

**CITY OF TEMECULA  
AGENDA REPORT**

**TO:** City Manager/City Council  
**FROM:** Luke Watson, Deputy City Manager  
**DATE:** October 24, 2023  
**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 September 2023.

**CURRENT PLANNING ACTIVITIES**

Planning processed twenty-five (25) new applications and conducted five (5) Public Hearing in September 2023. A detailed account of planning activities is attached to this report.

Planning Statistics	September
Long Range	8
Conditional Use Permit	1
Massage Permit	2
Modifications	7
Pre-Application	2
Sign Program	1
Temporary Use Permit	4
<b>Total</b>	<b>25</b>

**Paseo Del Sol Tentative Tract Map No. 36483 (PA14-0087):** The City is processing a Tentative Tract Map (No. 36483) for 168 single-family homes and 11 open space lots located at the northwest corner of Temecula Parkway and Butterfield Stage Road. **(COOPER)**

**Temecula Valley Hospital Master Plan Update (PA21-1525):** The City is processing a Modification to the previously approved Temecula Valley Hospital 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 has been scheduled for November 13, 2023 in the City of Temecula Conference Center. **(COOPER)**

**Temecula Resort and Spa (PAs 22-0035, 22-0037):** The City is processing a Development Plan and Tentative Parcel Map for an approximately 474,137 square foot, seven (7) story, 90-foot high full service hotel that includes a parking garage, conference facilities/ballrooms, gallery/event space, full service spa, restaurants, bars/lounges, retail outlets, workout facility, outdoor pool area, and a wedding garden located on the east side of Front Street between First Street and Second Street. The project was presented to the Old Town Steering Subcommittee on July 26, 2022, September 27, 2022, April 25, 2023, and May 23, 2023, and the Old Town Temecula Planning Commission Subcommittee on October 19, 2022. On September 6, 2023 the Planning Commission requested redesign of the project in order to meet the development standards of the Old Town Specific Plan. Staff will continue to work with the applicant team. **(COOPER)**

**Seraphina Tentative Tract Map No. 38267 (PA22-0830):** The City is processing a Tentative Tract Map (TTM 38267) for the creation of 39 single family lots and two (2) open space lots on 12.77 acres located on the southwest corner of Joseph Road and Rita Way (APN: 957-080-027). **(COOPER)**

**Boutique Luxury Hotel (PAs 22-0929, 0930, 0931):** The City is processing a Development Plan for an approximately 54,699 square foot, four-story, 45 room hotel that includes retail spaces, a gym, meeting space, and a rooftop restaurant and pool area. The project is located on the west side of Old Town Front Street approximately 400' south of Santiago Road adjacent to the U-Haul dealership. The application package also includes requests for a Minor Exception for the height of the building to accommodate architectural tower elements and a Variance to allow for parking within the setback due to the narrow width of the project site. **(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)**

**Rally's Burgers (PA22-1012):** The City is processing a Modification to a previously approved Development Plan (PA15-1572) for an approximately 998 square foot drive thru restaurant located on the southwest corner of Temecula Parkway and Mahlon Vail Road. **(COOPER)**

**Paradise Chevrolet (PAs 22-1124, 1125):** The City is processing a Development Plan and Conditional Use Permit for an approximately 47,727 square foot, two story structure that includes rooftop parking for a commercial and fleet truck dealership that includes maintenance and repair services for Paradise Chevrolet. The project is located on an undeveloped site at 42105 DLR Drive. An environmental consultant has been selected and is under contract to prepare an environmental document for the project. **(COOPER)**

**U-HAUL (PA23-0056):** The City is processing a Development Plan for an approximately 40,883 square foot four story self-storage facility located on the southwest corner of Las Haciendas Street and Jefferson Avenue. **(COOPER)**

**Linfield Christian School PDO Amendment (PA23-0260):** The City is processing a Planned Development Overlay Amendment for Linfield Christian School to adjust the boundaries of three (3) of the Planning Areas. The project does not propose any development within the Linfield Christian School Planned Development Overlay District. The project is scheduled for City Council on October 24, 2023. **(COOPER)**

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

**Starbucks Ynez Road Modification (PA22-0722):** A Major Modification application to allow revisions to an existing commercial site. Revisions will include façade and site improvements. The project is located at 27425 Ynez Road. **(JONES)**

**Be Good Hotel (PA22-0995):** 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)**

**Amazon Delivery Van Parking Lot (PA22-1025):** A modification application to allow a parking lot expansion to accommodate delivery van parking. The project is located at 27731 Diaz Road. **(JONES)**

**Better Buzz/Ono BBQ Development Plan (PA23-0030):** A Development Plan to allow the construction of two commercial structures totaling approximately 4,414 square feet. Structures will be used for a restaurant and coffee shop. The project is located at 29540 Rancho California Road. **(JONES)**

**Old Town Townhomes Development Plan (PA22-0941):** The City is processing a Development Plan Application for the construction of 14 multifamily 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. **(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 Dr. **(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 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)**

