

PLANNING ACTIVITY REPORT

PA Number	Project Address	APN	Assigned Planner	Apply Date	Approval Date	Applicant	Company	Owner	Plan Type	Status
PA25-0008	43513 Ventana St Temecula, CA 92592	944-330-046	Marcella Mills	01/06/2025	01/07/2025	Daniel Valverde	Jamboree Housing Corporation		PL Zoning or Planning Letter	Approved
Case Title / Description: 43513, 43519 & 43602 Ventana Street ZL: a Zoning Letter request for 43513, 43519, and 43602 Ventana Street (APN: 944-330-046)										
PA25-0010	27555 Ynez Rd Temecula, CA 92591	921-270-054	Marcella Mills	01/06/2025	01/13/2025	Selena Hoffman		TOWER OFFICE PLAZA	PL Wireless Antenna Facility	Approved
Case Title / Description: Verizon MOD WTF: a Wireless Telecommunication Facility application for a modification to remove and replace existing antennas and supporting equipment inside the existing cupola at an existing wireless antenna facility located at 27555 Ynez Road										
PA25-0011	31842 Via Saltio Temecula, CA 92592	961-211-003	Marcella Mills	01/06/2025	01/13/2025	David Henrikson		Ken Radosevich	PL Modifications	Approved
Case Title / Description: Radosevich Residence MOD: a Modification application for the addition of a 440 SF bonus room to an existing single-family home located at 31842 Via Saltio										
PA25-0012	42135 Winchester Rd Temecula, CA 92590	909-310-062	Marcella Mills	01/06/2025	01/31/2025	Trevor Espie		Rancho California Water District	PL Modifications	Approved
Case Title / Description: RCWD Modular Office MOD: a Modification application for the addition of a 24' x 40' modular office building in the parking lot of the Rancho California Water District headquarters at 42135 Winchester Road										
PA25-0013	30590 Rancho California Rd Temecula, CA 92591	921-700-009	Marcella Mills	01/06/2025	01/17/2025	Victoria Varon		Julia Serna	PL Massage Permits	Approved
Case Title / Description: Temecula Salt Cave and Holistic Center MEP: a Massage Establishment Permit for a new, exempt massage establishment to operate at Temecula Salt Cave and Holistic Center located at 30590 Rancho California Road										
PA25-0016	40184 Via Seco Temecula, CA 92591	916-400-070	Scott Cooper	01/07/2025		Harveston SAB North	Harveston SAB North		PL Modifications	Hearing
Case Title / Description: Winchester Hills DA Amendment #3: A Third Amendment to the Development Agreement by and between the City of Temecula and Lennar Homes, Inc., a California Corporation and Winchester Hills I LLC, a California Limited Liability Company to rescind the First Amendment to the Development Agreement and reinstate the original term of the Development Agreement for the Winchester Property located within portions of Planning Area 12 of the Harveston Specific Plan.										

PA Number	Project Address	APN	Assigned Planner	Apply Date	Approval Date	Applicant	Company	Owner	Plan Type	Status
PA25-0017	42793 North Star Ct Temecula, CA 92592	944-252-014	Marcella Mills	01/09/2025	01/27/2025	Rachel Yarnell		Rachel Yarnell	PL Modifications	Approved

Case Title / Description: Yarnell Residence MOD: a Modification application (Planning Review Only) for a 456 SF addition above the garage of an existing single-family home located at 42793 North Star Court.

PA25-0023	27901 Jefferson Ave Temecula, CA 92590	921-050-003	Marcella Mills	01/14/2025	02/06/2025	Samantha Romero		Daniel Henderson	PL Temporary Use Permit	Approved
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Case Title / Description: Hendo's Fight Night TUP: a Temporary Use Permit (Major) for Hendo's Fight Night on 2/8/2025, 5/3/2025, 8/9/2025, and 11/8/2025 from 1:00 PM to 10:00 PM. There is alcohol proposed at this event.

