

**NON-RESIDENTIAL  
DEVELOPMENT ACTIVITY  
April 2023**

<b>CASE NO.</b>	<b>CONTACT INFO</b>	<b>DESCRIPTION</b>	<b>STATUS</b>
DP-03-161	Retail Development Advisors c/o Allan Davis 27890 Clinton Keith Road, D-490 Murrieta, CA 92562 (760) 518-0660	<b>The Orchard @ Stonecreek</b> - Development of a 460,000 sq. ft. shopping center on 40 acres. (APN: 392-450-016 thru -019 & 22)  See SC-2021-2337/CUP-2021-2338 and SC-2021-2348 for more information	Approved 9/21/04 249,136 sq.f.t built out + 12 fueling stations (Target = 186,000 sq. ft.)
DPO-008-2608 CUP-007-2499	Physicians Hospital of Murrieta, LLC Willie Stokes 7121 Crossroads Blvd Brentwood, TN 37027 (615) 726-0010	<b>Loma Linda Hospital</b> - .46-acre development of a 490,000 sq ft hospital (266 beds) and 160,000 sq ft medical office bldg. TPM 35011. (APN's 384-240-017, 384-250-001, 384-250-002, 384-251-001, 384-251-014, 384-252-010, 011, 012, 014, 016).	Approved 9/9/08 Phase 1 constructed: 142 Beds (248,700 sq. ft.) & 160,000 MOB Phase 2: 124 beds (241,300 sq. ft.)
SPA-2007-2452	Domenigoni-Barton Properties, LLC c/o Andy Domenigoni 31851 Winchester Rd Winchester, CA 92596 (951) 926-6924	<b>The Triangle</b> - Amendment No.1 to SP 276 requesting to modify allotment of square footage of uses within the Specific Plan from its approved 1.76 million square feet (600,000 office sq. ft., 800,000 retail sq. ft. includes theater and hotel w/ meeting rooms). (APN: 910-400-002 thru -017 & multiple others)	Specific Plan Approved 10/15/13
DP-2012-3260 SC-2019-1894 CUP-2019-1918		<b>Vineyard</b> - Proposal to make minor amendments to the approved Vineyard project. Changes include pad site adjustments including a drive-through.	Approved 9/4/19
SC-2022-2631 SC-2019-1894 DP-2012-3260	Randy Weisser Lambda Investments, LLC. 41623 Margarita Road. Temecula, CA 92591	<b>Raising Canes</b> – Proposing a 2,947 sq. ft. Quick-Service-Restaurant with drive thru and 45 sq. ft. of outdoor seating located on Clinton Keith Rd., easterly of I-215. (APN: 392-460-011)	Submitted 8/2/22  Approved 3/13/23 Tent. Exp. 3/13/26
	Quick Quack Development c/o Efrain Corona 1380 Lead Hill Blvd, Suite 260 Roseville, CA 95661 (916) 742-6287	<b>Quick Quack @ Vineyard</b> - Proposal for a 3,785 sq. ft. automated car wash with a self-serve vacuum area. (Related to DP-2012-3260)  (APN: 392-290-038)	Approved 10/9/19 Tent Expiration 10/9/22 Construction Completed May 2021
DP-2013-118	KEA Architecture Dev. David Kniff P.O Box 1558 Ramona, CA 92065 (760) 644-5134	<b>Dollins Mixed Use Building</b> - A mixed commercial office/retail first floor w/ 6212 sq. ft. & two residential apartment units, a 400 sq. ft. garage on .172 acres, 24792 Washington Avenue; (APN: 906-102-021)	Approved 6/30/14 Tent. Expiration 6/30/23 (EXT-2021-2376)

