on the building identified as C-9 in the sign program, 31309 Temecula Parkway.										

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PA26-0227	28075 Jefferson Ave Temecula, CA 92590	921-060-008	Marcella Mills	06/04/2026		Nailed It Construction Services	Nailed It Construction Services	CHARLES	PL Modifications	Out
Case Title / Description: 28075 Jefferson Avenue MOD: a Modification Application to remove and replace the siding and entry trellis and to repaint the entire building located at 28075 Jefferson Avenue.										
PA26-0228	27349 Jefferson Ave Temecula, CA 92590	909-270-050	Marcella Mills	06/05/2026	06/22/2026	Ray Crain		Beck Michael Family Trust	PL Modifications	Approved
Case Title / Description: 27349 Jefferson Avenue Landscape MOD: a Modification Application for a turf rebate landscape project to remove non-functional turf and replace with drought tolerant landscaping at an existing commercial building located at 27349 Jefferson Avenue.										
PA26-0229	40980 County Center Dr Temecula, CA 92591	910-110-087	Marcella Mills	06/05/2026	06/19/2026	Emily Ang	Verizon Wireless c/o Vantage Point Solutions	Axeon Water Technologies, Inc.	PL Wireless Antenna Facility	Approved
Case Title / Description: 40980 County Center Drive Verizon WAF MOD: a Wireless Antenna Facility application to remove six (6) panel antennas and nine (9) radios and install six (6) panel antennas and three (3) radios, in addition to extending an existing screening enclosure at a Verizon wireless facility located at 40980 County Center Drive.										
PA26-0230	1 Better World Cir Temecula, CA 92590	940-310-059	Marcella Mills	06/05/2026		Ray Crain		Old Town Corporate Center LLC	PL Modifications	Plan Review
Case Title / Description: Old Town Corporate Center Landscape MOD: a Modification Application for the removal of non-functional turf and replacement with drought tolerant landscape at an existing commercial center located at 1, 2, 3 Better World Circle.										
PA26-0235	32844 Wolf Store Rd Temecula, CA 92592	960-330-014	Marcella Mills	06/09/2026		Bridget Agbonkhese	NV5	C&P CA Partners	PL Zoning or Planning Letter	Plan Review
Case Title / Description: 32844 Wolf Store Road ZL: a Zoning Letter Request for the property located at 32844 Wolf Store Road (APN 960-330-014)										
PA26-0237	32435 Temecula Pky Temecula, CA 92592	960-020-060	Marcella Mills	06/09/2026	06/25/2026	Trinia Mullins	Partner Assessment Corporation	DMSD PROP	PL Zoning or Planning Letter	Completed
Case Title / Description: Vail Ranch Shoppes ZL: a Zoning Letter Request for the property located at 32435 Temecula Parkway (APN 960-020-060)										

