

## PLANNING ACTIVITY REPORT

PA Number	Project Address	APN	Assigned Planner	Apply Date	Approval Date	Applicant	Company	Owner	Plan Type	Status
PA25-0411	28835 Single Oak Dr Temecula, CA 92590	921-020-040	Marcella Mills	11/03/2025		Anthony Williams	Millipore Sigma	Chemicon International Inc.	PL Modifications	Out
<b>Case Title / Description:</b> Single Oak Drive MOD: a Modification Application for the addition of an approximately 211 square foot equipment enclosure to house a liquid nitrogen tank on the side of an existing building located at 28835 Single Oak Drive.										
PA25-0412	42024 Avenida Alvarado Temecula, CA 92590	909-252-002	Marcella Mills	11/04/2025	11/06/2025	Mary Ayers	A/E West Consultants, Inc	Christie Prop	PL Zoning or Planning Letter	Completed
<b>Case Title / Description:</b> Avenida Alvarado ZL: a Zoning Letter Request for the property located at 42024, 42030, and 42660 Avenida Alvarado (APNs: 909-252-002 and 909-252-011).										
PA25-0414	27445 Jefferson Ave Temecula, CA 92590	909-240-005	Yannin Marquez	11/05/2025		Gabriela Marks		Hilbert Group	PL Modifications	Approved
<b>Case Title / Description:</b> Del Taco Exterior Update MOD: A Modification Application to modify the elevations originally entitled under PA23-0498. The changes are to remove the pick-up lockers from the south elevation and replace it with paint color PX-1. The restaurant is located at 27445 Jefferson Avenue.										
PA25-0415	26471 Ynez Rd Temecula, CA 92591	910-300-016	Marcella Mills	11/05/2025	12/18/2025	Sherrie Munroe			PL Modifications	Approved
<b>Case Title / Description:</b> At Home DCDA MOD: a Modification Application to move an existing DCDA vault above ground at the commercial property located at 26471 Ynez Road.										
PA25-0417	41221 Margarita Rd Temecula, CA 92591	921-830-001	Yannin Marquez	11/06/2025		Glen Brouwer	Tributary LA, Inc.	BEL VILLAGIO	PL Modifications	Applied
<b>Case Title / Description:</b> Bel Villagio Landscape MOD: A Modification Application (Planning Review Only) for landscape renovation of the Bel Villagio shopping center. The shopping center is adjacent to the Promenade Mall that includes 41221-41577 Margarita Road.										
PA25-0418	27146 Majello Ct Temecula, CA 92591	920-021-024	Yannin Marquez	11/06/2025		Tammy McManus		Raymond Lanzilotta	PL Accessory Dwelling Unit	Approved
<b>Case Title / Description:</b> Lanzillotta Residence ADU: An Accessory Dwelling Unit application for an 898.9 sq. ft. detached accessory dwelling unit located at the rear of the existing primary residence of 27146 Majello Court.										