PA25-0026	28677 Old Town Front St Temecula, CA 92590	922-045-033	Marcella Mills	01/14/2025	01/29/2025	Shahid Waheed		Linda Lash	PL Tobacco Shop Permits	Approved
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Case Title / Description: Sunny Vaporz Smoke Shop TSP: a Tobacco Shop Permit (renewal) for Sunny Vaporz Smoke Shop located at 28677 Old Town Front Street, Suite I

PA25-0027	27515 Ynez Rd Temecula, CA 92591	921-270-055	Marcella Mills	01/15/2025	01/29/2025			Romeo Vides	PL Tobacco Shop Permits	Approved
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Case Title / Description: Smoke & Dreams TSP: a Tobacco Shop Permit (renewal) for Smoke & Dreams Vape and Smoke Shop located at 27515 Ynez Road

PA25-0028	40820 Winchester Rd Temecula, CA 92591	910-420-030	Marcella Mills	01/15/2025		Casey Shaw		Temecula Towne Center Assoc	PL Temporary Use Permit	Plan Review
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Case Title / Description: Temecula Chamber of Commerce Electronic Waste Recycling Event TUP: a Temporary Use Permit for an electronic waste recycling event taking place in the parking lot adjacent to Ring Road and west of the Promenade Mall (40820 Winchester Road). The event dates are February 15-16, May 17-18, August 16-17, and November 15-16, from 8:30 AM to 3:00 PM.

PA25-0029	27713 Jefferson Ave Temecula, CA 92590	921-400-023	Marcella Mills	01/16/2025	01/29/2025	Bianca Juarez		Bianca Juarez	PL Massage Permits	Approved
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Case Title / Description: Luxebrow Studio MEP: a Massage Establishment Permit (renewal) for Luxebrow Studio located at 27713 Jefferson Avenue, Suite 103.

PA25-0034	Temecula, CA	944-330-008	Eric Jones	01/16/2025		Sanaz Mani		TARA HOLDINGS INC	PL Development Plan	Plan Review
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Case Title / Description: Tierra Vista Road Townhouses DP: A Development Plan for a four-story multi-family residential project comprised of 33 units and totaling approximately 56,481 square feet. The project is generally located approximately 120 feet west of the Ynez Road and Tierra Vista Road intersection.

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PA25-0036	27711 Diaz Rd Temecula, CA 92590	921-030-002	Eric Jones	01/16/2025		Jessica Medlin		MK TEMECULA INVESTOR	PL Modifications	Plan Review
Case Title / Description: Amazon AVI Structure Minor MOD: A Modification application to allow for an approximately 1,597 square foot structure that will allow for a drive-thru vehicle inspection station. The project is located at 27711 Diaz Road.										
PA25-0039	40820 Winchester Rd Temecula, CA 92591	910-420-030	Marcella Mills	01/21/2025	01/29/2025	Corrie Gatlin		Temecula Towne Center Assoc	PL Temporary Use Permit	Approved
Case Title / Description: Homestead Steaks TUP: A Temporary Use Permit for Homestead Steaks to operate a stand at the Temecula Promenade Mall to sell frozen meat from January 31, 2025, until February 16, 2025; Monday through Friday 10:00 AM to 7:00 PM, Saturday 9:00 AM to 7:00 PM and Sunday 11:00 AM to 6:00 PM										
PA25-0040	40820 Winchester Rd , 1425 Temecula, CA 92591	910-420-030	Jaime Cardenas	01/21/2025		Robert Bruce		Temecula Towne Center Assoc	PL Modifications	Approved
Case Title / Description: D1 Training Facade MOD: a Modification Application to alter the previous entitlements to remove the gray paint and EIFS trim above the entryway of the D1 Training Facility located at 40820 Winchester Road, Suite 1425.										
PA25-0044	41958 5Th St Temecula, CA 92590	922-033-005	Marcella Mills	01/22/2025		Jill Nelson		Donald Egizi	PL Temporary Use Permit	Plan Review
Case Title / Description: Blackbird "Cupid's Weekend Out" TUP: a Major Temporary Use Permit for Blackbird Tavern to have an event on February 15, 2025, from 9:00 PM to 1:30 AM, with live entertainment and dancing from 9:00 PM to 11:59 PM. Located at 41958 5th Street.										
PA25-0045	32141 Daybrook Terrace Temecula, CA 92591	964-770-007	Scott Cooper	01/22/2025		Dena Upp	escrow acct 5074 authorized user	SHAWOOD COMMUNITIES	PL Modifications	Approved
Case Title / Description: Sommers Bend PAs 19, 20B, & 21 Shawood MOD: A Modification to previously HPRs (PA22-0494, PA22-0495, PA22-0496) to remove a light from the left side of the side turn garage on the Plan 7 Prairie elevations within Planning Areas PAs 19, 20B, & 21 of Sommers Bend.										
PA25-0046	40355 Winchester Rd Temecula, CA 92591	920-080-003	Jaime Cardenas	01/22/2025		Kevin Moe		TEMECULA MARKETPLACE	PL Wireless Antenna Facility	Cancelled
Case Title / Description: 40355 Winchester Dish WAF: a Wireless Antenna Facility modifying an existing cupola to accommodate 6 antennas, 12 RRUs and miscellaneous equipment on the existing building located at 40355 Winchester Road.										