**Quality of Life Master Plan Update:** On April 27, 2021, the City Council established a Blue Ribbon Committee (BRC) to update the Quality of Life Master Plan (QLMP). The QLMP identifies the City's six core values, including: 1) Healthy and Livable City; 2) Economic Prosperity; 3) Safe and Prepared Community; 4) Sustainable City; 5) Transportation Mobility and Connectivity; and 6) Accountable and Responsive City Government. Projects and programs proposed in the City's Annual Operating Budget and Capital Improvements Program must be consistent with the City's Core Values. Performance measures (indicators) are measured annually to track progress and the completion of goals and objectives. The last BRC meeting was held on July 21, 2022. The Preliminary Draft document was presented to all the Commissions in October and November. The Final Draft QLMP was approved by the City Council on November 15, 2022. The QLMP will serve as the foundation for the General plan update. The final document is available online and hard copies have been distributed to the City Council, City Staff, Boards, and Commissions. **(PETERS)**

**QLMP Website for Measuring Progress (Dashboard):** 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 is scheduled to launch in October 2023. **(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 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. The consultant is currently working on parklet designs to present at a community workshop that will be held on October 11<sup>th</sup> in the Conference Center. **(GARCIA)**

**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 is currently drafting the Resolution and Complete Streets Checklist to be adopted by City Council in November 2023. **(GARCIA)**

**Climate Action Plan (CAP) Baseline Evaluation (LR23-0083):** The City was awarded funds from the Local Early Action Planning (LEAP) grant opportunity by the State Department of Housing and Community Development (HCD) to prepare an internal report of the city’s baseline Greenhouse Gas Emissions (GHG) inventory. The intent is for the City to have full documentation of a baseline emissions inventory that can be used as the City develops a Climate Action Plan. The City has contracted WSP to collect data needed to estimate GHG emissions and include vehicle fuel economy standards, electric vehicle mandates, renewable electricity standards, waste reduction targets, and water use restrictions. WSP is currently in the data collection stage. **(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 is currently reviewing the preliminary Design Intent Drawings to provide feedback to the consultant. **(GARCIA)**

**Bicycle Friendly Community Application (LR23-0220):** The City was awarded a Bronze Level Bicycle Friendly Community Award in 2021. One of the aspirations in the Quality of Life Master Plan (QLMP) is to strive for a Gold Level. Staff is currently working on the application that will be submitted to The League

of American Bicyclists. The League's Bicycle Friendly America program provides advocates and change makers with a roadmap and hands-on assistance to build places more welcoming to people who bike. The application was submitted on August 30, 2023 and awards will be announced in December 2023. In the interim, the City is promoting a survey for our community asking for input on how the City plans for cycling of all ages and abilities. **(GARCIA)**

**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. **(COLLINS)**

**Temecula Creek Wildfire Risk Reduction Community Plan (LR21-1331):** Temecula applied for and was awarded a \$300,000 grant to develop Temecula's first Community Wildfire Protection Plan (CWPP). The grant has a \$78,000 match (staff time), the remainder is to onboard a consultant to draft the plan. RFP has closed and SWCA Environmental was selected as the winning candidate. The contract was approved at the January 10<sup>th</sup> City Council Meeting and a kickoff is scheduled for February 6<sup>th</sup> in the conference center. The kickoff meeting was held with 18 in attendance, the Development Team has been assigned and consultant is planning for fieldwork in the coming weeks. Fieldwork was performed on March 28<sup>th</sup> and associated studies will be provided in due time. Consultant continues fieldwork and fire modeling with maps to be presented early this fall. The first Development Team workshop will take place at the Conference Center on Nov. 16<sup>th</sup> with invites to follow.**(COLLINS)**

**Housing Element Implementation Ordinance (LR22-0664):** An agreement between WRCOG and the City to provide consultation services to provide analysis of required municipal code updates as they relate to the new slate of housing laws, such as SB-9, ADU Laws, etc. Additionally, would evaluate changes to the municipal code required after the adoption of the 6<sup>th</sup> Cycle Housing Element. The cost is included as a benefit to member agencies of WRCOG. WSP is the consultant selected by WRCOG to assist the city review its Municipal Code in relation to the new housing bills passed. Staff has bi-weekly meetings with the consultant to address the changes and will discuss proposed changes at a future date in consultation with the City Attorney's Office. Staff has received the draft analysis and will be reaching out for policy direction. Staff approached the consultant to include recently approved legislation in their analysis, and was unwilling. For this reason, staff with the assistance of the City Attorney's office will draft the Ordinance and the consultant has been released from the agreement through WRCOG. Staff has worked with the City Attorneys Office to complete the Draft Ordinance, and is currently preparing supporting documents and is scheduled for Planning Commission Subcommittee on September 20<sup>th</sup>, City Council Subcommittee on October 10<sup>th</sup>. Planning Commission hearing on October 18, 2023, and City Council on November 14, 2023. **(COLLINS)**

**Old Town Parking Management White Paper (LR22-0857):** The project will allow for the creation of a white paper discussing various technology solutions designed to track and report on parking in Old Town in real time. The project encompasses the entire Old Town Specific Plan area. Staff has retained Fehr & Peers to create the document and recommend technology for monitoring parking in real time. **(JONES)**