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PA25-0421	45100 Redhawk Pky Temecula, CA 92592	962-040-012	Eric Jones	11/10/2025		Randy Wood		Rainbow Bridge Management	PL Temporary Use Permit	Approved
<b>Case Title / Description:</b> Redhawk Golf Course Wedding/Event Center TUP: A Temporary Use Permit to allow the Redhawk Golf course to conduct weddings and similar events at an existing outdoor pavilion. The project is located at 54100 Temecula Parkway.										
PA25-0423	41784 Green Tree Rd Temecula, CA 92592	955-050-037	Yannin Marquez	11/12/2025		Lisa Platts		Lisa Platts	PL Modifications	Approved
<b>Case Title / Description:</b> Platts Residence Urban Lot Split SB9 MOD: A Modification Application to adjust one segment of the proposed lot line that splits the two lots by shifting it approximately 18' northwest. The revision removes approximately 0.02 acres from Lot 1 and adds it to Lot 2. The project is located at 41784 Green Tree Road.										
PA25-0424	40525 Winchester Rd Temecula, CA 92591	910-290-011	Marcella Mills	11/12/2025		David Garmo		Orlansky Family	PL Modifications	Out
<b>Case Title / Description:</b> Big O Tires Paint MOD: a Modification Application for a paint scheme change at Big O Tires located at 40525 Winchester Road.										
PA25-0426	41915 3Rd St Temecula, CA 92590	922-044-018	Marcella Mills	11/12/2025		Pablo Mora		41915 3rd Street	PL Zoning or Planning Letter	Cancelled
<b>Case Title / Description:</b> 41915 3rd Street ZL: a Zoning Letter Request for the property located at 41915 3rd Street (APN: 922-044-018).										
PA25-0427	39826 Winchester Rd Temecula, CA 92591	920-100-042	Marcella Mills	11/12/2025		Sirma Saddiq		LIPT WINCHESTER ROAD INC	PL Modifications	Out
<b>Case Title / Description:</b> Navy Federal Drive-Thru MOD: a Modification Application to install a new drive-thru ATM at an existing Navy Federal Credit Union located at 39826 Winchester Road.										
PA25-0428	29775 Santiago Rd Temecula, CA 92592	922-130-019		11/12/2025	12/09/2025	Paul Del Bene		RANCHO BAPTIST CHURCH	PL Wireless Antenna Facility	Approved
<b>Case Title / Description:</b> Avocado WAF MOD: a Wireless Antenna Facility Modification Application to remove and replace three (3) RRUs at an existing wireless facility located at 29775 Rancho Santiago Road.										
PA25-0429	28677 Old Town Front St , I Temecula, CA 92590	922-045-033	Yannin Marquez	11/12/2025		Shahid Waheed		Linda Lash	PL Tobacco Shop Permits	Approved
<b>Case Title / Description:</b> Sunny Vaporz Smoke Shop TSP: A Tobacco Shop Permit (Renewal) for Sunny Vaporz Smoke Shop located at 28677 Old Town Front Street, Suite I.										

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PA25-0430	32125 Temecula Pky Temecula, CA 92592	960-010-044	Marcella Mills	11/13/2025	01/05/2026	Mark Watson		COUNTY OF RIVERSIDE	PL Modifications	Approved
<b>Case Title / Description:</b> Bare Knuckle Brewing MOD: a Modification Application for Bare Knuckle Brewing Company to construct two free-standing patio covers to accommodate outdoor seating at 32125 Temecula Parkway, Suite C.										
PA25-0433	32483 Temecula Pky Temecula, CA 92592	960-020-057	Yannin Marquez	11/17/2025		Fang Yuan		Selwyn Ginsburg	PL Massage Permits	Approved
<b>Case Title / Description:</b> Amazing Massage MEP: A Massage Establishment Permit (Renewal) for Amazing Massage located at 32483 Temecula Parkway, Suite E-118.										
PA25-0434	32467 Temecula Pky , F101 Temecula, CA 92592	960-020-058	Yannin Marquez	11/17/2025		Wenquan Liu		ORIGO REAL ESTATE INV FUND	PL Massage Permits	Approved
<b>Case Title / Description:</b> MC Thai Massage MEP: A Massage Establishment Permit (Change of Ownership) for MC Thai Massage located at 32467 Temecula Parkway, Suite F101.										
PA25-0435	27192 Rainbow Creek Dr Temecula, CA 92591	920-042-004	Marcella Mills	11/18/2025		Mike Perkett		Darrell West	PL Modifications	Plan Review
<b>Case Title / Description:</b> West Residence Addition MOD: A Modification Application for a 69 square foot addition to the kitchen located on the south end of the existing primary residence. The residence is located at 27192 Rainbow Creek Drive.										
PA25-0436	28910 Rancho California Rd , 101 Temecula, CA 92590	921-060-024	Yannin Marquez	11/18/2025		Cathy Cai		CRAIG NELSON	PL Massage Permits	Approved
<b>Case Title / Description:</b> Dream Tree Spa Inc. MEP: A Massage Establishment Permit (Renewal) for Dream Tree Spa Inc. located at 28910 Rancho California Road, Unit 101.										
PA25-0437	31669 Temecula Pky Temecula, CA 92592	961-080-006	Marcella Mills	11/19/2025		Meredith Locklear		CHEVRON USA INC	PL Modifications	Out
<b>Case Title / Description:</b> Temecula Parkway Chevron Paint MOD: a Modification Application for a paint scheme change at the existing Extra Mile (Chevron) convenience store located at 31669 Temecula Parkway.										
PA25-0439	42371 Maskuaz Ct Temecula, CA 92592	918-292-013	JaimeCardenas	11/19/2025		Patrick Stammersky		Romi Blalock	PL Modifications	Corrections
<b>Case Title / Description:</b> Blalock Room Addition MOD: a Modification Application for a 467 bedroom addition and a 232 square foot covered patio at the rear of the existing single-family residence located at 42371 Maskuaz Court.										