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MDP-2014-347 DP-2014-348	Kaiser Permanente Skyler Denniston 393 E. Walnut Street, 4 <sup>th</sup> Fl. Pasadena, CA 91188 (626) 405-6333	<b>Kaiser Permanente Murrieta Medical Center</b> – Construction of an 824,500 sq. ft. medical facility consisting of a 254-bed hospital (364,000 sq. ft. & 180,000 sq. ft.), 3 MOB buildings (82,756 sq. ft., 100,000 sq. ft., & 97,244 sq. ft.) over 5 phases.	Approved 2/16/16  Phase 1 (DP-2014-348) Constructed: 82,756 MOB
SC-2020-2251 DP-2020-2155		<b>Phase 2- Ambulatory Surgery Center</b> – Construction of a two-story 90,000 sq. ft. medical office bldg. Substantial Conformance to MDP-2014-347 modifying phasing square footage of Campus. (388-120-014 & -016)	Approved 1/8/21  Recently Completed
DP-2015-571 CUP-2015-570	HealthSouth Corporation c/o Lawrence Whatley 3660 Grandview Pkwy, Suite 200 Birmingham, AL 35243 Contact Person: Todd Henderson (415) 796-6727	<b>HealthSouth Rehabilitation Hospital of Murrieta</b> – Request for a 50-bed rehabilitation hospital with 54,884 sq. ft. on a 5-acre parcel located east side of Whitewood Rd., north of Linnell Ln. (APN: 392-310-018)	Approved 1/11/17 Expires 1/11/19  Recently Completed Construction
DP-2015-585 CUP-2015-584	Douglas Pancake Architects 19000 MacArthur Blvd., Suite 500 Irvine, CA 92612 Kathryn Mecija (949) 720-3850	<b>Premiere Rehabilitation &amp; Wellness Center of Murrieta</b> – 170-bed skilled nursing facility on 5.29 acres consisting of 74,613 sq. ft. located on east side of Jackson Avenue and north of Elm St. (APN: 910-020-072 & -073)	Approved 12/9/15 Tent. Expiration 12/9/17  Recently Completed
DP-2015-708 CUP-2015-709	Kitchell CEM Audrey Mills 1015 12 <sup>th</sup> Street Modesto, CA 95354 (209) 401-7292	<b>Murrieta-Whitewood Skilled Nursing Facility</b> – Construction of a 59-bed skilled nursing facility totaling 37,000 sq. ft. (for post-acute care) located on a 4.9-acre site on Whitewood Rd., north of Linnell Ln. (APN: 392-310-002)	Approved 8/16/17 (EXT-2019-1905 Approved 8/12/19) Tent. Exp. 8/9/22
DP-2016-992 CUP-2016-993 TTM 37291	SGPA Architecture & Planning Pamela Camack 1545 Hotel Cir S #200 San Diego, CA 92108 (619) 297-0131	<b>Pinnacle Senior Living-</b> Construction of a 76,780 sq. ft. 2-story building for a 100 unit (108 beds) senior living facility consisting of assisted living and memory care units located on a 9.61-acre parcel on the southeast corner of Washington Ave and Nutmeg St. (APN: 906-020-091)	Approved by PC 1/24/18 Tent. Expiration 1/24/23  (EXT-2020-2082- Approved 6/1/20 Exp. 8/9/23)

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CASE NO.	CONTACT INFO	DESCRIPTION	STATUS
DP-2016-1010 TPM 37091	RH Properties, LLC Ron Holley 1151 Dove St., Suite 175 Newport Beach, CA 92660 (949) 252-9334	<b>Murrieta Hospitality Commons-</b> Development of 6.95 acres with 59, 840 sq. ft. hotel (Holiday Inn Express Hotel) with 104 rooms and 3 restaurants totaling 16,100 sq. ft. and 10,500 sq. ft. of retail on west side of Old Monroe south of Reading Cinemas. (APN: 949-210-010 thru -014)	Approved 6/28/17 Tent. Exp. 6/28/19  Built - Hotel & Building 2 (10,500 s.f.) Only
DP-2016-1153 CUP-2016-1154 SC-2022-2757	All Cities Permit Services, Inc. P.O. Box 666 Fontana, CA 92334 James & Andrea Harley (909) 238-1668	<b>Certified Tire &amp; Service-</b> Construction of a 6,760 sq. ft. building consisting of 10 drive-thru bays with office, showroom, and storage on 1.26 acres located in the Margarita Center. (APN: 913-160-075)	Approved by PC 11/8/17 Tent. Expiration 11/8/22 (EXT-2019-2021 approved 8/31/21)  Under Construction
DP-2017-1276 TPM-2018-1677	Murdate DT, LLC Tom Olsen, Doug Manista 310 Poinsettia Ave. Corona Del Mar, CA 92625 (949) 640-5004	<b>Date and Jefferson Service Center-</b> Request to construct 3 buildings on 1.9 acres totaling 12,629 sq. ft. on the SWC of Date and Jefferson Avenue. (APN: 909-352-001).	Approved 7/24/17 Tent Exp. 7/24/22 (EXT-2019-1908) Phase 1 recently completed
DP-2017-1299 CUP-2017-1300	Mighty Development Inc. John Wang 3296 E. Guasti Rd., Suite 120 Ontario, CA 91761 (909) 218-8820	<b>Able Self Storage Facility</b> - A Development Plan for a 191,898 square foot self-storage facility. The project will be constructed in two (2) phases. The site is located north of Kalmia Street and east of Washington Avenue (APN: 906-070-009, -060, -080, -081)	Approved 9/12/18 Tent. Exp. 9/12/23 (EXT-2020-2198-Approved)
DP-2017-1370 CUP-2018-1442 CUP-2018-1568  SC-2022-2701	J&T Management Paul Loubet 139 Radio Rd. Corona, CA 92878 (951) 280-3833 x10	<b>Murrieta Marketplace-</b> Development Plan to construct a 49-acre retail center 518,817 sq. ft. consisting of 26, 100 sq. ft. of restaurant space, 136,000 Home Depot, gas station and pad buildings located on NEC corner of Winchester Road and CKR. (APN's: 963 060-065, 066 and 963-450-001 - 963-450-018)  Phase 1 entails 251,502 sq. ft. including 26,100 restaurant space  Amend site plan and add drive access onto Winchester Rd.	Approved by PC 6/27/18  Expires 6/27/23 (EXT-2020-2152-Approved 7/6/20)  Submitted 10/19/22