**Quality of Life Ordinance (LR23-0050):** An Ordinance to address some concerns in 4 key areas that Staff has public safety concerns, 1) Massage Businesses attempting to circumvent the exemptions provided for in the Municipal Code and address some operational concerns raise by RSO, 2) Tobacco or "Smoke" Shops increasing number within the City and the process of licensing such establishments, 3) Smoking along public sidewalks with a focus on Old Town and the impacts to the walkable family feel the City and business

owners have worked so hard to create, Staff met with the City Council Public Safety Ad Hoc Subcommittee (JA/BK) on 4/25 to discuss the proposed scope of the ordinance and to obtain Councilmembers feedback and direction on the proposed ordinance. The Draft Ordinance will be presented to Planning Commission Municipal Code Maintenance Subcommittee on June 7<sup>th</sup> and City Council Public Safety Ad Hoc Subcommittee on June 13<sup>th</sup> with Planning Commission and City Council Hearings to follow. The Planning Commission passed Resolution No. 2023-14 recommending the City Council adopt the proposed ordinance and was adopted (first reading) on August 22<sup>nd</sup> at the regularly scheduled City Council Meeting. Staff is currently working on outreach material for businesses and will be distributing them after second reading of the ordinance. (COLLINS)

**Annual Title 17 Cleanup (LR23-0180):** 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. The item is scheduled for Planning Commission Subcommittee on October 18<sup>th</sup> and City Council Subcommittee on November 10<sup>th</sup>. (COLLINS)

## HOUSING

**Las Haciendas Affordable Housing Project:** The City has approved the construction of a 77-unit affordable multi-family housing community consisting of two residential buildings, a community building and tuck-under parking located at 28715 Las Haciendas. Community HousingWorks (CHW), the developer, has closed their interest list to the public, the lottery has taken place, and the property management company ConAm Management is working on getting future tenants approved before the move in date. The project is currently under construction in Uptown Jefferson. (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)

**Habitat (6) Homes Affordable Project:** The City has approved and executed the Disposition and Development agreement for the construction of six (6) homes that will be available for purchase to families that qualify under low income or very low-income homebuyer income qualifications. The developer is Habitat for Humanity Inland Valley, Inc., a California nonprofit developer. Escrow closed September 13, 2023. Habitat will work with the planning department to submit a pre-application. (URIAS)

**Request For Proposal (RFP) of the Jefferson Ave/Uptown Vacant Parcel:** The City is working on starting the process to RFP the vacant parcel located in Uptown on Jefferson Avenue to the South of the French Valley Interchange exit. This parcel has an Affordable Housing Overlay Zone and The City plans to build affordable housing on this parcel. (URIAS)

## BUILDING & SAFETY

Building and Safety statistics for September 2023 are highlighted in the following table.

Building & Safety Statistics	September
Permits	445
New Single Family Units	59
Accessory Dwelling Units (ADU)	0
New Commercial Building	4
Photovoltaic - SolarAPP+ (Instant permit)	1
Photovoltaic	128
Tenant Improvement	6
Non Construction C of O	46
Number of Active Plan Checks	187
Number of New Plan Checks	62
Number of Finaled Permits	294
Inspections	4457
Inspections Per Day	223
Inspections Per Person Per Day	45
Stops Per Month	1313
Visitors to Counter	780

### Non-Construction Certificate of Occupancy

- Ideal Sign Co. (2,566 SF)
- Skater Bros. (1,061 SF)

### Tenant Improvement

- ALDI Market (Temecula Pkwy.) (30,288 SF)
- Red Door Escape Room (5,143 SF)

### New Commercial Building

- EverHome Suites – 4 story hotel w/ 120 guestrooms (65,567 SF)
- Mountain View Industrial Building – Bldg. 19 (2,679 SF)
- Jefferson Buecking Apartments – 6 Buildings, 260 units

## CODE ENFORCEMENT

During the month of September, Code Enforcement responded to 96 web inquiries. In addition, the division opened 108 code cases, conducted 337 regular inspections and forwarded 15 referrals.

Code Enforcement Statistics	September
Abandoned or Inoperable Vehicle	1
Vacant Home / Prop. Maintenance / Infestation/ Mold	7
Business or Home Occupation w/o license/CUP	11
Trash and Debris / Dumping	11
Overgrown Vegetation / Weeds / Fire Hazard	12
Green Pool / Vector Control / Stagnant Water	5
Graffiti	2
Noise/Nuisance/Animal Control	10
Trailer / RV Stored/Boat/Parking	13
Construction w/o Permit/Building Code	16
Encroach Public ROW / Trash Cans	10
Zoning/Signs	6
Public Safety & Health	4
<b>Total Number of Cases</b>	<b>108</b>

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

Foreclosure Statistics	September
Residential - Default	36
Residential - Foreclosure	23
Residential - REO	9
<b>Total - Residential</b>	<b>68</b>
Commercial - Default	0
Commercial - Foreclosure	1
Commercial - REO	0
<b>Total - Commercial</b>	<b>1</b>

**ATTACHMENT:** Current Planning Activity Report