

**ACTION MINUTES**

**TEMECULA CITY COUNCIL  
REGULAR MEETING  
COUNCIL CHAMBERS  
41000 MAIN STREET  
TEMECULA, CALIFORNIA  
NOVEMBER 14, 2023 - 6:00 PM**

**COUNCIL MEMBER CURTIS BROWN  
TO PARTICIPATE ELECTRONICALLY  
VIA ZOOM FROM: SHERATON MAUI  
2605 KAA NAPALI PARKWAY  
LAHAINA, MAUI, HI 96761**

**CALL TO ORDER at 6:00 PM: Mayor Zak Schwank**

**INVOCATION: Moment of Silence**

**FLAG SALUTE: Mayor Zak Schwank**

**ROLL CALL: Alexander, Brown (virtual), Kalfus, Schwank, Stewart**

**PRESENTATIONS**

Presentation by Habitat for Humanity Inland Valley Regarding Programs and Services

**BOARD / COMMISSION REPORTS**

Planning Commission and Traffic Safety Commission

**PUBLIC SAFETY REPORT**

County of Riverside, Fire Department (CAL FIRE)

**PUBLIC COMMENTS - NON-AGENDA ITEMS**

The following individual(s) addressed the City Council:

- Bernard Budney
- Laurel Lamont
- Melissa Bourbannais
- Love Bailey
- Hans Kernkamp
- Carol Tice
- Sandra Cox

**PUBLIC COMMENTS - AGENDA ITEMS**

The following individual(s) addressed the City Council:

- Laurel Lamont (Item #4)
- Melissa Bourbannais (Item #4)

**CITY COUNCIL REPORTS**

**CONSENT CALENDAR**

Unless otherwise indicated below, the following pertains to all items on the Consent Calendar.

Approved the Staff Recommendation (5-0): Motion by Stewart, Second by Kalfus. The vote reflected unanimous approval.

1. Waive Reading of Title and Text of All Ordinances and Resolutions Included in the Agenda

Recommendation: That the City Council waive the reading of the title and text of all ordinances and resolutions included in the agenda.

2. Approve Action Minutes of October 24, 2023

Recommendation: That the City Council approve the action minutes of October 24, 2023.

3. Approve List of Demands

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2023-83

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ALLOWING CERTAIN CLAIMS AND DEMANDS AS SET FORTH IN EXHIBIT A

4. Adopt Ordinance No. 2023-09 Approving a Planned Development Overlay Amendment (Planning Application No. PA23-0260) (Second Reading)

Recommendation: That the City Council adopt an ordinance entitled:

ORDINANCE NO. 2023-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING A PLANNED DEVELOPMENT OVERLAY AMENDMENT TO THE LINFIELD CHRISTIAN SCHOOL PLANNED DEVELOPMENT OVERLAY (PDO 7) GENERALLY LOCATED NORTH OF PAUBA RD., SOUTH OF RANCHO VISTA RD., EAST OF TEMECULA VALLEY HIGH SCHOOL, AND WEST OF GREEN TREE RD., AND MAKE A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN: 955-020-012, 017, 018, AND 019) (PA23-0260)

Approved the Staff Recommendation (4-0, Kalfus abstained): Motion by Schwank, Second by Alexander. The vote reflected unanimous approval with Kalfus abstaining.

Council Member Kalfus and Deputy City Manager Luke Watson will not be participating due to conflicts of interest and will leave the Council Chamber. Council Member Kalfus' wife is a

teacher at Linfield School which is where this PDO will be amended and Deputy City Manager Watson has children attending the school. They will need to leave the Council Chamber.

Council Member Kalfus and Deputy City Manager Watson did leave the Council Chamber while this item was being considered and did not participate in the consideration of the item.

5. Adopt Ordinance No. 2023-10 Amending Temecula Municipal Code Section 2.40.100 Relating to Compensation for City Board and Commission Members (Second Reading)

Recommendation: That the City Council adopt an ordinance entitled:

ORDINANCE NO. 2023-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING SECTION 2.40.100 OF THE TEMECULA MUNICIPAL CODE RELATING TO COMPENSATION FOR CITY BOARD AND COMMISSION MEMBERS

Approved the Staff Recommendation (4-1, Alexander opposing): Motion by Stewart, Second by Kalfus. The vote reflected unanimous approval with Alexander opposing.