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PA25-0440	41958 5Th St Temecula, CA 92590	922-033-005	Yannin Marquez	11/19/2025		Jill Nelson		Donald Egizi	PL Temporary Use Permit	Approved
<b>Case Title / Description:</b> Blackbird NYE TUP: a Major Temporary Use Permit for Blackbird Tavern to have a New Year's Eve celebration on December 31, 2025, from 9:00 PM to 2:00 AM, with live entertainment from 9:00 PM to 12:30 AM. Located at 41958 5th Street.										
PA25-0443	27326 Jefferson Ave , 13 Temecula, CA 92590	910-282-004	Yannin Marquez	11/21/2025		Robert Burnside		Plaza Temecula Inc	PL Massage Permits	Approved
<b>Case Title / Description:</b> Pacific Spa MEP: A Massage Establishment Permit (Renewal) for Pacific Spa located at 27326 Jefferson Avenue, Unit 13.										
PA25-0445	28210 Jefferson Ave Temecula, CA 92590	921-060-058	Marcella Mills	11/24/2025		Anthony Yang		WELLPROFIT 5	PL Extension of Time	Plan Review
<b>Case Title / Description:</b> Firenze EOT: an Extension of Time application for a previously approved Development Plan (PA21-1023) for an approximately 562,220 square foot, 238-unit mixed use apartment and commercial project located approximately 665 feet north of Rancho California Road on the east side of Jefferson Avenue (APN: 921-060-058)										
PA25-0446	27636 Ynez Rd , L-3 Temecula, CA 92591	921-320-041	Yannin Marquez	11/24/2025		Emadel Shalabi		Ynez Shops	PL Tobacco Shop Permits	Approved
<b>Case Title / Description:</b> Vibez Smoke Shop TSP: A Tobacco Shop Permit (Renewal) for Vibez Smoke Shop located at 27636 Ynez Road, Unit L-3										
PA25-0447	27309 Madison Ave Temecula, CA 92590	910-272-033	Jaime Cardenas	11/24/2025		Joseph Kilcoyne		Kaiser Foundation Health	PL Modifications	Approved
<b>Case Title / Description:</b> Kaiser HVAC Screen Wall MOD: a Modification Application for the installation of a new parapet screen wall to conceal rooftop mechanical equipment of the Kaiser medical building located at 27309 Madison Avenue.										
PA25-0448	30650 Rancho California Rd , D403 Temecula, CA 92591	921-700-016	Yannin Marquez	11/24/2025		Bharat Patel		Elina Covarrubias	PL Tobacco Shop Permits	Approved
<b>Case Title / Description:</b> Temecula Smoke Shop TSP: A Tobacco Shop Permit (Renewal) for Temecula Smoke Shop located at 30650 Rancho California Road, Unit D403.										
PA25-0449	28999 Old Town Front St , 206 Temecula, CA 92590	922-110-038	Yannin Marquez	11/25/2025		Sam Visnic		Stewart Group	PL Massage Permits	Approved
<b>Case Title / Description:</b> Release Muscle Therapy MEP: A Massage Establishment Permit (change of location) for Release Muscle Therapy located at 28999 Old Town Front Street, Unit 206										

