



GENERAL PLAN AND HOUSING ELEMENT
ANNUAL PROGRESS REPORT
REPORTING YEAR 2022

| Reporting Year | City Council | Status |
|----------------|--|--|
| 2022 | March 28, 2023 (scheduled Hearing Date) | Submitted to HCD and OPR by April 1, 2023 |
| 2021 | April 13, 2021 | Submitted to HCD and OPR by April 1, 2022 |

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INTRODUCTION

The City of Temecula was incorporated in 1989 as a General Law City. Since incorporation, the City of Temecula has placed a high value on an excellent quality of life for the community. The vision, goals, and policies identified in City’s General Plan reflect those values and the desire for an excellent quality of life. This General Plan Annual Progress Report (GP-APR) documents the City’s progress on implementing the General Plan for calendar year 2022 while also forecasting anticipated changes and detailing compliance with statutory requirements.

While the Temecula General Plan was last comprehensively updated in 2005, the General Plan is a living document that is often updated to reflect policy changes and statutory requirements. Since 2005, the City of Temecula has approved approximately twelve General Plan Amendments¹, an updated Housing Element, and various Municipal Code amendments to advance the vision, goals, and policies of the General Plan. Several of these approved General Plan Amendments have increased the capacity and the ability of the market to generate additional housing (including adding additional density). While these updates have kept the General Plan current, the City recognizes there is a need to update the General Plan in a more comprehensive manner.

The City, is implementing a four-phase general plan update.¹ The first phase is currently complete and included updates to Vehicle Miles Traveled threshold for CEQA, and updates to the Housing and Public Safety Elements. Phase two is almost to completion and has included the adoption of the City’s updated Quality of Life Master Plan (QLMP) and the adoption of a Complete Streets policy which will set the foundation for the General Plan’s vision, goals, and policies.

Phase three will incorporate detailed Strength Weaknesses Opportunities Challenges (SWOC) analysis and fiscal land use studies. Phase four will include a comprehensive update the General Plan as well as the EIR for the General Plan. The below graphic is the phasing plan for the General Plan update. The contents, schedule, and sequence may change based on recommendations from the City’s consultant.

By the end of reporting year 2020, the City Council adopted VMT Guidelines (May 2020), and the Housing Element on February 8, 2022. We anticipate Phase 3 of the GP update to be completed by Fall of 2023.

