

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council
FROM: Matt Peters, Interim Director of Community Development
DATE: January 28, 2025
SUBJECT: Community Development Department Monthly Report

RECOMMENDATION: That the City Council receive and file the Community Development Department monthly report.

The following are the highlights for Community Development for the months of November and December 2024.

CURRENT PLANNING ACTIVITIES

In November and December 2024, Planning processed seventy (70) new applications (not including Home Occupations), including twenty-two (22) Long Range Projects, and conducted one (1) Public Hearing. A detailed account of planning activities is attached to this report.

Planning Statistics	November	December
Accessory Dwelling Unit	1	1
Appeal	0	1
Development Plan	0	1
Maps	1	0
Massage Permits	15	3
Modifications	6	9
Pre-Application	5	1
Public Convenience/Necessity	0	1
Residential TR Product Review	0	3
Temporary Use Permit	5	3
Tobacco Shop Permit	10	0
Vendor License	1	0
Zoning Letter	1	2
Total	45	25

Temecula Valley Hospital Master Plan Update (PA21-1525): The City is processing a Modification to the previously approved Temecula Valley Hospital (TVH) Master Plan. The updated Master Plan, at buildout will include the existing 237,305 square foot hospital building and 5,180 square foot storage building along with an approximately 130,000 square foot, four story Behavioral Health Building in Phase

2, an approximately 10,000 square foot expansion to the emergency department, a 125,000 square foot, five story second hospital tower, a 80,000 square foot medical office buildings, and a 14,000 square foot utility plant in Phase 3, and an approximately 125,000 square foot, five story third hospital tower, a 80,000 square three story foot medical office building, and a four story parking structure with the existing helipad relocated to the roof of the structure in Phase 4. The project is located at 31700 Temecula Parkway. A public scoping meeting for the Subsequent Environmental Impact Report (SEIR) was held on March 23, 2022, at the Ronald H. Roberts Temecula Public Library. The public review period for the SEIR has ended. The Final SEIR has been completed by the consultant and meetings have taken place with the City Council and Planning Commission Subcommittee's. A tour of a similar Behavioral Health Facility took place on June 6, 2023, for the City Council and Planning Commission. A Community Meeting organized by TVH took place on November 13, 2023, in the City of Temecula Conference Center. Staff will be going out with a Request for Proposals for a Municipal Services Impact Analysis prepared by an independent consultant. **(COOPER)**

Temecula Resort and Spa Appeal (PAs 24-0485): An Appeal to the approved Temecula Resort & Spa Development Plan (PA22-0035) has been filed by Supporters Alliance for Environmental Responsibility "SAFER". Should the appeal move forward the project and appeal would be presented to the City Council. The project was originally approved on November 20, 2024 **(COOPER)**

Estates @ Seraphina (PAs 24-0023, 0120): The City is processing a Vesting Tentative Tract Map (VTTM 38908) and Home Product Review for the creation of 113 single family lots including five (5) affordable lots and eight (8) open space lots on 17.57 acres located on the southwest corner of Joseph Road and Rita Way (APN 957-080-027). An environmental document and affordable housing covenant has been prepared for this project **(COOPER)**

Parker Medical Center II (PA22-0987): The City is processing a Development Plan for an approximately 35,601 square-foot, three story, medical office building located on the west side of Avenida De Misiones approximately 425 feet south of Temecula Parkway. **(COOPER)**

Rancho-12 Tentative Tract Map (PA22-0047): The City is processing a 12-lot single-family development located at 31670 Rancho California Road. **(JONES)**

Be Good Hotel (PA22-0995): The City is processing a Development Plan Application to review a four-story hotel featuring nine rooms, restaurant and subterranean parking. The project is generally located on the northwest corner of Fourth Street and Mercedes Street. **(JONES)**

Bedford Court Development Plan (PA23-0197): The City is processing a Development Plan application to allow for the construction of two structures totaling approximately 4,546 square feet. Anticipated uses consist of a car wash and coffee shop. The project is generally located approximately 160 feet south of the Temecula Parkway and Bedford Court intersection. **(JONES)**