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PA25-0450	30661 Temecula Pky Temecula, CA 92592	961-410-032	Yannin Marquez	11/25/2025		SAMERA SIDDIQI	Apex Imaging Services	Paul Hansen	PL Temporary Use Permit	Approved
<b>Case Title / Description:</b> Discount Tires Temporary Facilities TUP: A Temporary Use Permit to allow temporary facilities that includes (2) mobile office, ADA compliant restroom trailers, a connex container and a dumpster from 9/22/25 to 12/22/25. The temporary facilities are located at the parking lot of 30661 Temecula Parkway.										
PA25-0451	27725 Jefferson Ave , 106 Temecula, CA 92590	921-400-031	Yannin Marquez	11/26/2025		Shuwei Collier		Shuwei Collier	PL Massage Permits	Approved
<b>Case Title / Description:</b> Blue Water Massage MEP (Renewal): A Massage Establishment Permit Application (renewal) for Blue Water Massage located at 27725 Jefferson Avenue, Suite 106.										
PA25-0452	27574 Commerce Center Dr Temecula, CA 92590	921-400-064	Yannin Marquez	11/26/2025				Coastline Equity	PL Massage Permits	Approved
<b>Case Title / Description:</b> Ivy Spa MEP (Renewal): a Massage Establishment Permit (Renewal) for Ivy Spa located at 27574 Commerce Center Drive, Suite 138										
PA25-0453	27546 Ynez Rd Temecula, CA 92591	921-320-052	Yannin Marquez	11/26/2025		Tom Ingle		Tom Ingle	PL Massage Permits	Plan Review
<b>Case Title / Description:</b> Image Studios Temecula MEP: A Massage Establishment Permit (renewal) for Extended Images T & C LLC, a building composted of salon suites located at 27546 Ynez Road.										
PA25-0455	27393 Ynez Rd , 252 Temecula, CA 92591	921-260-018	Yannin Marquez	12/01/2025		Carol Campbell		MCS TOWER PLAZA	PL Massage Permits	Plan Review
<b>Case Title / Description:</b> Fusion Therapeutic Massage MEP: A Massage Establishment Permit (Renewal) for Fusion Therapeutic Massage located at 27393 Ynez Road, Suite 252.										
PA25-0456	Temecula, CA	940-320-017	Marcella Mills	12/01/2025	01/05/2026	Brookfield Properties	Brookfield Properties	SB ALTAIR	PL Temporary Use Permit	Approved
<b>Case Title / Description:</b> Altair Housing Construction Trailer TUP: a Temporary Use Permit to allow for a temporary housing construction trailer on-site from through July 2026, adjacent to the existing land construction trailer for Altair (APN: 940-320-017).										
PA25-0458	43030 Argo Ct Temecula, CA 92592	945-240-006	Marcella Mills	12/02/2025		Adrian Cisneros		Jennifer Opdycke	PL Modifications	Out
<b>Case Title / Description:</b> Opdycke Residence MOD: a Modification Application for the approximately 191 square foot addition to an existing residence located at 43030 Argo Court.										
PA25-0459	40820 Winchester Rd , K07 Temecula, CA 92591	910-420-030	Yannin Marquez	12/03/2025		Hong Luo		Temecula Towne Center Assoc	PL Massage Permits	Approved
<b>Case Title / Description:</b> Pure Massage MEP: A Massage Establishment Permit (Renewal) for Pure Massage located at 40820 Winchester Road, Suite K07.										