6. Approve Resolution Authorizing Withdrawal of Funds from City's Pension Trust to Make Additional Discretionary Payment to CalPERS Retirement System

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2023-84

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA AUTHORIZING THE TRANSFER OF \$2,000,000 FROM THE CITY'S PENSION RATE STABILIZATION TRUST TO MAKE AN ADDITIONAL DISCRETIONARY PAYMENT TO CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM

7. Approve Recommendation for Community Service Funding Grant Program for Fiscal Year 2023-24 (At the Request of Subcommittee Members Schwank and Stewart)

Recommendation: That the City Council approve the recommended award and allocation of \$100,000 to fund grant applications received from non-profit organizations for the Community Service Funding Grant Program Fiscal Year 2023-24.

8. Authorize the Submittal of an Application to the Department of Resources Recycling and Recovery for Funding from the Fiscal Year 2022-23 SB 1383 Local Assistance Grant Program

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2023-85



A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA TO AUTHORIZE THE SUBMITTAL OF AN APPLICATION TO THE DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CALRECYCLE) FOR FUNDING FROM THE FISCAL YEAR 2022-23 SB 1383 LOCAL ASSISTANCE GRANT PROGRAM

9. Approve Increase to Professional Services Contingency Authorization for the Margarita Recreation Center Project, PW17-21

Recommendation: That the City Council:

1. Approve an increase to the contingency for professional services for the Margarita Recreation Center Project, PW17-21 by \$40,000; and
2. Increase the City Manager's authorized contingency by \$40,000.

10. Approve Agreement with Southstar Engineering & Consulting, Inc. for Consultant Services for the I-15 Congestion Relief Project, PW19-02

Recommendation: That the City Council approve the agreement with Southstar Engineering & Consulting, Inc., in an amount not to exceed \$968,813.40, to provide professional construction management services for the I-15 Congestion Relief Project, PW19-02.

11. Approve First Amendment to Agreement with Pacific Striping, Inc. for Citywide Repainting of Traffic Striping

Recommendation: That the City Council approve the first amendment to the agreement with Pacific Striping, Inc. for Citywide Repainting of Traffic Striping, in the amount of \$300,000, for a total agreement amount of \$2,241,500.

12. Approve Third Amendment to Agreement with Inland Empire Property Services for Weed Abatement Services

Recommendation: That the City Council approve the third amendment to the agreement with Inland Empire Property Services for weed abatement services, in the amount of \$100,000, for a total agreement amount of \$400,000.

13. Approve Fifth Amendment to Agreement with David Evans and Associates, Inc. for the Diaz Road Expansion Project, PW17-25

Recommendation: That the City Council:

1. Approve the fifth amendment to the agreement with David Evans and Associates, Inc., in the amount of \$100,000, for additional contingency in support of the professional design and environmental services of the Diaz Road Expansion Project, PW17-25; and

2. Increase the City Manager's authority to approve extra work authorizations by \$100,000.

14. Approve List of Prequalified Bidders and Authorize Solicitation of Design-Build Proposals for Ronald Reagan Sports Park Hockey Rink Project, PW22-06

Recommendation: That the City Council:

1. Approve the list of prequalified bidders; and
2. Authorize the Department of Public Works to solicit proposals for design-build services from the list of prequalified bidders for the Ronald Reagan Sports Park Hockey Rink Project, PW22-06.

**RECESS:**

At 7:02 PM, the City Council recessed and convened as the Temecula Community Services District Meeting. At 7:06 PM the City Council resumed with the remainder of the City Council Agenda.