¹ City of Temecula General Plan Use Map – Revision Table

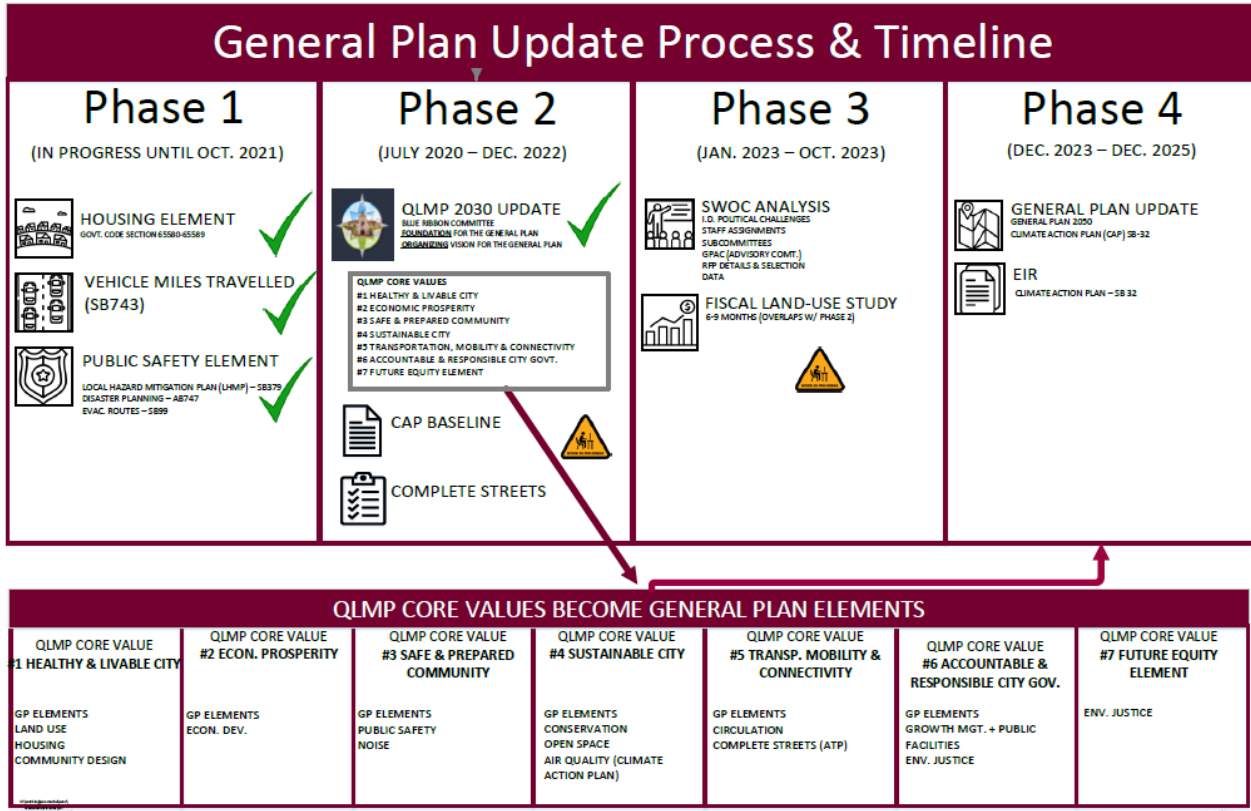


Figure 1 DRAFT General Plan Update Process & Timeline

The City of Temecula’s General Plan is accessible on the City’s website at:

<https://temeculaca.gov/345/General-Plan>

GENERAL PLAN PROGRESS

Project Progress

The City continues to implement the Temecula General Plan. The below projects demonstrate General Plan progress and provide specific excerpts of goals, policies, and implementation programs that are complementary to the projects. This list is not meant to be exhaustive or all inclusive.

GENERAL PLAN AMENDMENT TO ACCOMMODATE RESIDENTIAL UNITS

Temecula Village Phase II GPA (PA20-1323): A General Plan Amendment to amend the underlying General Plan Land Use designation of the project site from Professional Office (PO) to Medium Density Residential (M).

Status: Approved

Temecula Village PDO Amendment (PA20-1324): A Planned Development Overlay Amendment for PDO-5, Temecula Village. This special overlay zoning is intended to be compatible and complimentary to the existing residential development and M (Medium Density Residential, 7-12.9 dwelling units/acre) proposed as part of the PDO.

Status: Approved

RESIDENTIAL DEVELOPMENT PROJECTS

PA22-0149 – ADU: A development plan to convert an existing guest house into an Accessory Dwelling Unit (ADU) and to add 550 square feet of the existing structure.

Status: Approved

PA22-0238 – ADU: A development plan for a 975 square-foot detached Accessory Dwelling Unit at the rear of an existing single-family home and a new attached garage to the primary residence of the property.

Status: Approved

PA22-0442 – ADU: A development plan for a detached 1150 square-foot Accessory Dwelling Unit.

Status: Approved

PA22-0535 – ADU: A development plan for a 546 square-foot Accessory Dwelling Unit attached to the existing residential property.

Status: Approved

PA22-0680 – ADU: A development plan for a 822 square-foot Accessory Dwelling Unit attached to the existing residential property with an existing bedroom with a bathroom being used as part of the new ADU on the property.

Status: Approved

PA22-0940 – ADU: A development plan for the addition of a 546 square-foot Accessory Dwelling Unit (ADU) to an existing single-family home.

Status: Approved

PA22-0495 – Sommers Bend PA20B Shawood: Home Product Review for Planning Area 20B of the Roripaugh Ranch Specific Plan to allow for four (4) unique detached single-family plans with three (3) architectural styles consisting of 23 lots.

Status: Approved

PA22-0496 – Sommers Bend PA21 Shawood: Home Product Review for Planning Area 21 of the Roripaugh Ranch Specific Plan to allow for six (6) unique detached single-family plans with three (3) architectural styles consisting of 18 lots.

Status: Approved

PA22-0194 – Sommers Bend PA 19 Shawood: Home Product Review for Planning Area 19 of the Roripaugh Ranch Specific Plan to allow for four (4) unique detached single-family plans with three (3) architectural styles consisting of 16 lots.

Status: Approved

General Plan Progress – Goals and Policies for Housing

1. Land Use – Diverse Land Use

Goal 1 A diverse and integrated mix of residential, commercial, industrial, recreational, public and open space land uses. The residential projects listed above support.

Policy 1.2 to promote the use of innovative site planning techniques that contribute to development of a variety of residential product styles and designs, including housing suitable for the community’s labor force.

Policy 1.9 Establish paseos, greenbelts, linear parks and trails within buffer areas between developments and at the City’s edge.

2. Land Use – Preserving Residential Neighborhoods

Goal 5 A land use pattern that protects and enhances residential neighborhoods.