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PA25-0460	40820 Winchester Rd , 2296 Temecula, CA 92591	910-420-030	Yannin Marquez	12/03/2025		Hong Luo		Temecula Towne Center Assoc	PL Massage Permits	Approved
<b>Case Title / Description:</b> Pure Massage MEP: A Massage Permit for Pure Massage located at 40820 Winchester Road, Suite 2296.										
PA25-0461	28165 Jefferson Ave , C Temecula, CA 92590	921-060-016	Yannin Marquez	12/03/2025		Lie Fu Sun		Paul Ryan	PL Massage Permits	Approved
<b>Case Title / Description:</b> Tang Yun Asian Spa LLC MEP: A Massage Establishment Permit (Renewal) for Tang Yun Asian Spa LLC located at 28165 Jefferson Avenue, Unit C.										
PA25-0462	27895 Diaz Rd Temecula, CA 92590	921-040-010	Marcella Mills	12/05/2025		Edgar Negrete		TEMECULA MASONIC TEMPLE ASSN	PL Vendor License	Plan Review
<b>Case Title / Description:</b> Hot Diggity Dog Outdoor VL: an Outdoor Vendor License application for Hot Diggity Dog to operate a stationary hot dog cart Monday through Friday from 7:00 AM to 5:00 PM, located at 27895 Diaz Road.										
PA25-0463	42200 Margarita Rd Temecula, CA 92592	954-020-006	Marcella Mills	12/05/2025		Jason Hayes		Ventana Prop	PL Modifications	Plan Review
<b>Case Title / Description:</b> Margarita Summit Solar MOD: a Modification Application for the addition of 30 solar panels to Building #1 and 40 panels to Buildings #1, 4, 6, and 9, at an existing apartment complex located at 42200 Margarita Road.										
PA25-0467	44066 Margarita Rd , 2 Temecula, CA 92592	959-090-015	Yannin Marquez	12/08/2025		Leslie Khashan		Redhawk Properties LLC	PL Tobacco Shop Permits	Approved
<b>Case Title / Description:</b> Speedy's Smoke and Vape Shop #3 MEP: A Massage Establishment Permit (Renewal) for Speedy's Smoke and Vape Shop #3 located at 44066 Margarita Road, Unit 2.										
PA25-0469	30182 Milano Rd Temecula, CA 92591	919-384-007	Marcella Mills	12/09/2025		John Bryan		John Bryan	PL Modifications	Plan Review
<b>Case Title / Description:</b> Bryan Residence MOD: a Modification Application for an approximately 54 square foot addition to an existing residence located at 30182 Milano Road.										
PA25-0471	27453 Jefferson Ave Temecula, CA 92590	909-240-001	Yannin Marquez	12/12/2025					PL Tobacco Shop Permits	Plan Review
<b>Case Title / Description:</b> The Glass Warehouse TSP: Tobacco Shop Permit (renewal) for The Glass Warehouse located at 27453 Jefferson Avenue										

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PA25-0472	27901 Jefferson Ave Temecula, CA 92590	921-050-003	Marcella Mills	12/15/2025		Samantha Romero		Daniel Henderson	PL Temporary Use Permit	Plan Review
<b>Case Title / Description:</b> Hendo's Fight Night TUP: a Temporary Use Permit (Major) for Hendo's Fight Night on January 24, 2026 from 11:00 AM to 8:00 PM, and April 18, 2026, June 20, 2026, August 15, 2026, and November 14, 2026 from 1:00 PM to 10:00 PM. There is alcohol under a Type 74 ABC License proposed at this event. The address is 27901 Jefferson Avenue.										
PA25-0473	41955 4Th St Temecula, CA 92590	922-033-022	Marcella Mills	12/15/2025		Yoann Bounat		BURKE FAMILY TRUST DTD 1/28/22	PL Conditional Use Permit	Plan Review
<b>Case Title / Description:</b> Le Bistro Type 47 CUP: a Conditional Use Permit application for Le Bistro Modern to obtain an ABC Type 47 license (On Sale General - Eating Place) at a new restaurant located at 41955 4th Street, Suite 101.										
PA25-0474	28120 Jefferson Ave , B-201 Temecula, CA 92590	921-060-032	Yannin Marquez	12/15/2025		Ying Yang		JEAN DOMENIGONI	PL Massage Permits	Plan Review
<b>Case Title / Description:</b> Spa Rejuv (YY) LLC MEP: A Massage Establishment Permit (Renewal) for Spa Rejuv (YY) LLC located at 28120 Jefferson Avenue Unit B-201.										
PA25-0475	31741 Temecula Pky , B Temecula, CA 92592	961-080-022	Yannin Marquez	12/15/2025		Xucheng Gao		New Plan Excel Realty Trust Inc.	PL Massage Permits	Plan Review
<b>Case Title / Description:</b> Temecula Massage MEP: A Massage Establishment Permit for Temecula Massage (Renewal) located at 31741 Temecula Parkway, Unit B.										
PA25-0476	27715 Jefferson Ave , 201 Temecula, CA 92590	921-400-024	Yannin Marquez	12/16/2025		Hilda Reyes		JEFFERSON PLAZA CENTER	PL Massage Permits	Plan Review
<b>Case Title / Description:</b> Ethereal Day Spa 1 MEP: A Massage Establishment Permit (Renewal) for Ethereal Day Spa 1 located at 27715 Jefferson Avenue, Unit 201.										
PA25-0477	41935 Humber Dr Temecula, CA 92591	921-511-001	Marcella Mills	12/17/2025		JOSHUA SHARFI		JOSHUA SHARFI	PL Modifications	Plan Review
<b>Case Title / Description:</b> Sharfi Residence MOD: a Modification Application for the approximately 581 square foot addition to an existing residence located at 41935 Humber Drive.										
PA25-0478	41125 Winchester Rd , B3-B Temecula, CA 92591	910-281-003	Yannin Marquez	12/17/2025		Feras Qumseya		EHG Associates LLC	PL Tobacco Shop Permits	Plan Review
<b>Case Title / Description:</b> Smoke Express Corp TSP: A Tobacco Shop Permit (Renewal) for Smoke Express Corp located at 41125 Winchester Road, Unit B3-B.										

