

PLANNING ACTIVITY REPORT

PA Number	Project Address	APN	Assigned Planner	Apply Date	Approval Date	Applicant	Company	Owner	Plan Type	Status
PA25-0178	32400 Via Destello	959-304-015	Marcella Mills	05/05/2025	06/03/2025	Jennifer Cole			PL Modifications	Approved
Case Title / Description: Destello Park Canopy MOD: a Modification Application for the Paseo del Sol Master Association to construct a canopy structure over a park located at 32400 Via Destello										
PA25-0180	42006 Moraga Rd Temecula, CA 92591	921-310-014	Marcella Mills	05/06/2025	05/14/2025	Joshua O'Fair		42200 Moraga Road LLC	PL Zoning or Planning Letter	Approved
Case Title / Description: 42200 Moraga Road ZL: a Zoning Letter Request for 42200 Moraga).										
PA25-0181	31700 Temecula Pky Temecula, CA 92592	959-080-039	Scott Cooper	05/06/2025	06/23/2025	TEMECULA VALLEY HOSPITAL INC	TEMECULA VALLEY HOSPITAL INC	TEMECULA VALLEY HOSPITAL INC	PL Modifications	Approved
Case Title / Description: TVH COA Removal MOD: a Modification to remove Condition of Approval No. 27 from a previously approved Planning Application (PA18-1258) for Temecula Valley Hospital which provided a deadline on the commencement of foundation construction for future hospital bed tower 2 located at 31700 Temecula Parkway										
PA25-0182	42024 Avenida Alvarado Temecula, CA 92590	909-252-002	Marcella Mills	05/07/2025	05/13/2025	Cory Hudson		Christie Prop	PL Zoning or Planning Letter	Approved
Case Title / Description: Avenida Alvarado ZL: a Zoning Letter Request for 42024, 42030, and 42066 Avenida Alvarado (APN: 909-252-002 and 909-252-011)										
PA25-0183	33395 Wolf Store Rd Temecula, CA 92592	960-030-044	Marcella Mills	05/07/2025	05/08/2025	Robert Cole		MJC INVESTMENT PROPERTY X LLC	PL Modifications	Approved
Case Title / Description: Ralphs Fuel Center MOD: a Modification Application to a previously approved development plan (PA21-0449) for the removal of a retaining wall to create an access road for FCD, an additional 32 feet of fencing around the property, and the relocation of bollards for the air and water unit at Ralphs Fuel Center located at 33395 Wolf Store Road.										
PA25-0184	42072 5Th St Temecula, CA 92592	922-035-037	Marcella Mills	05/08/2025	06/04/2025			Courtney Ziani	PL Entertainment License	Approved
Case Title / Description: Our Matcha Place EL: a Class I Entertainment License application for Our Matcha Place located at 42072 Fifth Street Suite 105										

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PA25-0190	40355 Winchester Rd Temecula, CA 92591	920-080-003	Jaime Cardenas	05/16/2025		Kevin Moe		TEMECULA MARKETPLACE	PL Wireless Antenna Facility	Plan Review
Case Title / Description: 40355 Winchester WAF: a Wireless Antenna Facility for add a new rooftop parapet and equipment on top of the building located at 40355 Winchester Road.										
PA25-0191	42225 Humber Dr Temecula, CA 92591	921-461-005	Marcella Mills	05/19/2025	05/27/2025	Hongshan Liang			PL Zoning or Planning Letter	Approved
Case Title / Description: 42225 Humber Drive ZL: a Zoning Letter Request for 42225 Humber Drive (APN: 921-461-005)										
PA25-0196	41453 Buecking St Temecula, CA 92590	910-272-037	Marcella Mills	05/23/2025	05/28/2025	Adam Covington		Greystar Development West LLC	PL Modifications	Approved
Case Title / Description: Marlowe Roof Screening & Fire Riser Room MOD: a Modification Application (Planning Review Only) to a previously approved Development Plan (PA21-1454) for the addition of rooftop mechanical screening to buildings 2, 3, 5, 6, and the fitness center, and the addition of double doors and an expanded landing to accommodate the building 2 fire riser room.										
PA25-0197	28208 Via Somantano Temecula, CA 92591	916-760-001	Marcella Mills	05/27/2025	05/27/2025	Cailey Hollero		MERITAGE HOMES OF CALIF	PL Modifications	Approved
Case Title / Description: Prado 2B, 2C, 2XB and 2XC Elevations MOD: a Modification Application to a previously approved Development Plan (PA21-0838) to remove a double window on the front elevation of 2B, 2XB, and 2XC, and replace a window on 2C and 2XC with a slightly narrower one.										
PA25-0198	40055 Walcott Ln Temecula, CA 92591	957-170-023	Yannin Marquez	05/29/2025		Peter Riechers		BRISCOE JOHNSTON	PL Maps	Out
Case Title / Description: Johnston Residence SB9 Lot Split: A Senate Bill No. 9 (SB-9) lot split for an existing residential lot located at 40055 Walcott Lane.										
PREAPP25-0 174	39830 Cantrell Rd Temecula, CA 92591	957-130-022	Eric Jones	05/01/2025		Yonasan Abrams		Yonasan Abrams	PL Pre-Application	Completed
Case Title / Description: Temecula Jewish Campus Pre-App: A Pre-App to review the Temecula Jewish Campus. The proposed project will consist of a synagogue, kosher kitchen offering meals to the community, and a Biblical Garden.										

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PREAPP25-0175	27468 Ynez Rd Temecula, CA 92591	921-320-058	Eric Jones	05/01/2025		Kim Berry		TEMECULA TOWN CENTER LANDOWNER	PL Pre-Application	Completed
Case Title / Description: Temecula Town Center Townhomes Pre-App: A Pre-Application to review 85 for sale townhomes proposed within an existing commercial center.										
PREAPP25-0179	30559 Pauba Rd Temecula, CA 92592	945-070-006	Eric Jones	05/05/2025		BEMBENEK B FAMILY TRUST DATED 06/16/2014	BEMBENEK B FAMILY TRUST DATED 06/16/2014	BEMBENEK B FAMILY TRUST DATED 06/16/2014	PL Pre-Application	Completed
Case Title / Description: 30559 Pauba Rd & 43096 Ormsby Road LLA, Parcel Map Pre-App: A Pre-Application to review a possible LLA or TPM.										
PREAPP25-0185	Temecula, CA	922-100-038	Yannin Marquez	05/12/2025		Christopher Campbell		Fred Harvey	PL Pre-Application	Out
Case Title / Description: South Front Retail and EV Parking Lot Pre-App: A Pre-Application for a new development plan that consists of an approximately 4,600 square foot retail building with an electrical vehicle charging parking lot at a vacant interior lot south of First Street										
PREAPP25-0192	32374 Pauba Rd Temecula, CA 92592	955-050-017	Marcella Mills	05/19/2025		Miller Architectural Corporation	Miller Architectural Corporation	CORPORATION PRE BISHOP CH JESUS CHRIST LDS	PL Pre-Application	Plan Review
Case Title / Description: LDS Church Pavillion MOD: a Pre-Application for potential placements of an 1,800 square foot pre-engineered pavilion at an existing LDS church located at 32374 Pauba Road										