

PLANNING ACTIVITY REPORT

PA Number	Project Address	APN	Assigned Planner	Apply Date	Approval Date	Applicant	Company	Owner	Plan Type	Status
PA25-0381	CA	964-930-014	Scott Cooper	10/01/2025		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 a revision to the Wall and Fence Plan for Planning Area 10 of the Roripaugh Ranch Specific Plan.										
PA25-0383	32000 Valley Vista Cir Temecula, CA 92591	957-820-001	Jaime Cardenas	10/02/2025		Edgar Gomez		Richmond American Homes of Maryland, Inc.	PL Modifications	Plan Review
Case Title / Description: Sommers Bend PA12 MOD: a Modification to a previously approved Home Product Review (PA24 0509) for Planning Area 12 of the Roripaugh Ranch Specific Plan to allow for revisions to the neighborhood wall and fence plan and to revise the product type on lot 41 from product type S21L-CL to product S712-CL to accommodate staff's request for retaining wall revisions.										
PA25-0384	41950 4Th St Temecula, CA 92590	922-034-023	Marcella Mills	10/02/2025	10/13/2025	Tasia Banks	Lightbox PZR	TV Old Town LP	PL Zoning or Planning Letter	Completed
Case Title / Description: 41950 4th Street ZL: a Zoning Letter Request for the property located at 41950 4th Street (APNs: 922-034-019, 922-034-020, 922-034-021, 922-034-022, 922-034-023, 922-034-024)										
PA25-0385	31150 Temecula Pky Temecula, CA 92592	959-060-007	Marcella Mills	10/02/2025		Robert Taft and Associates	Robert Taft and Associates	CPI/AHP Temecula Parkway MOB Owner, LLC	PL Modifications	Plan Review
Case Title / Description: 31150 & 31170 Temecula Parkway Landscape MOD: a Modification Application for a new landscape design at the properties located at 31150 and 31170 Temecula Parkway.										
PA25-0389	27475 Jefferson Ave Temecula, CA 92590	909-240-002	Marcella Mills	10/08/2025		Armen Mkhitarian		William Joseph Mossontte	PL Modifications	Plan Review
Case Title / Description: Temecula Lanes Solar MOD: a Modification Application for the addition of 302 photovoltaic modules to the roof of Temecula Lanes located at 27475 Jefferson Avenue.										

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PA25-0390	40820 Winchester Rd Temecula, CA 92591	910-420-030	Marcella Mills	10/09/2025	10/28/2025	Alvin Bozeman		Temecula Towne Center Assoc	PL Temporary Use Permit	Approved
Case Title / Description: Veterans Car Show TUP: A Temporary Use Permit for a fundraising veteran's car show with vendors to be located in the north parking lot of the Promenade Mall located at 40820 Winchester Road. The event will take place on November 1, 2025 from 9:00 AM to 2:00 PM and there is no alcohol, food, or live entertainment proposed. Set-up begins at 6:00 AM.										
PA25-0391	41493 Margarita Rd Temecula, CA 92591	921-830-010	Yannin Marquez	10/10/2025		Michael Enriquez		BEL VILLAGIO	PL Modifications	Approved
Case Title / Description: Bel Villagio Shopping Center Color MOD: A Modification Application for a new color scheme for the shopping center that includes new awnings. The shopping center is adjacent to the Promenade Mall that includes 41221-41577 Margarita Road.										
PA25-0392	41995 Zevo Dr Temecula, CA 92590	909-370-047	Marcella Mills	10/13/2025	10/15/2025	Trinia Mullins	Partner Assessment Corporation	Zevokk LP	PL Zoning or Planning Letter	Completed
Case Title / Description: 41995 & 42000 Zevo Drive ZL: a Zoning Letter Request for the property located at 41995 and 42000 Zevo Drive (APN: 909-370-047).										
PA25-0393	42380 Rio Nedo Temecula, CA 92590	909-254-015	Marcella Mills	10/14/2025	10/22/2025	Intense Cycles Inc	Intense Cycles Inc	James Brady	PL Temporary Use Permit	Approved
Case Title / Description: Intense Cycles Sidewalk Sale TUP: a Temporary Use Permit for Intense Cycles located at 42380 Rio Nedo to hold a parking lot sale of mountain bikes and small bike parts on October 23-25, 2025, from 9:00 AM to 4:00 PM. There is no food, alcohol or live entertainment proposed.										
PA25-0394	32909 Temecula Pky Temecula, CA 92592	960-030-042	Yannin Marquez	10/14/2025		Dennis Lam		UG2 TEMECULA	PL Massage Permits	Approved
Case Title / Description: Massage Envy MEP: a Massage Establishment Permit renewal for Massage Envy located at 32909 Temecula Parkway.										
PA25-0395	27520 Ynez Rd Temecula, CA 92591	921-320-056	Marcella Mills	10/15/2025		Andrew Hinman		Armando Duarte	PL Modifications	Out
Case Title / Description: Launch Entertainment Center MOD: a Modification Application for proposed exterior paint changes and clean-up of the property to accommodate the new Launch Family Entertainment Center located at 27520 Ynez Road.										