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CASE NO.	CONTACT INFO	DESCRIPTION	STATUS
DP-2018-1652 CUP-2018-1653 TPM 37511	Costco Wholesale Jenifer Murillo 9 Corporate Park, Suite #230 Irvine, CA 92606 (714) 978-5027	<b>Costco</b> - Development of a 153,362 sq. ft. retail sales building with a 12 pump fueling stations, 8127 sq. ft. gas canopy on a 16.47-acre site. Associated with CUP-2018-1654 and TPM 37511 (APN: 392-290-064 to -069)	PC Approved 8/26/20 Appeal denied 10/6/20 (Project Approved) Tent Exp. 8/26/23  Recently Completed Aug 2022
DP-2018-1656	Costco Wholesale Jenifer Murillo 9 Corporate Park, Suite #230 Irvine, CA 92606 (714) 978-5027	<b>Vineyard Commercial Center (Phase IV)</b> - Development Plan to construct a 72,000 sq. ft. commercial center consisting of a total of 5 buildings (2,400 sq. ft. drive-thru pad, 9,400 sq. ft. pad w/drive through). (APN: 392-290-064 to -069)	Approved by Director's Decision on 12/27/22  Tent Exp, 12/27/25
DP-2018-1691 TPM 37547  SC-2021-2336	Sage Costco Murrieta, LLC. 3837 Birch Street. Newport Beach, CA 92660 (949) 954-6100	<b>Vineyard Northwest (Curci Property)</b> - Development Plan to construct a 32,208 sq. ft. commercial center consisting of a total of 6 buildings (11,650 retail, 8,000 food, 3,558 bank, and 9,000 auto related) located on the north east corner of I-215 and Clinton Keith Road (APN: 392-270-064).	Approved 4/14/21 Tent Exp. 4/14/24  SC approved 6/14/22  Under Construction
DP-2018-1720 TPM 35036 CUP-2018-1722       SC-2021-2294	J&T Management Paul Loubet 139 Radio Rd. Corona, CA 92878 (951) 280-3833 x10	<b>French Valley Crossing-</b> Development Plan to construct a proposed 37,800 square foot retail center on an 11.1-acre site on the SEC of Winchester Rd and Clinton Keith Road (APN: 963-060-031 & 053).  Substantial conformance request to modify building sizes and uses.	Approved by PC 9/9/20 Tent Exp. 9/9/23       SC under review
DP-2018-1740	Kajima Associates, Inc. Shota Ban 250 E. 1 <sup>st</sup> Street, Suite 400 Los Angeles, CA 90012 (323) 881-2592	<b>Nittobo Facility (ICC)</b> - Request to construct 4 buildings totaling 45,673 sq. ft. on 5.1 acres located at the existing Nittobo Facility located at 25549 Adams Ave. (APN: 909-180-010 and -018).	Approved 12/5/19 Tent Exp. 12/5/22      Recently Completed

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DP-2018-1741	J.G. Stouse Constructors, Inc. 24630 Washington Ave., Suite 102 Murrieta, CA 92562 (951) 696-9354	<b>Downtown Marketplace</b> – New 67,742 sq. ft. building on 1.66 acres at the SW corner of Washington and Kalmia within the Downtown Murrieta Specific Plan with first floor consisting of 17,861 sq. ft. commercial/office.  (APN: 906-090-014)	Approved 2/5/2019 Tent. Exp. 2/5/2022  Administratively Extended by City Planner Tent. Exp. 2/7/25  Second and third floor consisting of 39 residential units (49,881 sq. ft.)
DP-2018-1768  TPM 37612 CUP-2018-1767 CUP-2019-1981	Rancon MHS20, LLC Dan Long 41391 Kalmia Street, Suite 200 Murrieta, CA 92562 (951) 200-2367	<b>Murrieta Hot Springs 2.5-acre Commercial Dev.</b> - Proposal to construct 3 commercial buildings totaling 10,068 sq. ft., with a 12-stall gas station on 2.47 acres at the SE corner of Murrieta Hot Springs Road and Date Street. (APN: 913-350-019)	PC Approved 3/25/20 Tent Exp. 3/25/23  Pad 2 Car Wash Under Construction  See DP-2021-2442 for Pad 3
DP-2018-1786	Kim Quanch MD General Contractor 13302 Century Blvd, Suite A Garden Grove, CA 92843 (969) 689-6786	<b>Dental Office</b> - Construct a 6,100 sq. ft. office building located at Margarita Ville Center located on Murrieta Hot Springs Road (APN: 913-160-053).	Approved 11/9/20 Tent Exp. 11/9/23
DP-2018-1792	Chad Dohrman Dohrman Construction Inc. 45325 Via Vaquero Road Temecula, CA 92590 (714) 865-5858	<b>Mar Vista Business Park Development</b> - Proposal for an industrial center comprised of five (5) buildings totaling 37,783 sq. ft. located at the NW corner of Jefferson and Fig Street. (APN:910-500-003)	In Process- Submitted 11/2/18
DP-2018-1802	Brent Harrison Nadel Architects 1990 S. Bundy Dr #400 Los Angeles, CA 90025	<b>Murrieta Town Center West</b> - Addition of two new buildings (10,000 sq. ft. and 5,000 sq. ft.) and associated improvements. (APN:912-020-002, -004)	In Process- Submitted 11/20/18