Policy 5.1 Consider the compatibility of proposed projects on surrounding uses in terms of the size and configuration of buildings, use of materials and landscaping, preservation of existing vegetation and landform, the location of access routes, noise impacts, traffic impacts, and other environmental conditions.

Policy 5.3 Require proposed development to evaluate the incremental traffic impacts on local roads throughout the proposed project phasing in order to ensure that any adverse impacts to local roads in residential areas are avoided or adequately mitigated.

3. Land Use – Natural Resources and Community Aesthetics

Goal 6 A development pattern that preserves aesthetics and enhances the environmental resources of the Planning Area.

Policy 6.1 Preserve the natural aesthetic quality of hillsides and reduce hazards associated with hillside development within the Planning Area.

Policy 6.5 Create distinctive features at entry points to the City that emphasize Temecula’s aesthetic and environmental setting.

4. Land Use – Temecula’s Role within the Region

Goal 8 A City compatible and coordinated with regional land use and transportation patterns.

Policy 8.3 Ensure development projects within the French Valley Airport area of influence comply with the Airport Land Use Compatibility Plan (ALUCP) for the Airport, and refer all land use actions identified within the ALUCP to the Airport Land Use Commission for mandatory review.

5. Housing Element – Provide Adequate Housing Sites

Goal 1 Provide a diversity of housing opportunities that satisfy the physical, social, and economic needs of existing and future residents of Temecula.

Policy 1.1 Provide an inventory of land at varying densities sufficient to accommodate the existing and projected housing needs in the City.

Policy 1.2 Encourage residential development that provides a range of housing types in terms of cost, density, and type, and presents the opportunity for local residents to live and work in the same community by balancing jobs and housing types.

Policy 1.3 Require a mixture of diverse housing types and densities in new developments around the village centers to enhance their pedestrian orientation and diversity.

Policy 1.4 Support the use of innovative site planning and architectural design in residential development.

6. Housing Element – Assist in Development of Affordable Housing

Goal 2 *Provide affordable housing for all economic segments of Temecula.*

Policy 2.1 Promote a variety of housing opportunities that accommodate the needs of all income levels of the population, and provide opportunities to meet Temecula’s fair share of extremely low, very low, low and moderate income housing by promoting the City’s program of density bonuses and incentives.

Policy 2.2 Support innovative public, private, and nonprofit efforts in the development of affordable housing particularly for special needs.

Policy 2.4 Pursue all available forms of private, local, state, and federal assistance to support development and implementation for the City’s Housing Programs.

Policy 2.5 Require that all new affordable housing developments incorporate energy and water efficient appliances, amenities, and building materials to reduce overall housing related costs for future low and moderate income households and families.

7. Housing Element – Promote Equal Housing Opportunities

Goal 5 Provide equal housing opportunities for all residents in Temecula

Policy 5.2 Support efforts to ensure that all income segments of the community have unrestricted access to appropriate housing.

8. Open Space/Conservation

Goal 3 Conservation of important biological habitats and protection of plant, and animal species of concern, wildlife movement corridors, and general biodiversity.

Policy 3.1 Require development proposals to identify significant biological resources and provide mitigation, including the use of adequate buffering and sensitive site planning techniques, selective preservation, provision of replacement habitats; and other appropriate measures.

Policy 3.2 Work with State, regional and non-profit agencies and organizations to preserve and enhance significant biological resources.

Policy 3.3 Coordinate with the County of Riverside and other relevant agencies in the adoption and implementation of the Riverside County Multi-Species Habitat Conservation Plan.

Policy 3.4 Encourage developers to incorporate native drought-resistant vegetation, mature trees, and other significant vegetation into site and landscape designs for proposed projects.

Policy 3.5 Maintain an inventory of existing natural resources in the City.

Policy 3.6 Limit recreational use of designated open space areas where there are sensitive biological resources as needed to protect these resources.

Policy 3.7 Maintain and enhance the resources of Temecula Creek, Pechanga Creek, Murrieta Creek, Santa Margarita River, and other waterways to ensure the long-term viability of the habitat, wildlife, and wildlife movement corridors.

COMMERCIAL AND INDUSTRIAL DEVELOPMENT PROJECTS

MS Mountain View - Building 14 DP (PA22-0593) – Development Plan for the construction of an approximately 21,793 square foot industrial building.

Status: Approved

MS Mountain View - Building 18 DP (PA22-0594) – Development Plan for the construction of an approximately 11,369 square foot industrial building.

Status: Approved

MS Mountain View - Building 19 DP (PA22-0595) – Development Plan for the construction of an approximately 22,679 square foot industrial building.