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PA26-0238	28480 Old Town Front St Temecula, CA 92590	922-024-023	Yannin Marquez	06/09/2026		Joshua Lepley		FRED HARVEY	PL Temporary Use Permit	Approved
Case Title / Description: All Valley Coin and Jewelry 4th of July TUP: a Temporary Use Permit for a 4th of July BBQ to provide cheeseburgers and hot dogs for customers located 28480 Old Town Front Street, Suite C on July 4th, 2026, from 11:00 AM to 4:00 PM.										
PA26-0240	33320 Temecula Pky Temecula, CA 92592	965-410-003	Marcella Mills	06/11/2026		Karin Raubenheimer		Corona Family LTD Partnership	PL Temporary Use Permit	Plan Review
Case Title / Description: ABC Tree Farms 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 25, 2026, to October 31, 2026, 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 25, 2026, to December 24, 2026. There will be no live entertainment, food or alcohol at either event. The set-up of the first event will be 9:00 AM to 9:00 PM from September 1, 2026, to September 24, 2026. The set-up of the second event will be November 1, 2026 to November 24, 2026. Tear down of the second event will be 9:00 AM to 9:00 PM from December 24, 2026, to December 31, 2026. The events are located at 33320 Temecula Parkway.										
PA26-0241	40680 Winchester Rd Temecula, CA 92591	910-420-029	Marcella Mills	06/11/2026		Ian Ward		EDUCATIONAL PROP	PL Temporary Use Permit	Plan Review
Case Title / Description: So Cal Summer Showcase TUP: a Temporary Use Permit for So Cal Auto Style to host an automotive show and vendor event in the parking lot outside their shop at 40680 Winchester Road on August 1, 2026 from 8:00 AM to 12:00 PM. There is food and amplified entertainment proposed at the event, but no alcohol will be served.										
PA26-0244	40764 Winchester Rd Temecula, CA 92591	910-420-031	Yannin Marquez	06/15/2026		Derek Kramer		Temecula Towne Center Assoc	PL Minor Exception	Approved
Case Title / Description: Apple Store Construction After Hours ME: A Minor Exception for Apple Store to perform construction during afterhours from 10:00 PM to 10:00 AM from July 6, 2026, to July 24, 2026, located at 40764 Winchester Road.										
PA26-0247	39830 Cantrell Rd Temecula, CA 92591	957-130-022	Eric Jones	06/16/2026		Yonasan Abrams		ICE CREAMY VINYARDS	PL Conditional Use Permit	Plan Review
Case Title / Description: Chabad of Temecula Community CUP: A Conditional Use Permit to allow for the operation of a religious facility, seminary and pre-school/daycare for a proposed religious facility. The project is located at 39830 Cantrell Road.										

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PA26-0248	44456 Penbrook Ln Temecula, CA 92592	966-112-007	Yannin Marquez	06/16/2026		Sheri Wilson		Susan Mason	PL Modifications	Approved
Case Title / Description: Mason Residence Deck MOD: A Modification Application for a 350 square foot deck, further extend the rear roof eave, replace an existing first floor sliding door stack folding glass door, add a new door on the first floor for an existing laundry room and replace existing second floor windows with new sliding door at the rear of an existing residence located at 44456 Penbrook Lane.										
PA26-0251	41221 Margarita Rd Temecula, CA 92591	921-830-001	Yannin Marquez	06/17/2026		Glen Brouwer	Tributary LA, Inc.	BEL VILLAGGIO	PL Modifications	Out
Case Title / Description: Bel Villaggio Water Fountains MOD: A Modification Application to add two small self-contained water features in two different existing areas located at the Bel Villaggio Shopping Center.										
PA26-0252	42200 Moraga Rd Temecula, CA 92591	921-310-014	Marcella Mills	06/22/2026		Elizabeth O'Taylor		42200 Moraga Road LLC	PL Temporary Use Permit	Plan Review
Case Title / Description: Sage Canyon Apartments Storage TUP: a Temporary Use Permit to allow two temporary storage containers used for storage of plumbing renovation materials at the Sage Canyon Apartments located at 42200 Moraga Road. The dates for the temporary storage are June 30, 2026 through May 31, 2027.										
PA26-0254	42299 Winchester Rd Temecula, CA 92590	909-310-073	Yannin Marquez	06/24/2026		Robert (Bob) Santy		SUNRIDGE COMMUNITY CHURCH	PL Modifications	Plan Review
Case Title / Description: Sunridge Church Playground MOD: A Modification Application to add a small playground that includes play equipment, fencing and shade canopy on the church campus located at 42299 Winchester Road.										
PA26-0255	31870 Temecula Pky Temecula, CA 92592	960-010-022	Marcella Mills	06/24/2026		Jamie Pulver	Lightbox PZR	County of Riverside	PL Zoning or Planning Letter	Plan Review
Case Title / Description: Redhawk Town Center ZL: a Zoning Letter Request for the properties located at 31870, 32085, 32105, 32115, 32135, 32155, 32175, 32195, & 32225 Temecula Parkway (APN 960-010-022, 960-010-023, 960-010-024, 960-010-025, 960-010-026, 960-010-032, 960-010-043, 960-010-044, 960-010-045, 960-010-047)										
PA26-0256	32389 Temecula Pky Temecula, CA 92592	960-020-063	Marcella Mills	06/24/2026		Jamie Pulver	Lightbox PZR	Vail Ranch Plaza	PL Zoning or Planning Letter	Plan Review
Case Title / Description: Vail Ranch Plaza ZL: a Zoning Letter Request for the property located at 32413, 32425, 32401, & 32389 Temecula Parkway (APN 960-020-063, 960-020-065, 960-020-070, 960-020-071)										