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DP-2018-1810 CUP-2018-1811 TPM-2018-1812 TPM 37651	Mark Cooper RED Eastman, LLC 38122 Stone Meadow Drive Murrieta, CA 92562 (913) 915-6538	<b>Eastman Mart-</b> Proposal for a 3,227 sq. ft. 7-Eleven C-Store and Gas Station with 6 MPD fueling canopy, 24-hour use, and beer/wine sales. Adjacent parcel with proposed 6,600 sq. ft. flex office and warehouse. (APN: 909-300-014)	Approved 6/12/19 Expires 6/12/22  Recently Completed
DP-2019-1846 CUP-2019-1847 MCUP-2019-1856	Joseph Karaki 4887 E. La Palma Ave, Ste 7 Anaheim, CA 92807 714-695-9300	<b>76 Gas Station Clinton Keith-</b> Construct a 3,500 sq. ft. convenience store w/ a 3,600 square foot fueling station and car wash located at the southwest corner of Clinton Keith Road and McElwain Road on a 1.77-acre site. (APN: 392-270-057 and -058)	Approved CUP-2019-1847 & DP-2019-1846 12/14/22  PC Denied MCUP-2019-1856 12/14/22  In Process - Submitted APL-2023-2766 1/3/23
DP-2019-1850	Ahmad Ghaderi Ashdon Development Eltoro, Inc 28405 Sand Canyon Road Canyon Country, CA 91387 (661) 250-9300	<b>Food Mart and Gas Station-</b> Proposal to construct a 3,560 square foot convenience store with an 8-pump fuel station located on the corner of La Alba Drive and Winchester Road (APN: 900-440-004).	Approved 5/13/20 Tent. Exp. 5/13/23
DP-2019-1851	Christos Hardt Miller Architectural Corp. 1700 Idaho St., Suite 200 Redlands, CA 92374 (951) 698-8180	<b>St. Martha's Catholic Church –</b> Removal of modular buildings (13,600 sq. ft.) and construction of 17,034 sq. ft. for administrative offices and meeting rooms located at 37200 Whitewood Rd. (APN: 900-300-002). Assoc w/RP-2009-2793.	In Process-Submitted 2/13/19
DP-2019-1887 TPM-2019-1886  CUP-2019-1922	Joe Sapp Murrieta Development CLJS, LLC 23656 Bellwood Court Murrieta, CA 92562 (858) 228-7322	<b>Hotel and Conference Building -</b> Proposal to construct a three story 120 room hotel and a 15,295 square foot conference/event building on 15.78 acres to be subdivided to four (4) lots. (APN: 392-280-007)	Approved 12/16/19 Expires 12/16/22 EXT-2022-2759 (Pending 12/14/22)