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PA25-0397	39262 Valley Vista Cir Temecula, CA 92591	957-820-065	Jaime Cardenas	10/17/2025		Edgar Gomez		Richmond American Homes of Maryland, Inc.	PL Temporary Use Permit	Plan Review
Case Title / Description: Crestview Sales Office TUP: a Temporary Use permit to allow for Sommers Bend, Planning Area 12, Lot 96 to be utilized as a sales office seven (7) days a week between 9am to 5pm.										
PA25-0398	32109 N Roripaugh Valley Rd Temecula, CA 92591	964-930-013	Scott Cooper	10/20/2025		Edgar Gomez		Richmond American Homes of Maryland, Inc.	PL Temporary Use Permit	Plan Review
Case Title / Description: Sommers Bend PA10 Sales Trailer TUP: a Temporary Use permit to allow for Sommers Bend, Planning Area 10, Lot 13 to be utilized as a sales office seven (7) days a week between 9am to 5pm.										
PA25-0399	28500 Sunrise Cir Temecula, CA 92590	940-310-063	Scott Cooper	10/20/2025		Bart Hayashi		SB ALTAIR	PL Modifications	Plan Review
Case Title / Description: Altair Village A MOD: a Modification to a previously approved Development Plan (PA23-0438) for revisions to locations, type, and number of windows and door along with material updates located in Village A of Altair.										
PA25-0400	28920 Claret Pl Temecula, CA 92590	940-310-068	Scott Cooper	10/20/2025		Bart Hayashi		SB ALTAIR	PL Modifications	Plan Review
Case Title / Description: Altair Village B MOD: a Modification to a previously approved Development Plan (PA23-0439) for revisions to locations, type, and number of windows and door along with material updates located in Village B of Altair.										
PA25-0402	30661 Temecula Pky Temecula, CA 92592	961-410-032	Yannin Marquez	10/23/2025		SAMERA SIDDIQI	Apex Imaging Services	PAUL HANSEN	PL Temporary Use Permit	Approved
Case Title / Description: Discount Tires Temporary Facilities TUP: A Temporary Use Permit to allow temporary facilities that includes (2) mobile office, ADA compliant restroom trailers, a conex container and a dumpster from 9/22/25 to 11/21/25. The temporary facilities are located at the parking lot of 30661 Temecula Parkway.										
PA25-0403	44054 Margarita Rd Temecula, CA 92592	959-090-015	Marcella Mills	10/24/2025	11/04/2025	Kimberly Boone		Redhawk Properties LLC	PL Modifications	Approved
Case Title / Description: Redhawk Pavillion Corbel MOD: a Modification Application to change the corbel paint color from white to dark brown on the buildings located at 44054, 44060, and 44066 Margarita Road.										

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PA25-0405	27338 Jefferson Ave Temecula, CA 92590	910-282-008	Marcella Mills	10/24/2025		Carl Ludwig		Jyoti Patel	PL Modifications	Plan Review
Case Title / Description: IHG Garner Hotel MOD: a Modification Application for exterior paint changes, new railings on the second and third floors, and the addition of screening around the perimeter of the first floor at an existing hotel located at 27338 Jefferson Avenue.										
PA25-0406	40150 Winchester Rd , 1 Temecula, CA 92591	920-100-034	Yannin Marquez	10/27/2025				SCOOBY DOO PROP	PL Massage Permits	Plan Review
Case Title / Description: Happy Buddha Foot Reflexology Spa MEP: A Massage Establishment Renewal Permit for Happy Buddha Foot Reflexology Spa located at 40150 Winchester Road, Suite 1.										
PA25-0407	41950 4Th St Temecula, CA 92592	922-034-020	Marcella Mills	10/30/2025		Kirk Medeiros		TV Old Town LP	PL Temporary Use Permit	Applied
Case Title / Description: 4th St. Hotel TUP: A Temporary Use Permit for a construction yard for building material storage for a period of six months located approximately 50 feet southwest of Mercedes Street on the south side of 4th Street.										
PREAPP25-0 396	31685 Temecula Pky Temecula, CA 92592	961-080-003	Yannin Marquez	10/16/2025		Kanwal Prett		Wasseem Samann	PL Pre-Application	Completed
Case Title / Description: Pet Lodge at Vail Ranch CUP Pre-App: a Pre-Application for a Conditional Use Permit for a pet lodging/kennel facility to operate in the Community Commercial (CC) zone. The proposed location is 31685 Temecula Parkway Suite B.										
PREAPP25-0 401	45850 Clubhouse Dr Temecula, CA 92592	922-321-008	Marcella Mills	10/22/2025	11/06/2025	Chris Bedgood		Chris Bedgood	PL Pre-Application	Completed
Case Title / Description: Bedgood Residence ADU Pre-App: a Pre-Application for the addition of 1,190 square foot attached Accessory Dwelling Unit at an existing residence located at 45850 Clubhouse Drive.										