Status: Approved

Winchester & Diaz Industrial DP: (PA22-0621) - Development Plan application for two industrial buildings totaling approximately 68,700 square feet (41,805 square feet and 26,890 square feet) on 3.95 acres.

Status: Approved

General Plan Progress – Economic Development

Land Use – Diverse Land Use

Goal 1 A diverse and integrated mix of residential, commercial, industrial, recreational, public and open space land uses. The residential projects listed above support.

Policy 1.4 Support development of light industrial, clean manufacturing, technology, biomedical, research and development, and office uses to diversify Temecula's economic base.

Goal 2 Successful, high-quality mixed use development projects containing a mix of residential, commercial/office, and civic land uses, supported by alternative modes of transportation.

Policy 2.5 Ensure that the architecture, landscape design, and site planning of mixed use projects is of the highest quality, emphasizing a pedestrian scale and safe and convenient access between uses.

Goal 7 A viable, high-quality Old Town Temecula area that enhances the City economically, preserves historic structures, and provides civic, cultural, shopping, and meeting and gathering places for tourists and residents.

Policy 7.1 Encourage revitalization of Old Town through implementation of the Old Town Specific Plan.

Community Design – City Image Enhancement

Goal 1 Enhancement of the City's image related to its regional and natural setting and its tourist orientation.

Policy 1.2 Apply requirements of the Old Town Specific Plan to all new construction as well as to the rehabilitation of structures in the Old Town Area.

Goal 2 Design Excellence in site planning, architecture, landscape architecture and signs.

Policy 2.3 Provide development standards ensuring higher quality building and site design that is well integrated with the infrastructure and circulation systems.

Policy 2.5 Limit light and glare pollution through design standards for outdoor lighting, the use of low intensity lights, and lighting that supports the continued use of the Mt. Palomar Observatory.

Funded by the Local Early Action Planning (LEAP) Grant, the City is working on completing the following tasks to contribute to our General Plan Update:

Quality of Life Master Plan Update – The update to the QLMP provides the foundation for the General Plan Update by establishing community goals, City objectives, and creating the necessary policies that will directly relate to accelerated housing production and encouraging development.

Status: Complete

Complete Street Policy – The Complete Streets Policy document would complement the City’s Multi-use Trails and Bikeways Master Plan by promoting transit and alternative modes of transportation by requiring that they be incorporated into all Capital Improvement Program and future development projects.

Status: In Progress

Climate Action Plan Baseline Analysis – Task includes the documentation of the existing transportation conditions in the City and evaluate how much of the current Circulation Element has been implemented. This will allow staff to identify potential transportation focus areas and issues in advance of the planning process. The baseline analysis will provide the City’s Greenhouse Gas (GHG) target reduction number to be addressed in the General Plan update and EIR.

Status: In Progress

Fiscal Land Use Study – The City is working on updating the 2015 Citywide Land Use Economic Opportunity Study to include an evaluation of mid- to long-term development opportunities by land use type and an assessment of fiscal impacts on the City’s General Fund for a General Plan build-out scenario and alternative land use scenarios. The City is also working on updating the data, assumptions, and inputs in the 2015 study to reflect current market conditions and development trends to contribute to the comprehensive General Plan update.

Status: In Progress

HOUSING ELEMENT

The City has an adopted and certified Housing Element for the period of 2021-2029 (6th cycle) and pursuant to Government Code Section 65400, is required to prepare and submit an Annual Progress Report (APR) to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) Department. The APR includes information on the jurisdiction's progress in addressing the Regional Housing Needs Allocation (RHNA), including the number of housing units permitted by income level, number of units entitled, and the status of programs identified within the Housing Element. The APR must be considered by the City Council at a public meeting prior to submitting it to HCD and OPR by April 1st of each year. As required by law, the 2022 Housing Element Annual Progress Report (Appendix A) will be submitted to HCD by April 1, 2023. There are no penalties for resubmitting the annual progress report past the April 1st date if the City Council wishes to revise the report.

The Housing Element is intended to identify and establish City policies with respect to meeting the housing needs of existing and future residents in the City. It establishes policies that will guide City decision-making and sets forth an action plan to implement its housing goals. The commitments are in furtherance of the statewide housing goals of early attainment of decent housing and a suitable living environment for every California family, as well as a reflection of the concerns unique to the City of Temecula.

Regional Housing Needs Allocation

In accordance with Government Code Section 65584, the City is required to submit an annual progress report of the City's efforts in addressing our portion of the RHNA allocation as delineated in the Housing Element. The City's THAN allocation is 4,193 units. The reporting spreadsheets continue to evolve with the passage of various legislation such as AB 879 and SB 35 of the 2017 California Housing Package, as well as AB 1486 Surplus of Land (2019), and AB 1233 (2020) added new data requirements for the Housing Element Annual Progress Report. Additional housing legislation passed in 2022 has increased the requirements for local jurisdictions and those changes are reflected in the new APR.