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DP-2019-1919 MCUP-2019-2053 SC-2020-2223	Gregory Hann Empire Design Group P.O. Box 944 Murrieta, CA 92562 (951) 809-7601	<b>Gas Station Fig and Jefferson-</b> Proposal for a 6 MPD fueling station with a 3,540 square foot convenience store and 960 square foot automated roll over car wash. (APN: 910-220-025)	Approved 6/15/20 Tent Exp. 6/15/23  Under Construction
DP-2019-1943 CUP-2019-1944	Tom Carpenter Cal Oaks Road, LLC 610 Newport Center Dr., Suite 1520 Newport Beach, CA 92660 (949) 303-0853	<b>Cal Oaks Multi-Tenant Commercial -</b> Construction of a 2,700 sq. ft. restaurant w/ drive-thru and 4,100 sq. ft. drive through carwash on 1.78 acres to be located at the southeast corner of Jackson Avenue and California Oaks Road. 40640 California Oaks Rd.	Approved 8/25/21  Tent Exp. 8/25/24  Building Permit New Carwash Issued 7/22/22
DP-2019-2031	A.G. Kading Hotel Murrieta, LLC 35411 Paseo Viento Capistrano Beach, CA 92624 (714) 612-6399	<b>Hotel Murrieta –</b> Proposal to construct a 257 room, nine story hotel on 6.3 acres located on the east side of Monroe Ave., south of Guava St. (APN: 910-020-014)	Approved 9/23/20 Tent Exp. 9/23/23
MCUP-2020-2123	Chris Poheny Smartlink, LLC for AT&T 2033 San Elijo Ave #600 Cardiff, CA 92007 (619) 994-8528	<b>AT&amp;T @ Oak Grove Center -</b> Proposed 65-foot monopine wireless facility to include 4 cabinets, 12 panel antennas, 1 microwave, 36 radio units, 1 diesel generator, 8-foot-tall chain-link fence enclosure. (APN: 906-030-024)	Approved 3/9/2021 Tent Exp. 3/9/24  Recently Completed 1/23/23
DP-2020-2140 CUP-2020-2215	Dave Henrikson Youngren Construction 33175 Temecula Pkwy #218 Temecula, CA 92592 (951) 764-2302	<b>W.M. Lyles -</b> Proposed 12,000 sq. ft., two-story office building, and a 5,000 sq. ft. one-story building located on the west side of Madison Avenue, south of Elm Street. (APN: 910-230-003).	Approved 12/22/21 Tent Exp. 12/22/24  Issued Building Permit 1/18/23
CUP-2020-2143	Michael Manning AT&T Mobility 1452 Edinger Ave Tustin, CA 92780 (951) 312-8589	<b>EMWD Las Brisas Tank Site -</b> AT&T Mobility proposing the installation of a new wireless telecommunications facility 70' mono-eucalyptus antenna structure designed to accommodate a 2nd future wireless carrier. (APN: 948-020-002)	In Process Submitted 4/13/20

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DP-2020-2154 CUP-2020-2150 MCUP-2020-2194	Brandon Humann RDP Lemon, LLC 25425 Jefferson Ave #101 Murrieta, CA 92562 Phone #: 405-650-5238	<b>7-Eleven @ Washington Ave.-</b> Proposed 7-Eleven that includes a 4,650 sq. ft. convenience store with a 4,300 sq. ft. fueling canopy with 8 multi-product dispensers (MPD), 24340 Washington Ave. (APN: 906-040-012)	Approved 4/14/21 Tent Exp. 4/14/24
DP-2020-2171 CUP-2020-2173 CUP-2021-2425	Beyond Food Mart Michael Ramirez 4300 Edison Ave Chino, CA 91710 Phone#: (760) 810-8548	<b>Beyond Food Mart @ Jackson Ave. -</b> Develop new 20-pump service station, 7,060 sq. ft. conv. store, & attached 1,860 sq. ft. carwash with Type 20 ABC License. (APN's: 912-300-018, -023, & 912-241-042, -043)	Approved 6/22/22 Tent. Exp. 6/22/25
CUP-2020-2179 DP-2020-2249	A&S Engineering Ahmad Ghaderi 28405 Sand Canyon Rd #B Canyon Country CA 91387 Phone: (661) 250-9300	<b>Ashdon Development El Toro, Inc. -</b> Express carwash and TLE (Learning center). A 10,000 sq. ft. daycare center & a 4,100 sq. ft. car wash on 2.3 acres located on the corner of Clinton Keith Rd and McElwain Road. (APN: 392-270-005)	Approved 5/11/22 Tent Exp. 5/11/25
CUP-2020-2183 ZC-2020-2188	MHS 98, LLC Steve Galvez 31938 Temecula Pkwy, #A369 Temecula, CA 92562	<b>Murrieta Hot Springs Self Storage -</b> Self storage building consisting of 96,472 sq. ft. of floor space in a two-story building located on southwest corner of Date St and Del Haven St. (APN: 913-210-032)	Approved by CC 5/17/22 Tent Exp. 5/17/25
CUP-2020-2190 DP-2020-2191	A & S Engineering Ahmad Ghaderi 24805 Sand Canyon Rd #B Canyon Country, CA 91387 Phone: (661) 250-9300	<b>Learning Center at La Alba -</b> A Development Plan to construct a 9,990 sq. ft. 2-story childcare / learning center at Winchester Road and La Alba Drive, on 1.05 acres. (APN: 900-440-008)	In Process Submitted 8/4/20
DP-2020-2199 RP-2020-2200	Mike Engel Universal Health Services 367 South Gulph Road King of Prussia, PA 19406 (858) 342-1049	<b>Rancho Springs Medical Center Expansion -</b> A 2-story 36,000 sq. ft. addition (pediatrics, ICU, Post-Partum w/ancillary support spaces for 24 beds (maintaining a facility total of 120 beds). Reconfiguration model of existing building. (APN: 912-010-032, 910-010-030)	Approved by CC 6/21/22  Tent. Exp. 6/21/25
DP-2020-2206	Urban Dwell Architects 43180 Business Park Dr. #203 Temecula, CA 92590 Maikel Faragalla (818) 568-3310	<b>Inscription's Children's Clinic, Inc. -</b> Proposed 3,760 sq. ft. Children's Medical Office Building. (APN: 948-510-015)	Approved 2/10/22 Tent Exp. 2/10/25