**RECONVENE TEMECULA CITY COUNCIL**

**PUBLIC HEARING**

16. Introduce Ordinances Amending Title 17 of the Temecula Municipal Code to Implement Programs in the City's Housing Element and Amending Accessory Dwelling Unit Regulations

Recommendation: That the City Council introduce the following ordinances entitled:

ORDINANCE NO. 2023-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLE 17 OF THE TEMECULA MUNICIPAL CODE TO IMPLEMENT THE PROGRAMS IN THE CITY'S HOUSING ELEMENT BY (1) ADDING DEFINITIONS FOR AGRICULTURAL EMPLOYEE HOUSING, EMPLOYEE HOUSING, FAMILY DAY CARE HOME, LARGE FAMILY DAY CARE HOME, LOW BARRIER NAVIGATION CENTER AND SMALL FAMILY DAY CARE HOME, (2) PROVIDING THAT EMPLOYEE HOUSING AND AGRICULTURAL EMPLOYEE HOUSING ARE PERMITTED USES IN THE HR, RR, VL, L-1, L-2, LM, M, AND H ZONES, (3) PROVIDING THAT RESIDENTIAL CARE FACILITIES FOR THE ELDERLY (SEVEN OR MORE) ARE PERMITTED USES IN THE HR, RR, VL, L-1, L-2, LM, AND HR-SM ZONES, (4) PROVIDING THAT RESIDENTIAL CARE FACILITIES (SEVEN OR MORE) ARE PERMITTED USES IN THE HR, RR, VL, L-1, L-2, LM, M, AND HR-SM ZONES, (5) PROVIDING THAT COMMUNITY CARE FACILITIES ARE PERMITTED IN ALL RESIDENTIAL ZONES, (6) ADDING SUPPORTIVE HOUSING STANDARDS, (7) PROVIDING THAT SUPPORTIVE HOUSING, TRANSITIONAL HOUSING AND



LOW BARRIER NAVIGATION CENTERS ARE PERMITTED USES IN THE NC, CC, HT, SC, PO, PI, PDO-2, PDO-4R, PDO-5, PDO-6, PDO-7, PDO-10, AND PDO-14 ZONES, (8) PROVIDING THAT TRANSITIONAL HOUSING AND SUPPORTIVE HOUSING ARE A PERMITTED USE IN THE PDO-11, PDO-12 AND PDO-15 ZONES, (9) UPDATING EMERGENCY SHELTER PARKING STANDARDS, (10) REVISING REASONABLE ACCOMMODATION REGULATIONS, (11) REVISING PARKING STANDARDS FOR MULTI-FAMILY RESIDENTIAL USES WITH 12 UNITS OR LESS, (12) MAKING OTHER REVISIONS TO CONFORM WITH CHANGES IN STATE LAW, AND (13) MAKING A FINDING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTION 15162

ORDINANCE NO. 2023-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING CHAPTER 17.23 OF TITLE 17 OF THE TEMECULA MUNICIPAL CODE PERTAINING TO ACCESSORY DWELLING UNIT (ADU) REGULATIONS AND PROVIDING THAT ADU'S ARE PERMITTED IN THE PDO-5, PDO-7, PDO-9, PDO-10, PDO-11, PDO-12, AND PDO-15 ZONES, AND REVISING ADU REGULATIONS, AND MAKING A FINDING THAT THE ORDINANCE IS EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.17

Approved the Staff Recommendation (5-0): Motion by Stewart, Second by Kalfus. The vote reflected unanimous approval.

**BUSINESS**

17. Approve Four City Council Protocol Manual Policies (At the Request of Subcommittee Members Alexander and Kalfus)

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2023-86

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPTING FOUR CITY COUNCIL POLICIES GOVERNING THE OPERATIONS OF THE CITY COUNCIL FOR INCLUSION IN THE CITY COUNCIL PROTOCOL MANUAL

Approved the Staff Recommendation (5-0): Motion by Alexander, Second by Stewart. The vote reflected unanimous approval.

**ITEMS FOR FUTURE CITY COUNCIL AGENDAS**


**CITY MANAGER REPORT**

**CITY ATTORNEY REPORT**

**ADJOURNMENT**

At 7:27 PM, the City Council meeting was formally adjourned to Tuesday, November 28, 2023, at 4:30 PM for Closed Session, with regular session commencing at 6:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.

  
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Zak Schwank, Mayor

ATTEST:  
  
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Randi Johl, City Clerk

[SEAL]