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PA25-0479	27911 Jefferson Ave , 103 Temecula, CA 92590	921-050-012	Yannin Marquez	12/17/2025		Jostaf Jirjees		Los Amigos Center	PL Tobacco Shop Permits	Plan Review
<b>Case Title / Description:</b> High Sky Smoke Shop TSP: A Tobacco Shop Permit (Renewal) for High Sky Smoke Shop located at 27911 Jefferson Avenue, Unit 103.										
PA25-0480	31741 Temecula Pky , D Temecula, CA 92592	961-080-022	Yannin Marquez	12/17/2025		Shalini Khullar		New Plan Excel Realty Trust Inc.	PL Tobacco Shop Permits	Plan Review
<b>Case Title / Description:</b> Smoke Shop TSP: A Tobacco Shop Permit (Renewal) for Smoke Shop located at 31741 Temecula Parkway, Unit D.										
PA25-0482	41669 Winchester Rd , 102 Temecula, CA 92590	909-282-014	Yannin Marquez	12/19/2025		YueLong Tan		YueLong Tan	PL Massage Permits	Plan Review
<b>Case Title / Description:</b> Relax Zone Massage MEP: a Massage Establishment Permit (renewal) for Relax Zone Massage located at 41669 Winchester Road, Suite 102.										
PA25-0484	31805 Temecula Pky Temecula, CA 92592	961-080-011	Yannin Marquez	12/23/2025		Mayette Serrano		GALILEO VAIL RANCH LP	PL Massage Permits	Plan Review
<b>Case Title / Description:</b> Feel Better Massage & Bodywork: a Massage Establishment Permit Renewal for Feel Better Massage & Bodywork located at 31045 Temecula Parkway, Suite 205.										
PA25-0485	27403 Ynez Rd Temecula, CA 92591	921-260-019	Yannin Marquez	12/23/2025				MCS TOWER PLAZA	PL Massage Permits	Plan Review
<b>Case Title / Description:</b> Sunshine Health Massage MEP: a Massage Establishment Permit Renewal for Sunshine Health located at 27403 Ynez Road, Suite 101.										
PA25-0487	27403 Ynez Rd Temecula, CA 92591	921-260-019	Yannin Marquez	12/23/2025				MCS TOWER PLAZA	PL Massage Permits	Plan Review
<b>Case Title / Description:</b> Balance of Wellness MEP: a Massage Establishment Permit Renewal for Balance of Wellness located at 27403 Ynez Road, Suite 216.										
PA25-0488	26780 Ynez Ct Temecula, CA 92591	921-750-009	Yannin Marquez	12/23/2025				MIKE & LEANN AZEVEDO FAMILY LTD PARTNERSHIP	PL Massage Permits	Plan Review
<b>Case Title / Description:</b> Massage Poise MEP: a Massage Establishment Permit for Massage Poise located at 26780 Ynez Court, Suite B.										