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RP-2020-2216 SC-2021-2288	Larry Roberts 701 N. Parkcenter Dr Santa Ana, CA 92705 (714) 560-8609	<b>7-11 Expansion @ Los Alamos</b> – A 1,660 square foot expansion and 4 additional fuel dispensers. Related to DP-2012-3156.	Approved 4/20/21 Tent. Exp. 4/20/24  Recently Completed Dec 2022
DP-2020-2231 TPM-2020-2230 TPM 27985	Larchmont Park, LLC Howard Omdahl 41911 5 <sup>th</sup> Street, Suite 202 Temecula, CA 92590 hlomdahl@hotmail.com	<b>Adams Ave. Storage Facility</b> – Construct a Recreational Vehicle storage facility (over 320 spaces), without an office building on 5.73 acres (APN: 909-060-044)	Approved by PC 6/22/22 Tent Exp. 6/22/25
CUP-2020-2232 TPM 27985	Alliance Propane Mike Mowad 31805 Temecula Pkwy, Unit 645 Temecula, CA 92592	<b>Alliance Propane</b> – Request to construct a 1,152 sq. ft. office and operate a propane storage and distribution facility on 1.25 acres (APN: 909-060-044)	Approved by PC 6/22/22 Tent Exp. 6/22/25
DP-2020-2249 CUP-2020-2248 CUP-2020-2179	A&S Engineering Ahmad Ghaderi 28405 Sand Canyon Rd., Ste. B Canyon Country, CA 91387	<b>Express Carwash &amp; The Learning Center-</b> To construct a 4,190 sq. ft. express car wash with 25 vacuum stalls and 10,000 sq. ft. building for a day care for 165 children located on corner of McElwain Rd. and Sierra Ln. (APN: 392-270-005)	Approved by PC 5/11/22 Tent. Exp. 5/11/25
DP-2021-2263 CUP-2021-2264	Driveline Used Cars Emad Alsalek 40101 Via Espana Murrieta, CA 92562 (951) 816-2252	<b>Driveline Automobile Storage Lot-</b> Develop an automobile storage facility and 3,000 sq. ft. storage building on 1.21 acres located at 41180 Elm St. (APN: 910-210-028)	Approved by PC 9/14/22  Tent Exp. 9/14/25
DP-2021-2271	Makena Murrieta, LLC Douglas E. Barnhart 10803 Thromint Road, Suite 120 San Diego, CA 92127	<b>Makena Murrieta Medical Office Bldg. -</b> To construct a two story 60,674 sq. ft. medical office bldg. on 5.6 acres located south of Baxter Rd. & east of Antelope Rd.  (APN: 392-290-054)	Approved 9/1/21  Tent Exp. 9/1/24
SC-2021-2337 CUP-2021-2338	Lars Anderson & Assoc. Scott Mommer 4694 W. Jacquelyn Ave. Fresno, CA 93722 (559) 978-7060	<b>Home Depot @ Stone Creek</b> – A 107,891 sq. ft. retail bldg. with a 28,216 sq. ft. outdoor garden. CUP for outdoor display, sales, storage, and vehicle rental on 9.76 acres. (APN: 392-450-017, -022, -024)	Approved 12/21/22 Tent. Exp. 12/21/25  See 03-161 for original approval
DP-2021-2343 CUP-2021-2344	Salim Development Scott Yorkison 4740 Green River Road Corona, CA 92880 (818) 378-2004	<b>Tommy's Carwash</b> – Construct a 4,515 sq. ft. automatic car wash building on a 1-acre site located at 39840 Murrieta Hot Springs Road. (APN: 392-450-027)	Submitted 6/10/21