As a point of clarification, the RHNA allocation numbers are applicable to all income categories, and not just the extremely low and very low categories. The City is required to plan for housing across all income categories, and every residential unit built in the City counts towards our RHNA allocation. However, the City is not mandated to ensure that all of its RHNA units are actually built. The City is only required to demonstrate to HCD that adequate sites are properly zoned to accommodate affordable housing. This was accomplished with the adoption and certification of 2021-2029 Housing Element (Resolution No. 21-2029) and the 2018 Affordable Housing Overlay Zone (AHOZ) (Resolution No. 18-09).

The following table shows the City’s 2021-2029 RHNA allocation for the City:

| Income Level | | RHNA Allocation by Income Level | Projection Period 06/30/2021- 10/14/2021 | 2021 | 2022 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|--|---------------------|---------------------------------|--|------|------|---------------------------------|--------------------------------------|
| Very Low | Deed Restricted | 1,359 | - | - | 64 | 64 | 1,295 |
| | Non-Deed Restricted | | - | - | - | | |
| Low | Deed Restricted | 801 | - | - | 66 | 66 | 735 |
| | Non-Deed Restricted | | - | - | - | | |
| Moderate | Deed Restricted | 778 | - | - | - | 2 | 776 |
| Above Moderate | Non-Deed Restricted | 1,255 | 117 | 88 | 462 | 667 | 588 |
| Total RHNA | | 4,193 | | | | | |
| Total Units | | | 117 | 88 | 594 | 799 | 3,394 |
| Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1). | | | | | | | |
| | | 5 | | | | 6 | 7 |
| | | Extremely low-Income Need | | 2021 | 2022 | Total Units to Date | Total Units Remaining |
| Extremely Low-Income Units* | | 680 | | - | 26 | 26 | 654 |

2022 Reporting Analysis

Since the adoption of the 2021-2029 Housing Element by City Council, the Community Development Department has prepared and submitted to HCD and OPR the required annual reports. The new APR form (2018-2022) is broken down in the following manner:

- Table A** Housing Development Applications Submitted
- Table A2** Annual Building Activity Summary – New Construction, Entitled, Permits and Completed Units
- Table B** Regional Housing Needs Allocation Progress – Permitted Units Issued by Affordability
- Table C** Sites identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law
- Table D** Program Implementation Status
- Table E** Commercial Development Bonus Approved
- Table F** Units Rehabilitated, Preserved and Acquired for
- Table F2** Above Moderate Income Units Converted to Moderate Income
- Table G** Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of
- Table H** Locally Owned Surplus Land Inventory
- Table I** Units Constructed and Applications for Lot Splits
- Table J** Student Housing Development for Lower Income Students for Which was Granted a Density Bonus
- Summary** Full Summary of the Tables
- LEAP** Local Early Action Planning (LEAP) Reporting

As mentioned above, the APR form has changed, and staff has included all that applies to our jurisdiction. In 2022, staff processed 11 Housing Applications totaling 78 proposed units. The proposed units were approved by the Planning Commission, City Council or through an administrative review, as required. Staff issued a total of 594 building permits for variety of housing types, please see Appendix A for full details. Notably, three affordable housing projects are under construction: Vine Creek, Las Haciendas, and Arrive totaling 192 units varying in levels of affordability.




As required by law, the attached 2022 Housing Element Annual Progress Report will be submitted to HCD by April 1, 2022. There are no penalties for resubmitting the annual progress report past the April 1st date if the City Council wishes to revise the report.




In conclusion, this 2022 Annual Progress Report serves to comply with State requirements to report annually on the progress of the General Plan implementation including specific requirements for reporting on the City’s Housing Element and reflect the many accomplishments towards implementing the City of Temecula’s General Plan.

COMPLIANCE WITH OPR GENERAL PLAN GUIDELINES









The City of Temecula comprehensively updated the Temecula General Plan in April 2005. Since that time, the state has adopted new required elements through direct statute or indirect means (such as making elements required for future funding/grant opportunities). The below table provides a glance at the City’s compliance with OPR’s General Plan Guidelines by labeling elements as compliant, in compliance under old guidelines, or out of compliance.