Bedford Court Planned Development Overlay (PA23-0280): The City is processing a Planned Development Overlay to provide development standards for a proposed coffee shop and car wash. The project is located approximately 160 feet south of the Temecula Parkway and Bedford Court intersection at APN: 922-210-042. **(JONES)**

Sail House Development Plan (PA23-0227): The City is processing a Development Plan application for an approximately 7,066 square foot warehouse building with office space. The project is located at 42974 Roick Drive. **(JONES)**

Redhawk Specific Plan Amendment (PA23-0327): The City is processing an amendment to the Redhawk Specific Plan to provide a revision to uses associated with the golf course and add related standards for those uses. The project is located at 45100 Temecula Parkway within the Redhawk Specific Plan (related application number PA23-0251 CUP). **(JONES)**

Front and Main (PA23-0492): The City is processing a Development Plan application for an approximately 13,600 square foot structure totaling three-stories. The project is generally located approximately 130 feet east of the Old Town Front Street and Main Street intersection at APN: 922-034-037. **(JONES)**

Habitat II: (PA24-0230 & 0231) A Development Plan and related map for an approximately 10,550 square foot residential project comprised of six units within two 2 story structures. The project is located at 28725 and 28731 Pujol Street. **(JONES)**

Old Town Townhomes Development Plan (PA22-0941): The City is processing a Development Plan application for the construction of 14 multi-family residential units on the vacant .68-acre parcel located at 42146 Sixth Street. **(CARDENAS)**

Texas Roadhouse (PA23-0341): The City is processing a Development Plan for an approximately 8,000 square foot Texas Roadhouse restaurant located at 40710 Winchester Road. The project has been scheduled for Director's Hearing on February 27, 2025. **(COOPER)**

Mercedes Benz Sprinter (PA23-0329): The City is processing a Development Plan for an approximately 81,295 square foot Mercedes Benz Sprinter Dealership that includes maintenance and repair services, detail center, and employee wellness center. The project is located on an undeveloped site at 40910 Temecula Center Drive. **(COOPER)**

Gaucha Grill (PAs 23-0467, 0499, 0500): The City is processing a Conditional Use Permit for a Type 47 ABC License, a Modification to an existing building to revise the colors of the building, addition of a covered entryway and dining area, new exterior lighting, and folding glass window panels, and a Certificate of Historical Appropriateness to modify an existing historic building (First National Bank). The project is located in the former location of The Bank of Mexican Food in Old Town and proposes operations Sunday-Thursday from 11:00 a.m. to 10:00 p.m. and Friday and Saturday from 11:00 a.m. to 11:30 p.m. with NO live entertainment. **(COOPER)**

Parker Ridge Tentative Tract Map 38813 (PA23-0497): The City is processing a Tentative Tract Map to subdivide two existing parcels into nine (9) parcels on 11.4 acres located on the south side of Pauba Road approximately 600 feet of Showalter Road. An environmental document has been prepared for the project. **(COOPER)**

Temecula Regional Center Specific Plan Amendment (LR23-0494): The City is processing a Specific Plan Amendment to the Temecula Regional Center Specific Plan for a technical change to the document so the square footage in the Specific Plan reflects existing conditions/entitled projects. The project has been scheduled for City Council on February 11, 2025. **(COOPER)**

Sage Senior Apartments (PA24-0066, 0067): The City is processing a Development Plan and Conditional Use Permit for a 143-unit senior apartment community built on 5.93 acres located at 80134 Winchester Road. A Mitigated Negative Declaration has been prepared for this project. **(COOPER)**

Cubsmart AT&T Wireless Antenna Facility (PA22-0470): The City is processing a Wireless Antenna Facility application for a proposed 40' tall mono-eucalyptus tree located behind the existing CubeSmart Self Storage facility located at 44618 Pechanga Parkway. **(CARDENAS)**