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PA26-0257	43300 Business Park Dr Temecula, CA 92590	921-020-055	Marcella Mills	06/24/2026		Ray Crain		Christina Becker	PL Modifications	Plan Review
Case Title / Description: 43300 Business Park Drive Landscape MOD: a Modification Application to remove turf and install water efficient landscape at the property located at 43300 Business Park Drive.										
PA26-0258	31813 Temecula Pky Temecula, CA 92592	961-080-010	Marcella Mills	06/25/2026		Taylor Delgado		GALILEO VAIL RANCH LP	PL Temporary Use Permit	Plan Review
Case Title / Description: Stater Bros. 90th Anniversary Festival TUP: a Temporary Use Permit for Stater Bros. Market to host a 90th anniversary community event in the parking lot of their store located at 31813 Temecula Parkway. There is food service proposed at the event, which will occur on July 18, 2026 from 9:00 AM to 12:00 PM.										
PA26-0259	41875 C St Temecula, CA 92592	922-080-010	Marcella Mills	06/25/2026		Jacob Davis		ROMAN CATHOLIC BISHOP OF SB	PL Modifications	Plan Review
Case Title / Description: St. Catherine's Church Patio MOD: a Modification Application for the addition of an approximately 768 square foot patio cover and the removal and replacement of an existing attached patio cover with alumawood, at the St. Catherine's Church located at 41875 C Street.										
PA26-0260	27200 Madison Ave Temecula, CA 92590	910-272-002	Scott Cooper	06/25/2026		Joe Holasek		Rockvill Self Storage Temecula	PL Modifications	Plan Review
Case Title / Description: Rockvill Self-Storage Mechanical Screening MOD: A Modification to a previously approved Development Plan (PA22-0999) for rooftop mechanical screening located at 27200 Madison Avenue.										
PA26-0262	41586 Zinfandel Ave Temecula, CA 92591	953-083-006	Marcella Mills	06/29/2026		Gerardo De La Riva		Taylor Ledesma	PL Modifications	Plan Review
Case Title / Description: Lesdesma Residence MOD: a Modification Application for the addition of a sliding door to the side of an existing residence located at 41586 Zinfandel Road										
PA26-0263	45627 Basswood Ct Temecula, CA 92592	961-351-024	Marcella Mills	06/29/2026		Pavan Sunkara		Pavan Sunkara	PL Modifications	Plan Review
Case Title / Description: Sunkara Residence MOD: a Modification Application for the addition of an approximately 420 square foot room to an existing residence located at 45627 Basswood Court										
PA26-0266	41948 4Th St Temecula, CA 92590	922-034-022	Yannin Marquez	06/29/2026		4M Engineering & Development Inc	4M Engineering & Development Inc	TV Old Town LP	PL Extension of Time	Plan Review
Case Title / Description: 4th St. Hotel EOT (DP): The sixth Extension of Time application for previously approved Development Plan (PA17-0854) for a four-story hotel with underground parking located approximately 50 feet southwest of Mercedes Street on the south side of 4th Street.										

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PREAPP26-0231	Temecula, CA	920-100-057	Marcella Mills	06/05/2026	06/18/2026	Andrew Hinman		JU 2010	PL Pre-Application	Completed

Case Title / Description: The Goddard School Pre-App: a Pre-Application for the development of an approximately 12,000 square foot commercial building with a daycare center and office space located at APN 920-100-057.

PREAPP26-0243	31655 Pio Pico Rd Temecula, CA 92592	959-020-025	Yannin Marquez	06/15/2026		Michael Canevaro		Michael Canevaro	PL Pre-Application	Completed
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Case Title / Description: Canevaro Residence SB 9 Pre-App: A Pre-Application to construct an approximately 2,000 square foot detached residential home on an existing 2.31-acre lot using SB 9 provisions, while retaining the parcel as a single legal lot. The lot is 31655 Pio Pico Road.