PA Number	Project Address	APN	Assigned Planner	Apply Date	Approval Date	Applicant	Company	Owner	Plan Type	Status
PA25-0047	30630 Rancho California Rd Temecula, CA 92591	921-700-016	Marcella Mills	01/23/2025		Thea Ivens		ROIC REDONDO BEACH PLAZA	PL Modifications	Plan Review
Case Title / Description: 30630 Rancho California Electrical Room MOD: a Modification Application (Planning Review Only) for the 28 SF expansion of an electrical room located on the side of an existing commercial building located at 30630 Rancho California Road.										
PA25-0048	40635 Winchester Rd Temecula, CA 92591	910-290-008	Marcella Mills	01/23/2025		Tho Nguyen		CHEVRON USA INC	PL Modifications	Plan Review
Case Title / Description: Winchester Chevron MOD: a Modification Application (Planning Review Only) for a new paint scheme at the Chevron Gas Station located at 40635 Winchester Road										
PA25-0049	Temecula, CA	922-170-035	Eric Jones	01/23/2025		Christopher Campbell		Behrooz Mirshafiee	PL Development Plan	Plan Review
Case Title / Description: Panera Bread DP: A Development Plan to allow for a Panera Bread restaurant (with drive-thru) totaling approximately 3,145 square feet. The project is generally located at the northwest corner of the Temecula Parkway and Bedford Court intersection (APN: 922-170-035)										
PA25-0050	Temecula, CA	922-170-035	Eric Jones	01/23/2025		Christopher Campbell		Behrooz Mirshafiee	PL Conditional Use Permit	Plan Review
Case Title / Description: Panera Bread Drive-Thru CUP: A Conditional Use Permit to allow for a restaurant drive-thru. The project is generally located on the northwest corner of the Temecula Parkway and Bedford Court intersection.										
PA25-0051	28677 Old Town Front St Temecula, CA 92590	922-045-033	Eric Jones	01/24/2025		Erin Ryder		Linda Lash	PL Entertainment License	Plan Review
Case Title / Description: Old Town Pub & Grub Entertainment License: Old Town Pub & Grub Class III Entertainment License. The project is located at 28677 Old Town Front Street.										
PA25-0052	40820 Winchester Rd , 2296 Temecula, CA 92591	910-420-030	Yannin Marquez	01/27/2025		Hong Luo			PL Massage Permits	Approved
Case Title / Description: Pure Spa Plus Inc. DBA Pure Massage MEP: a Massage Establishment Permit Renewal for Pure Spa Plus Inc. (chair massage only) located at 40820 Winchester Road, Suite 2296										
PA25-0053	40820 Winchester Rd , K07 Temecula, CA 92591	910-420-030	Yannin Marquez	01/27/2025		Hong Luo		Temecula Towne Center Assoc	PL Massage Permits	Approved
Case Title / Description: Pure Spa Plus Inc. DBA Pure Massage MEP: a Massage Establishment Permit Renewal for Pure Spa Plus Inc. (chair massage only) located at 40820 Winchester Road, Suite K07.										

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PA25-0054	41429 Buecking St Temecula, CA 92590	910-272-037	Yannin Marquez	01/27/2025		Derek Holloway	Project Manager for Greystar LP	Greystar Development West LLC	PL Modifications	Approved

Case Title / Description: Jefferson/Buecking Apartments MOD: A Modification to a previously approved Development Plan (PA21-1454) to revise the elevations to remove a popout on the east elevation of Building 4 and to change the material of the entry gates to the ground floor units from cement board to wrought iron for security purposes located 41453 Buecking Dr.

PA25-0057	31141 Temecula Pky Temecula, CA 92592	961-410-049	Marcella Mills	01/30/2025	02/06/2025	Wisam Kosa		TEMECULA CREEK PLAZA	PL Tobacco Shop Permits	Approved
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Case Title / Description: Quick Stop Smoke Shop TSP: A Tobacco Shop Permit for Quick Stop Smoke Shop located at 31141 Temecula Parkway, Suite H6.

PREAPP25-0 043	42015 Remington Ave , 106 Temecula, CA 92590	909-373-021	Yannin Marquez	01/22/2025		Dillon Emadi		INDUSTRIAL CONDOMINIUM S OF TEMECULA	PL Pre-Application	Plan Review
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Case Title / Description: Hoop House CUP Pre-App: a Pre-Application for a proposed basketball training facility for Hoop House located at 42015 Remington Avenue.