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PA25-0491	28400 Rancho California Rd Temecula, CA 92590	921-020-041	Marcella Mills	12/29/2025		Ben Foust	Verizon Wireless	Temecula HHG Hotel Development, LP	PL Wireless Antenna Facility	Plan Review
<b>Case Title / Description:</b> Home2 Suites WAF: a Wireless Antenna Facility application for a new wireless facility, including 2 FRP screen walls, 9 panel antennas, 3 remote radio units, 1 parabolic antenna, and related equipment on approximately 290.6 square feet of an existing hotel rooftop. Project located at 28400 Rancho California Road.										
PA25-0492	28208 Via Somantano Temecula, CA 92591	916-760-001	Marcella Mills	12/29/2025	01/05/2026	Cailey Hollero		MERITAGE HOMES OF CALIF	PL Modifications	Approved
<b>Case Title / Description:</b> Prado Product Placement MOD: a Modification Application to change the home product placement and to allow reduced side setbacks from 5 feet to 4 feet within the Prado housing development, originally approved under PA21-0838.										
PA25-0493	27536 Ynez Rd , F-19 Temecula, CA 92591	921-320-052	Yannin Marquez	12/30/2025		Jianxia Bao			PL Massage Permits	Plan Review
<b>Case Title / Description:</b> Massage by Sunny MEP: A Massage Establishment Permit (Renewal) for Massage by Sunny located at 27536 Ynez Road, Suite F-19.										
PA25-0494	27727 Jefferson Ave Temecula, CA 92590	921-400-029	Marcella Mills	12/30/2025		Chelsea Freeman		OLD JAYHWAWKER INV	PL Temporary Use Permit	Plan Review
<b>Case Title / Description:</b> Lionheart Gym Grand Opening TUP: a Temporary Use Permit for a Grand Opening event with vendors and a food truck on January 24, 2026 from 9:00 AM to 1:00 PM located at 27727 Jefferson Avenue, Suite 102.										
PREAPP25-0425	Temecula, CA	921-720-016	Eric Jones	11/12/2025		Michael Long		CITY OF TEMECULA	PL Pre-Application	Plan Review
<b>Case Title / Description:</b> DCT Fiber Hut Pre-App: A Pre-Application to review an inline amplification fiber hub facility for operation of a State-owned fiber optic network. The project consisting of 55'x45' fenced gravel compound with prefabricated equipment shelter, emergency backup generator and buried propane tank. The project is located on the northwest corner of the Ynez Road and Overland Drive intersection (APN: 921-720-016: City Owned Parcel).										
PREAPP25-0441	43525 Ridge Park Dr Temecula, CA 92590	940-330-004	Yannin Marquez	11/20/2025		Jiles Smith			PL Pre-Application	Cancelled
<b>Case Title / Description:</b> Temecula Valley Fine Art Museum and Gallery CUP Pre-App: A Conditional Use Permit for an art museum and gallery located at 43525 Ridge Park Drive.										

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PREAPP25-0470	28999 Old Town Front St , 203 Temecula, CA 92590	922-110-038	Yannin Marquez	12/10/2025		Jiles Smith		Stewart Group	PL Pre-Application	Completed

**Case Title / Description:** Temecula Valley Fine Art Museum and Gallery CUP Pre-App: A Pre-Application for a Conditional Use Permit for an art museum and gallery located at 28999 Old Town Front Street, Suite 203.

PREAPP25-0489	30559 Pauba Rd Temecula, CA 92592	945-070-006	Eric Jones	12/26/2025		William Bembenek		BEMBENEK B FAMILY TRUST DATED 06/16/2014	PL Pre-Application	Cancelled
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**Case Title / Description:** Pauba Road Pre-App: A Pre-Application to review mapping requirements for a proposed 4 parcel residential development. The project is located at APN 931-220-011.