Status Legend

-  Compliant
-  In compliance under old guidelines, updates needed or may be needed
-  Out of compliance

| State Elements | City Elements | Status | Notes |
|----------------|-------------------------|---|--|
| Circulation | Circulation |  | The City’s future General Plan updates will incorporate a Complete Streets Policy Document to ensure that transportation infrastructure projects are implementing Complete Streets where practical. The City has also started interregional efforts to address circulation issues on the I-15 corridor that are outside the City’s regular area of responsibilities. I-15 congestion continues to be a major concern in the region and the City will continue to advocate for transportation solutions. ² |
| Conservation | Open Space Conservation |  | The City will update the Conservation Element to address any possible deficiencies. The City is a participant in the Western Riverside County Multispecies Habitat Conservation Plan (MSCHP) as well the San Diego Regional Water Control Board’s MS4 permit. |
| Housing | Housing |  | The City adopted its Housing Element (6 th Cycle), on February 8, 2022. |

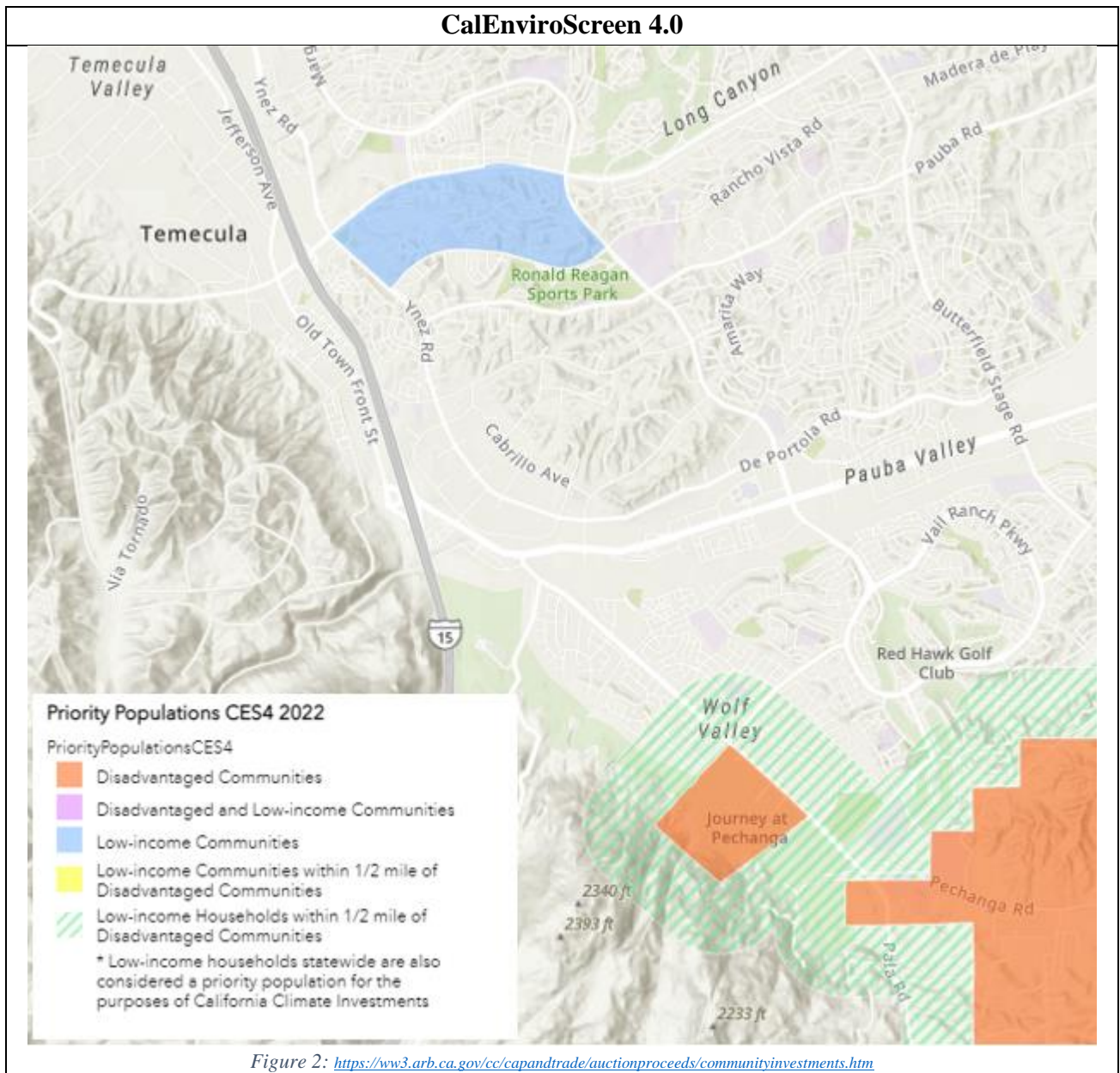
² <https://temeculaca.gov/1284/Interstate-15-Traffic-Crisis>

