

**CITY OF TEMECULA  
AGENDA REPORT**

**TO:** City Manager/City Council

**FROM:** Matt Peters, Director of Community Development

**DATE:** May 27, 2025

**SUBJECT:** Community Development Department Monthly Report

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

The following are the highlights for Community Development for the month of April 2025.

**CURRENT PLANNING ACTIVITIES**

In April 2025, Planning has processed forty-three (43) new applications (not including Home Occupations) and conducted five (5) Public Hearings. A detailed account of planning activities is attached to this report.

Planning Statistics	April
Long Range	13
Conditional Use Permit	1
Development Plant	1
Extension of Time	1
Maps	1
Massage Permits	1
Modifications	9
Pre-Application	2
Residential Tract Product Review	1
Sign Program	1
Temporary Use Permit	7
Vendor License	1
Zoning Letter	4
Total	43

**Temecula Valley Hospital Master Plan Update and Planned Development Overlay Amendment (PA21-1525, PA22-0105, PA250181):** The City is processing a Modification

(PA21-1525) to the previously approved Temecula Valley Hospital Master Plan Development Plan and Conditional Use Permit (PA07-0200 and PA07-0202) that at buildout will include the existing 206,341 square foot hospital building and 5,180 square foot storage building along with a proposed approximately 20,000 square foot expansion to the emergency department, a 125,000 square foot, five story second hospital tower, a 80,000 square foot, four story medical office building, and a 14,000 square foot utility plant in Phase 2, an approximately 125,000 square foot, five story third hospital tower, a 80,000 square, three story medical office building, and a four story parking structure with the existing helipad relocated from its interim location to the roof of the parking structure in Phase 3; a Planned Development Overlay Amendment (PA22-0105) to the Temecula Hospital Planned Development Overlay District (PDO-9) including establishing an administrative approval process and design guidelines for buildings and structures, revising development standards, and clarifying the allowable mix of structures and uses in the PDO, including specifically not allowing a behavioral health hospital; and a Modification (PA25-0181) to remove Condition of Approval No. 27 from a previously approved Planning Application (PA18-1529) which provided a deadline on the commencement of foundation construction for future hospital bed tower 2.. 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 Community Meeting organized by TVH took place on November 13, 2023, in the City of Temecula Conference Center. A Second Community Meeting organized by TVH took place on March 26, 2025, in the City of Temecula Conference Center. The project has been scheduled for Planning Commission on June 4, 2025. **(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. **(CARDENAS)**

**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. The project was recommended for approval by the Planning Commission on April 16, 2025 and is scheduled to be presented at the May 13, 2025 City Council Hearing. **(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. The project was recommended for approval by the Planning

Commission on April 16, 2025, and is scheduled to be presented at the May 13, 2025, City Council Hearing. **(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 planning 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. **(CARDENAS)**

**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. **(CARDENAS)**

**Amissa Townhomes (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)**

**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)**

**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. The project has been scheduled for Planning Commission on May 21, 2025. **(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 May 21, 2025 **(COOPER)**

**Sommers Bend PA10 HPR (PA24-0508):** The City is processing a Home Product Review for Planning Area 10 of the Roripaugh Ranch Specific Plan to allow for two (2) unique detached single-family plans with two (2) architectural styles consisting of 13 lots. **(COOPER)**

**Sommers Bend PA33A HPR (PA24-0510):** The City is processing a Home Product Review for Planning Area 33A of the Roripaugh Ranch Specific Plan to allow for two (2) unique detached single-family plans with two (2) architectural styles consisting of 15 lots. **(COOPER)**

**Elderberry Park Recreation Center and HPR (PA25-0163 & -0168):** The City is processing architectural plans for a private recreation center with ancillary amenities and six (6) unique detached single-family plans with four (4) architectural styles consisting of 164 lots for a new residential tract development at Specific Plan Paloma Del Sol. **(MARQUEZ & 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 was awarded to Sagecrest Environmental (Contract approved January 28, 2025). The RFP for the General Plan consultant was released and interviews held with the top applicants the week of April 28<sup>th</sup>. The selection committee chose De Novo Planning Group to lead the General Plan effort. The contract is scheduled for consideration by the City Council on May 27, 2025. **(PETERS)**

**Local Hazard Mitigation Plan AB 2140 Compliance (LR25-0056):** A proposed City Council Resolution to include reference to the Local Hazard Mitigation Plan (LHMP) in compliance with AB2140. The proposed resolution would reduce the City's costs in circumstances where FEMA declares an emergency. Staff is working with the City Attorneys office to ensure documents comply with both state and federal requirements. **(COLLINS)**

**ADU Ordinance (LR25-0058):** A proposed Ordinance to repeal and replace Chapter 17.23 (Accessory Dwelling Units) to comply with changes to state law. The proposed Ordinance has been presented to the PC Municipal Code Maintenance Subcommittee on March 19, 2025 (BH/MW) and the CC General Plan Update Subcommittee on March 27, 2025. The Planning Commission recommended the City Council adopt the proposed Ordinance at its regular meeting on April 16, 2025. This item is scheduled for a public hearing before the City Council on May 13<sup>th</sup>. **(COLLINS)**