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SC-2021-2348	Architects Orange Ryan Labrum 731 S. Hwy 101, Suite 14 Solana Beach, CA 92075	<b>Ross @ Stone Creek</b> – Substantial Conformance review to propose a 25,000 sq. ft. retail bldg. with previously approved 03-161 and SC-008-2603 on 1.78 acres (APN: 392-450-027)	Submitted 6/17/21 See 03-161 for original approval
DP-2021-2359 CUP-2021-2360 Replaces RP-2020-2236	Travis Cochran-Kilman U-Haul Company of Oceanside 27941 Jefferson Ave Temecula, CA 92590	<b>U-Haul Expansion</b> - Proposal to construct an 11,609 sq. ft. self-storage building utilizing wooden shipping crates located on Ivy Street, east of Jefferson Ave. (APN: 949-110-027)	Submitted 7/7/21
DP-2021-2412	Brennan Riddle Continental East Fund VIII, LLC 25467 Medical Center Dr, #201 Murrieta, CA 92562 (951) 600-8600	<b>Antelope Square SW Pad</b> – Construct a 3,124 sq. ft. retail building and a 2,522 sq. ft. coffee shop, outdoor dining, associated landscaping and parking on a 1-acre parcel located w/in Antelope Square retail center on southeast corner of Scott and Antelope Rd. (APN: 388-010-032)	Submitted 9/21/21
DP-2021-2442 CUP-2021-2444	Brandon Humann RDP Date, LLC 25425 Jefferson Ave, Suite 101 Murrieta, CA 92562	<b>Oil Changers-MHS Retail</b> - Construct an approximately 1,760 sq. ft. two bay oil change facility on Parcel 3 of PM 37612. Assoc w/DP-2018-1768) (APN: 913-350-019)	Approved by PC 1/11/23 Tent. Exp. 1/11/26
DP-2021-2466 CUP-2021-2467 MCUP-2021-2469 TPM-2021-2468	Chris Borland Murrieta-CATT 2012, LLC 8591 Research Dr, Suite 100 Irvine, CA 92618	<b>NEC Clinton Keith &amp; Mitchell</b> - Construct a 6-pump fueling station, 5,158 sq. ft. convenience store with beer / wine sales for off-site consumption, car wash facility, and an 886-sq. ft. coffee shop with drive through services & 336 sq. ft. outdoor patio on 2.23 acres. (APN: 392-230-035)	Submitted 12/20/21
DP-2022-2483 CUP-2022-2484	Peter Nora Chicago Capital Funds, LLC 501 W Broadway, Suite 2020 San Diego, CA 92101 (847)346-8778	<b>U-Stor-It Murrieta</b> – Construct a 105,640 sq.ft., 3-story self-storage facility with accessory outdoor RV storage on a 3.52-acre vacant lot See also DP-2017-1440/CUP-2017-1443 (APN: 948-530-038, -039, -040)	Approved by PC 11/23/22  Tent. Exp. 11/23/25

**NON-RESIDENTIAL  
DEVELOPMENT ACTIVITY  
April 2023**

<b>CASE NO.</b>	<b>CONTACT INFO</b>	<b>DESCRIPTION</b>	<b>STATUS</b>
DP-2022-2500 CUP-2022-2501 TPM-2022-2502	Ketan Patel SHRIJI, Inc. 801 N. Landa Way Brea, CA 92821	<b>Hospitality Hill Retail Center</b> – Construct a 7,200 sq. ft. retail building and 161,284 sq. ft. self-storage facility on 3.83 acres. (APN: 949-210-015 & -016)	Submitted 1/24/22
DP-2022-2573 CUP-2022-2572	Sam Yoo Elm Storage, LLC. 23644 Clinton Keith Rd, Suite 107 Murrieta, CA 92562	<b>Ranpac Self-Storage</b> - Proposed project is an expansion existing self-storage and RV storage facility adjacent and contiguous to the west of the property (41605 Elm St). The new expansion is located on its own parcel. Project will be completed in two phases. (APN: 910-230-020)	Submitted 5/17/22
DP-2022-2579 TPM 38369	Dan Long Rancon Group 41391 Kalmia St, Suite 200 Murrieta, CA 92562 (951) 200-2367	<b>Murrieta Hot Springs Ranpac</b> – Construction of six (6) commercial buildings (three drive-thru) totaling 37, 466 sq. ft. on 8 acres.	Submitted 5/24/22
DP-2022-2618	Kate Brochu Canine Support Teams 24480 Jenny Lane Murrieta CA 92562	<b>Canine Support Team</b> - Minor Development Plan to operate a training facility at 24480 Jenny Lane on 7.29 acres. Training of service dogs for veterans and people with disabilities. Not a kennel. (APN: 906-240-047)	Submitted 7/7/22
DP-2022-2645 CUP-2022-2646 CUP-2022-2647 MCUP-2022-2648	Samar Sabbah Omni Development Group 2348 Whitendale Ave. Suite D Visalia, CA 93277	<b>Washington Plaza</b> – Proposed 4,150 sq. ft. carwash structure, gas station, with 8-MPD canopy, and a 4,000 sq. ft. convenience store with a 1,500 sq. ft. in-line QSR and a 4,456 sq. ft. McDonald’s restaurant. (APN: 906-780-005, 906-780-006, 906-780-009)	Submitted 8/23/22
DP-2022-2652	Melinda Reyes DMA Architect & Engineering 41197 Golden Gate Circle Suite 109 Murrieta, CA 92562	<b>MTA Tire Shop</b> – Proposal to construct a 5,473 sq. ft. tire shop with mezzanine and six service bays on 0.68 acres, located east of Madison Avenue and south of Murrieta Hot Springs Rd. (Associated with PRE-2021-2465). (APN: 910-490-015)	Submitted 8/25/22