| | | | |
|--------------|-------------------------------------|---|---|
| Land Use | Land Use |  | The City adopted its 6 th Cycle Housing Element on February, 8 2022. The City also has incorporated form-based Specific Plans that include mixed-land uses and increased density in Old Town Temecula and Uptown Temecula. |
| Noise | Noise |  | The City is compliant with Noise element requirements. |
| Open Space | Open Space Conservation |  | The City is a participant in the Western Riverside County Multi-Species Habitat Conservation Plan (MSCHP) as well the San Diego Regional Water Control Board's MS4 permit. |
| Safety | Public Safety |  | An updated Safety Element was adopted with the Housing Element on February 8, 2022. |
| Not required | Air Quality |  | The City of Temecula elected to include this optional element, as it is not required by statute. A future update will be necessary to ensure the latest data is incorporated into the General Plan. GHG analysis and a Climate Action Plan will be required. |
| Not required | Community Design |  | This optional element, while compliant, may warrant updating to reflect substantial changes in the community's population since 2005. |
| Not required | Economic Development |  | The City has achieved or is on-track to achieve many of the economic goals outlined in the General Plan. This includes developing the SR-79 south corridor, further development of Old Town Temecula, the expansion of lodging along the freeway, and the recycling of old commercial centers (Uptown Temecula Specific Plan). Updates may be needed to reflect progress on these goals and the City may need to adopt new goals. |
| Not required | Growth Management Public Facilities |  | The City's optional Growth Management/Public Facilities element ensures that equitable, sustainable, and efficient growth occurs within the City. This includes addressing level of service issues related to service providers (water, sewer, trash, etc.), public safety, and physical facilities. |