**City of Temecula Fire Hazard Severity Zone Ordinance (LR25-0097):** A proposed Ordinance to designate fire hazard severity zones within the City in compliance with §51178. This item was presented to the City Council Public Safety Subcommittee (JA/MR) on April 8<sup>th</sup> and is scheduled for a public hearing before the City Council on May 27, 2025. **(COLLINS)**

**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. **(JONES)**

**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. A recommendation document with example designs and amenities was presented to the Old Town Local Advisory Committee (OTLAC) on January 23, 2025, for feedback. Staff is working with the consultant on finalizing two pilot parklets to implement. **(GARCIA)**

**Wayfinding Guide (LR23-0167/LR24-0344):** 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. A kickoff meeting was held in February 2025, and the consultant is working on a draft/mockup to be presented to the City Council Trails/Open Space Ad Hoc Subcommittee in May. **(GARCIA)**

**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. The final version of the proposed document was brought 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, there was a delay while consulting with the City Attorney's office. The document is currently being updated by the consultant to reflect recent changes to state law and is slated to go to Planning Commission in May. **(JONES)**

**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 were received and 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 and a vendor was selected (Frogparking, Inc.). The agreement for the Frogparking Sensors was taken to City Council on November 12th. Sensor installation is scheduled for February 11, 2025, at 7:00 a.m. This installation will be for the pilot program for the

parallel parking spaces along Old Town Front Street between Main Street and the northern entry arch. The street will remain open during the installation process. **(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 has prepared a draft ordinance and presented it to the Planning Commission Municipal Code Maintenance Subcommittee on April 2, 2025, and to the City Council General Plan Update Ad Hoc Subcommittee on April 22, 2025. The draft ordinance will be going to a Planning Commission Hearing on May 21, 2025. **(GARCIA)**

**Annual CIP/General Plan Consistency Review (LR25-0112):** Sections 65402 and 65403 of the State Planning and Zoning Law that require that the Planning Commission review and provide comments to the City Council regarding the conformity of the CIP with the General Plan. This is an annual review and will include draft fiscal years 2026-2030. This is slated to go to Planning Commission on May 21, 2025. **(GARCIA)**

**Massage Ordinance Update (LR25-0100):** An update to the massage ordinance to address potential policy changes regarding duration of denial of a revoked massage business license, penalty timeframes for shutdown establishments, city abatement cost recovery, and establishment inspections. Staff is currently working with the City Attorney's Office on addressing legal concerns and possible code amendments. **(GARCIA)**

## **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. City Staff presented the draft RFP to Council on March 25<sup>th</sup> and approved for it to be released once HCD approved our Surplus Land Exemption. The parcel is right next to the French Valley off ramp headed south on the I-15 Freeway and it is planned to be used for an affordable housing project. **(URIAS)**

**AMISSA VILLAGE:** 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)**

## **BUILDING & SAFETY**

Building and Safety statistics for April 2025 are highlighted in the following table.

Building & Safety Statistics	April
Permits	296
New Single Family Units	27
Accessory Dwelling Units (ADU)	3
New Commercial Building	0
Photovoltaic - SolarAPP+ (Instant permit)	38
Photovoltaic (Standard/Expedited)	23
Tenant Improvement	5
Non Construction C of O	26
Number of Active Plan Checks	147
Number of New Plan Checks	52
Number of Finaled Permits	248
Inspections	3240
Inspections Per Day	162
Inspections Per Person Per Day	41
Stops Per Month	910
Visitors to Counter	264

### **Non-Construction Certificate of Occupancy**

- ☐ Rockin Jay's Italian Subs - (2,000 sq ft)
- ☐ Love Era - (2,600 sf)
- ☐ Happy Endings Tattoo - (1,350 sq ft)

### **Tenant Improvement**

- ☐ Ultima Metals - (4,500 sq ft)
- ☐ Vita Plus - (21,793 sq ft)
- ☐ Symbio - (1,150 sq ft)

### **CODE ENFORCEMENT**

During the months of April, Code Enforcement responded to 90 web inquiries. In addition, the division opened 102 code cases, conducted 312 regular inspections, and forwarded 10 referrals.



Code Enforcement Statistics	April
Abandoned or Inoperable Vehicle	0
Vacant Home / Prop. Maintenance /Infestation/ Mold	14
Business or Home Occupation w/o license/CUP	13
Trash and Debris / Dumping	6
Overgrown Vegetation / Weeds / Fire Hazard	4
Green Pool / Vector Control / Stagnant Water	2
Graffiti	15
Noise/Nuisance/Animal Control	14
Trailer / RV Stored/Boat/Parking	3
Construction w/o Permit/Building Code	10
Encroach Public ROW / Trash Cans	8
Zoning/Signs	6
Public Safety & Health	7
<b>Total Number of Cases</b>	<b>102</b>

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

Foreclosure Statistics	April
Residential - Default	44
Residential - Foreclosure	20
Residential - REO	15
<b>Total - Residential</b>	<b>79</b>
Commercial - Default	2
Commercial - Foreclosure	1
Commercial - REO	6
<b>Total - Commercial</b>	<b>9</b>

**ATTACHMENT:** Current Planning Activity Report