Tony's Car Wash (PA23-0321): The City is processing a Development Plan application for a proposed 6,828 square-foot car wash facility consisting of a car wash tunnel, detailing tunnel, an office, and vacuums on the vacant 1.99-acre property located approximately 200 feet southwest of Temecula Parkway and Jedediah Smith Road. **(CARDENAS)**

Vertical Bridge WAF (PA23-0351): The City of processing a Wireless Antenna Facility Application (Conditional Use Permit) for a new 77-foot wireless tower facility and associated ground equipment at the Redhawk Golf Course open space area between Camino Rubi and Corte Mislanca. **(CARDENAS)**

Small Steps Industrial (PA24-0180): The City is processing a Development Plan application for a proposed 8,000 square foot industrial building on the vacant .59-acre parcel located on the northwest corner of Felix Valdez Avenue and Baldaray Circle. **(CARDENAS)**

MS Mountain View Buildings 17 and 21 (PA24-0246): The City is processing a Development Plan application for Building 17, a 69,095 square foot building; and Building 21, a 17,136 square foot building located on the west of the corner of Via Industria and Avenida Alvarado. **(CARDENAS)**

Sommers Bend PA12 HPR (PA24-0509): The City is processing a Home Product Review for Planning Area 12 of the Roripaugh Ranch Specific Plan to allow for five (5) unique detached single-family plans with four (4) architectural styles consisting of 104 lots. **(CARDENAS)**

Altair Private Recreation Center & C1 Park (PA24-0363): The City is processing a Development Plan for the Altair Private Recreation Center and Village C1 Park containing an approximately 1,992 square foot recreation building, 1,437 square foot multi-purpose building, and 1,018 square foot pool building. The recreation center also contains a pool, spa, cabanas, fire pit area, and BBQ area. The park contains two (2) pickleball courts, half-basketball court, picnic areas, and an open turf area. The project is located within the Altair Specific Plan area. **(COOPER)**

Winchester Hills Development Agreement Amendment (PA25-0016): The City is processing 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. The project has been scheduled for Planning Commission on February 19, 2025. **(COOPER)**

LONG RANGE PLANNING

General Plan Update: The Long Range Planning Division has developed a four-phase, multi-year process to update the General Plan. Phase I is complete and included updates to Housing and Public Safety Elements. Phase I also included an update to the City's Traffic Impact Analysis (TIA) Guidelines to analyze Vehicle Miles Travelled (VMT) for the California Environmental Quality Act (CEQA). Phase II is in process and includes an update to the Quality of Life Master Plan (QLMP), reconciling the City's GIS Maps on a parcel by parcel basis, a baseline EIR analysis of the City's Circulation Element, and developing a Complete Streets

Policy document. Phase III will include a Fiscal Land Use Study to analyze the City's remaining development capacity and market absorption potential for residential, commercial, and industrial development. The RFP for the General Plan managing consultant has been released, and proponent selected with the agreement going to City Council on January 28th, with work commencing shortly thereafter. The final phase is to work with a General Plan Advisory Committee to update to the General Plan and EIR over an 18 to 24-month timeframe. **(PETERS)**

QLMP Website for Measuring Progress: As part of the Quality of Life Master Plan Update, Planning staff is working with a consultant, MIG, and the IT Department to develop a website for the QLMP. The intent of the website is to provide a "dashboard" to display the seven Core Values and eventually incorporate the goals and policies of the updated General Plan. The website will also be used to measure the city's progress towards achieving the Citizen's 20-Year Priorities identified in the QLMP. The dashboard will be displayed on a third-party website and will incorporate links and useful indicators intended for user-friendly navigation. The website officially launched on October 9, 2023. The QLMP website will be updated at the end of each calendar year to reflect department accomplishments. **(GARCIA)**