**NON-RESIDENTIAL  
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CASE NO.	CONTACT INFO	DESCRIPTION	STATUS
DP-2022-2699	Tiffany and Craig Wilcox 42391 Camino Merano Temecula, CA 92592	<b>Ziggi's Coffee Shop</b> – 624 sq. ft. drive-thru coffee kiosk with walk up, sale of coffee and non-alcoholic beverages and pre-packaged bakery goods on 0.5 acres. Take out only and no customer seating located on Los Alamos Rd., easterly of Whitewood Rd. (APN: 948-530-006)	Submitted 10/12/22
DP-2022-2676	Mike Ladwalla Mid-Continent Hospitality 405 State Highway 121 Suite C-140 Lewisville, TX 75067	<b>Home 2 by Hilton</b> – Proposed four-story hotel with basement. Home 2 by Hilton with 132 guestrooms and hotel amenities including an outdoor pool and patio with fire pits/BBQ area, guest laundry, and a meeting room located north of Guava Street and west of Addison Street on 2.27 acres. (APN: 910-490-011)	Submitted 9/14/22
DP-2022-2705	Saul Jaffe Tres Estrellas, LLC. 618 West Baseline Road Claremont, CA 91711	<b>Triangle Development Phase 1</b> – Construction of approximately 266,653 sq. ft. retail, restaurant, office use located south of Murrieta Hot Springs Rd. between I-15 and I-215 on 35.67 acres. (APN: 910-390-001 through 910-390-003, 910-400-001 through 910-400-018, 910-390-008 through 910-390-022)	Submitted 10/24/22  See SP-007-2452
DP-2022-2744	Doug Barnhart Makena Medical Buildings, LLC. 10805 Thornmint Road. Suite 200 San Diego, CA 92127	<b>Makena Hancock II Medical Office Building</b> – New two-story medical office building of 31,600 sq. ft. located at the northwest intersection of Walsh Center Dr. and Hancock Ave. (APN: 910-250-008)	Submitted 12/1/22
DP-2022-2747	Fadwa Hanna 22850 Sheffield Court Wildomar, CA 92595	<b>Cali Kabob</b> – New 3,808 sq. ft. drive-thru restaurant on a 1.10-acre site located at the corner of Avenida Acacias and Whitewood Road. (APN: 948-530-008, 948-530-009)	Submitted 11/15/22
DP-2022-2763	Myrriah Sijabat Dave Madden Architect 41197 Goldengate Circle #109 Murrieta, CA 92562	<b>Medical Office Building</b> – Proposed two-level 6,326 sq. ft. medical office building on a .65-acre site located on the northerly corner of Date St. and Margarita Rd. (APN: 913-280-053)	Submitted 12/22/22

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CASE NO.	CONTACT INFO	DESCRIPTION	STATUS
SC-2023-2779	James Broeske Broeske Architects and Associates 4344 Latham Street Riverside, CA 92501	<b>Sola Salon</b> – New 8,000 sq. ft. Sola Salon facility at Gateway Plaza located at 27590 Clinton Keith Road. Associated with DP-008-2749, previously proposed and approved 6,700 sq. ft. mixed use retail building. (APN: 392-270-038)	Submitted 2/1/23
DP-2023-00002	John Dykes FDC Commercial Construction 869 West 9 <sup>th</sup> Street San Jacinto, CA 92582 (951) 587-8010	<b>Oak Grove Center Administrative Building Addition</b> – Proposed construction of a new office building for administrative use, student counseling, small group therapy, and life skills education. (APN: 906-030-024)	Submitted 3/8/23
DP-2023-00003	Ryan Grove Ryan Companies 4275 Executive Square Suite 370 La Jolla, CA 92037 (858) 583-009	<b>Murrieta Medical Office &amp; Life Sciences Project</b> – Proposed three -story 82,5000 sq. ft. medical office building on a 4.73-acre site on Mapleton Ave. and Antelope Rd. with up to 380 parking stalls via a surface lot and landscaping throughout the site. Off-site improvements include a re-alignment of Mapleton Ave. (APN: 388-120-0001)	Submitted 4/4/23