COMPLIANCE WITH OTHER OPR GUIDELINES

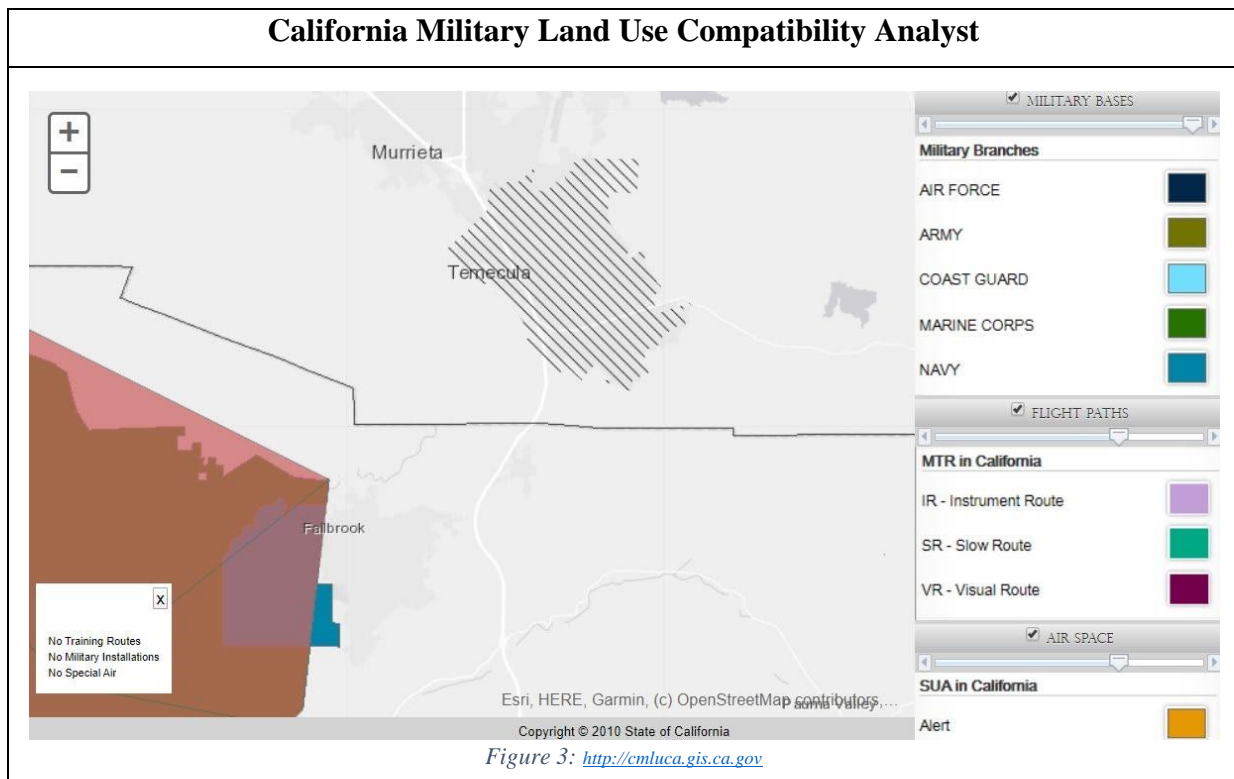
Environmental Justice

According to the below map generated by CalEPA, the City of Temecula does not contain any Disadvantaged Communities but does contain Low-income Communities. Additionally, the City of Temecula has Low-income Households within 1/2 mile of Disadvantaged Communities; however, the Disadvantaged Communities in reference are on tribal, sovereign land in which the City does not have jurisdiction over. As the City updates the General Plan, the City will comply with updated Environmental Justice requirements.



Military Lands and Facilities

According to the California Military Land Use Compatibility Analyst (CMLUCA) map (available on the next page), the City of Temecula does contain any military installations, training routes, or special air space. Additionally, the City is not located within 1,000 feet of any military installations. Even so, the City recognized Marine Corps Base Pendleton in the current General Plan, with a focus on the former San Onofre Nuclear Generating Station (SONGS)³. The City has also engaged with the San Diego Regional Military Working Group (with SANDAG) and other SANDAG border liaisons to address the critical infrastructure needs along the I-15 corridor. During recent studies, the City identified a significant number of military personnel who travel from Temecula and other adjacent cities to various bases within San Diego County.



Consultation with Native American Tribes

The City of Temecula consults with local tribes on a regular basis in compliance with AB 52 and SB 18 requirements. This is tracked using the City's enterprise permitting system. In addition to regular consultation, the City holds quarterly meetings with The Pechanga Band of Luiseno Tribe to collaborate on upcoming projects. Finally, the City continues to work with our local tribal partners to achieve goals, policies, and plans identified in the General Plan.

Senate Bill 9 Urgency Ordinance

On February 22, 2022, pursuant to Government Code Section 65858, the Temecula City Council enacted Interim Urgency Ordinance No. 2022-03. Adoption of the Interim Urgency

³ <https://temeculaca.gov/DocumentCenter/View/288/Public-Safety-PDF?bidId=>

Ordinance imposed emergency regulations for housing development projects and urban lot splits permitted by Senate Bill 9.

The Interim Urgency Ordinance would have expired after 45 days on April 8, 2022. However, extra time was necessary to thoroughly research and evaluate a permanent, non-urgency ordinance that updates/amends the Municipal Code establishing objective land use regulations and technical/design standards pertaining to SB 9 housing development projects and urban lot splits in the City. Government Code Section 65858(d) requires that “ten days prior to the expiration or extension of any interim zoning ordinance, the legislative body [City Council] must issue a written report describing the measures taken to alleviate the condition which led to the adoption of the ordinance.” On March 8, 2022, the City issued an Alleviation Report identifying measures taken to alleviate the conditions that led to the adoption of Interim Urgency Ordinance No. 2022-03.

On March 22, 2022, the City Council extended the Interim Urgency Ordinance for a period of 10 months and 15 days, through and including, February 21, 2023.

Government Code Section 65858 allows for two extensions of Interim Urgency Ordinance No. 2022-03 not to exceed 22 months and 15 days. Having already extended the Interim Urgency Ordinance for a period of 10 months and 15 days, Staff will be seeking up to an additional 12 months, through and including February 21, 2024, to research and prepare a permanent ordinance to address SB 9, Urban Lot Splits.

On January 10, 2023 the City issued a second Alleviation Report identifying measures taken to alleviate the conditions that led to the adoption of Interim Urgency Ordinance No. 2022-03:

- Further research and analyze the standards adopted by other jurisdictions;
- Assess the compatibility of proposed structures and subdivisions with existing neighborhoods;
- Determine an estimated number and location of new units resulting from implementation of SB 9;
- Identify the potential for applying objective development standards created to address the new construction of multiple-family dwellings;
- Determine the adequacy of City infrastructure o provide services including but not limited to the following: water; gas; electrical and cable utilities; sanitations; trash disposal; school capacity; and police and fire services; and
- Evaluate the affordability of housing units that are constructed as a result of SB9 in Temecula

Objective Design and Development Standards

With the adoption of SB 35 (2017) and SB 330 (2019) which among other provisions requires certain housing developments to be reviewed against objective design standards which are both verifiable and measurable standards. With these requirements in mind, the City developed Objective Design Standards and they were adopted by Resolution of the City Council on January 25, 2022.

HOUSING ELEMENT 2022 ANNUAL PROGRESS REPORT

Please see **Appendix A** for the City's Housing Annual Progress Report.