Uptown Temecula Specific Plan Amendment (LR19-1458): An amendment to the Uptown Specific Plan to implement the following changes: modify graphics to reflect consistency with text regarding allowable frontage types, amend street cross sections (graphics), amend plant pallet and silva cell requirements for street trees, implement a street naming convention, amend streetlight spacing and other typographical errors. Staff has reached out to Spurlock Consulting for assistance in updating the Sidewalk and Streetscape Standards and is awaiting a scope of work and timeline. Public Works is drafting new street sections for the Specific Plan. Spurlock Consulting has provided a scope of work for the proposed changes to the streetscape and sidewalk standards and staff has executed the agreement for services and will begin updating the graphics as requested. Planning and Traffic Engineering have been working on updated street cross sections and a map to identify cross section placements. **(COLLINS)**

Transportation Discovery and Existing Conditions Analysis (LR20-1071): The City received an SB 2 Grant from the State Department of Housing and Community Development (HCD) to prepare an internal document for staff to identify potential transportation focused areas as part of Phase 2 of our General Plan Update process and timeline. The City has retained Fehr & Peers (F&P) Transportation Consultants to document existing transportation conditions in the City, provide benchmarking information on how transportation facilities, transportation use and policies compares to other peer agencies (through benchmarking) and will evaluate how much of the current Circulation Element has been implemented. Staff worked with F&P to identify methodology, thresholds, and mitigation to address Vehicle Miles Travelled (VMT) for the California Environmental Quality Act evaluation, which the City Council adopted in May 2020. On July 19, 2021, Staff has a scheduled internal meeting with Fehr & Peers, they present to staff the Data Collection Status. Currently, the consultant is developing the three scenario runs to be reviewed by staff prior to conducting a full model run. **(PETERS)**

Old Town Parklets (LR22-1112): The previous Old Town Outdoor Dining Program was a project intended to make the Temporary Expanded Dining/Retail Program (TED) permanent that was sparked by the COVID-19 pandemic restrictions. However, due to the potential barriers that came to light such as loss of parking, ADA requirements, outside agency fees and more, the decision was made by City Council and staff to end the outdoor dining program when the license agreements expired on July 1, 2022. With that, other outdoor dining amenities were explored for Old Town which led to the Old Town Parklet Project. Parklets are the conversion of parking spaces on urban streets into a small public 'park' or enclosed seating area. The intent of the Parklet Project is to provide an additional amenity to the community and promote an increase in

pedestrian activity and convenience. Staff is working with a consultant, Placeworks, to design and implement the Old Town Parklets. Locations and design themes will be determined throughout the process with direction from the Old Town Steering Subcommittee. An open-house style community workshop was held on October 11, 2023, to retrieve feedback from community members. The input received from the 12 attendees was presented to the Old Town Steering Subcommittee on November 14, 2023, and direction was given to staff to move forward with a pilot program. Staff has reviewed several iterations of the recommendation(s), and will be presented to the Old Town Local Advisory Committee (OTLAC) on January 23, 2025. (GARCIA/COLLINS)

Complete Streets (LR23-0043): This project will draft a citywide policy for the city to ensure transportation infrastructure is designed to enhance safety, accessibility, and mobility for all users. A Complete Streets Checklist will be developed to be used internally to ensure that transportation infrastructure projects are implementing Complete Streets where practical by considering the feasibility of Complete Streets improvements and ensuring consistency with other planning documents. The City has retained Fehr & Peers Transportation Consultants to draft the Complete Streets Policy, implementation checklist, and mid-block crosswalk criteria. This project is being funded by the Local Early Action Planning (LEAP) grant that was awarded by the State Department of Housing and Community Development (HCD). The consultant presented the draft Complete Streets Policy to the Planning Commission on October 18, 2023, and to the Traffic Safety Commission on October 26, 2023. The presentation was strictly informative, and the Commissioners offered several suggestions to add to the policy which have been incorporated in the final version that was adopted by the City Council on November 28, 2023. Formal implementation has begun as of January 1st. (GARCIA)

Wayfinding Guide (LR23-0167): The City is working with a consultant, Alta Planning + Design, Inc., to implement a bicycle wayfinding system for the bike lanes and trails throughout the city. Alta will draft a wayfinding strategy memo that outlines best practices for destination selection, sign placement, and sign programming. The Multi-Use Trails and Bikeways Master Plan that was adopted in 2016 will act as an implementation and style guide to create an interconnected network designed to encourage more residents to use active transportation. Staff contracted with Alta Planning to design and produce the signs, however decided to use Brand Assassins for production for cost purposes. Staff has prepared the agreement and has been routed for signatures, with work to commence upon execution. (GARCIA/COLLINS)

Objective Design Standards Amendment (LR23-0490): The Objective Design Standards were adopted on January 25, 2022, and only included multi-family and mixed-use development standards. Staff has observed the need for additional Objective Design Standards for single family development. Placeworks, Inc., who helped the City adopt the original Objective Design Standards document, will be assisting us in amending the document to include single-family development. A kickoff meeting was held on March 5th and a draft document is currently in staff review. Staff has reviewed the final version of the proposed update and will be taking this item to the Planning Commission General Plan Update Subcommittee on October 2, 2024 and City Council General Plan Update Subcommittee on December 10, 2024. Due to multiple pieces of legislation passed this past year, staff is consulting with the City Attorney's Office on potential changes necessitated by the new laws. (GARCIA/COLLINS)

Land Use Economic Opportunity Study (LR23-0078): In preparation for the General Plan Update staff has engaged Keyser Marston Associates (KMA) to complete a new Land Use Economic Opportunity Study. Staff is presently working on the agreement, funded through a LEAP Grant and services will commence once executed. Staff is working to provide KMA with the requested documents to complete the fiscal land

use study. The study has been completed and will be used extensively during the General Plan Update. (COLLINS)

Plan Integration for Resilience Scorecard (PIRS) (LR23-0082): Staff has completed the review of all major planning documents that govern land use. The review consisted of scoring our plans based on their potential for positive impacts as well as negative impacts, which are then visually mapped to show how land use policy can impact wildland fire risk. This is a joint project between Cal Poly Pomona, Texas A & M University and the City of Temecula, which will be presented at this year's APA conference. Staff is meeting with Cal Poly Pomona and Texas A & M on August 8, 2024, for presentation of final documents. Staff has received the deliverables of the project which will take the form of a “layer” within our existing GIS system to assist the drafting of planning documents with an added focus on fire resiliency. (COLLINS)

SB 1186 (LR24-0090): Staff has prepared a draft ordinance and is being reviewed by the City Attorney’s Office for compliance with state law. (COLLINS)

Old Town Parking Sensors (LR22-0857): The project is a continuation of the Old Town Parking White Paper that discussed various technology solutions designed to track and report on parking in Old Town in real time. The white paper recommended that the City utilize parking sensors to monitor parking in Old Town. Staff has circulated a Request for Proposal from companies offering parking sensors. Responses have been received and are being reviewed by staff. The companies that submitted the top two highest rated proposals were invited to provide a demonstration to staff. Demonstrations were held in April. The agreement for the Frog Parking Sensors was taken to City Council on November 12th and sensor installation will begin in early 2025 along Old Town Front Street. (JONES)

Annual Title 17 Cleanup (LR25-0004): An annual effort of Community Development to identify areas of the code that need clarification, correction or an update. This is also performed to implement various components of state law. Staff is compiling the list of requested changes as well as the introduction of new legislation and is drafting an Ordinance in conjunction with the City Attorney’s Office. (COLLINS/GARCIA)

General Plan Annual Progress Report (LR25-0001): The annual General Plan Annual Progress Report as required by §65400, is being prepared and will be presented to the City Council prior to submission to CA OPR. (GARCIA)

Housing Element Annual Progress Report (LR25-0002): The annual Housing Element Annual Progress Report as required by §65400, is being prepared and will be presented to the City Council as part of the General Plan APR prior to submission to HCD. (Urias)

Water Efficiency Landscape Ordinance (WELO) Annual Progress Report (LR25-0003): The annual WELO Progress Report, is being prepared for submission. (COLLINS)

HOUSING

Uptown Temecula Request for Proposal (RFP): The City has been working closely with the Supportive Housing and Services Ad Hoc Subcommittee to create a draft RFP for the City owned vacant land parcel located in Uptown Temecula. The parcel is right next to the French Valley off ramp headed south on the I-15 and it is planned to be used for an affordable housing project. (URIAS)

Old Town Temecula Town Homes: The City is reviewing a Development Plan application for the construction of 14 multi-family residential units on the vacant .68-acre parcel located at 42146 Sixth Street. (CARDENAS)

City of Temecula Vacant Land: The Public Works department is working on finalizing the transaction with CalTrans on the Temecula Parkway on ramp parcel. Once the City receives the new recorded map we are able to take the Southern Interchange Parcel through the declaration of surplus lands process with this parcel. (URIAS)

Habitat for Humanity Affordable Housing Project: Habitat for Humanity has submitted a pre-application for a six residential unit project located in Old Town adjacent to the current Habitat Project on Pujol Street. Five homes will be available to very-low-income households and one home will be available to a low-income household. The homes will remain income restricted for forty-five (45) years. (URIAS)

BUILDING & SAFETY

Building and Safety statistics for November and December 2024 are highlighted in the following table.

Building & Safety Statistics	November	December
Permits	187	252
New Single Family Unit(s)	16	28
Accessory Dwelling Unit(s) (ADU)	2	1
New Commercial Building	0	0
Photovoltaic - SolarAPP+ (Instant permit)	28	21
Photovoltaic	54	58
Tenant Improvement(s)	12	5
Non Construction C of O	19	23
Number of Active Plan Checks	153	164
Number of New Plan Checks	40	55
Number of Finaled Permits	197	211
Inspections	2319	2582
Inspections Per Day	129	136
Inspections Per Person Per Day	25	27
Stops Per Month	699	725
Visitors to Counter	705	730

Non-Construction Certificate of Occupancy

December

- Prolific Brewing - (4,696 sf)
- Temecula Nail Bar - (1,220 sf)
- Military Freefall Solutions - (11,396 sf)
- Drunken Elephant - (4,700 sf)

November

- Recycle Strong - (12,880 sf)
- Goat & Vine “Little Goat” (2nd location) - (2,000 sf)

Tenant Improvement

December

- Sweet Oaks Tasting Room - (1,234 sq ft)
- Organic roots Patio Addition and Restroom Remodel - (1,195 sq ft)

November

- Springs Charter School Kitchen Facility - (14,203 sq ft)
- Cava Mediterranean Restaurant - (2,120 sq ft)
- Bella Ballerina - (1,283 sf)

CODE ENFORCEMENT

During the months of November and December, Code Enforcement responded to 113 web inquiries. In addition, the division opened 110 code cases, conducted 385 regular inspections, and forwarded 10 referrals.

Code Enforcement Statistics	November	December
Abandoned or Inoperable Vehicle	0	0
Vacant Home / Prop. Maintenance / Infestation/ Mold	9	11
Business or Home Occupation w/o license/CUP	4	0
Trash and Debris / Dumping	7	1
Overgrown Vegetation / Weeds / Fire Hazard	4	3
Green Pool / Vector Control / Stagnant Water	2	1
Graffiti	5	9
Noise/Nuisance/Animal Control	14	15
Trailer / RV Stored/Boat/Parking	2	0
Construction w/o Permit/Building Code	8	5
Encroach Public ROW / Trash Cans	2	5
Zoning/Signs	1	3
Public Safety & Health	1	3
Total Number of Cases	59	56

Foreclosure Tracking: Code Enforcement works with the local real estate community to monitor foreclosures, defaults and real estate owned properties.

Foreclosure Statistics	November	December
Residential - Default	21	21
Residential - Foreclosure	8	7
Residential - REO	11	10
Total - Residential	40	38
Commercial - Default	2	3
Commercial - Foreclosure	0	0
Commercial - REO	1	0
Total - Commercial	3	3

ATTACHMENT: Current Planning Activity Report