

## **ACTION MINUTES**

### **TEMECULA CITY COUNCIL REGULAR MEETING COUNCIL CHAMBERS 41000 MAIN STREET TEMECULA, CALIFORNIA MAY 27, 2025 - 6:00 PM**

#### **CLOSED SESSION - 5:00 PM**

CONFERENCE WITH REAL PROPERTY NEGOTIATORS. The City Council convened in closed session pursuant to Government Code Section 54956.8 regarding the potential sale of approximately 3.64 acres located at the northwest corner of Rancho California Road and Diaz Road, along with a portion of adjacent right of way, owned by the City (APN 951-021-989). The parties to the negotiations for the potential sale of the property are Alitra, LLC and the City of Temecula. Negotiators for the City of Temecula are Aaron Adams, Kevin Hawkins, Luke Watson, Betsy Lowrey, Christine Damko, and Maricela Marroquin. Under negotiation are the price and terms of payment for the potential sale of the property.

CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION. The City Council convened in closed session with the City Attorney pursuant to Government Code Section 54956.9(d)(2) with respect to one matter of potential litigation. A point has been reached where, in the opinion of the City Attorney, based on existing facts and circumstances, there is significant exposure to litigation against the City. The subject property is 41333 Armada Drive, Temecula (APN 943-090-016). The property owners are Fernando Jorge Santos and Renee Santos.

**CALL TO ORDER: Mayor Brenden Kalfus**

**INVOCATION: Aaron Adams, City Manager**

**FLAG SALUTE: Mayor Brenden Kalfus**

**ROLL CALL: Alexander, Kalfus, Rahn, Schwank, Stewart**

#### **PRESENTATIONS**

Presentation of California Park & Recreation Society Award of Excellence for Marketing and Communications to Community Services Department Social Media Team

#### **BOARD / COMMISSION REPORTS**

Planning Commission

#### **PUBLIC SAFETY REPORT**

County of Riverside, Sheriff's Department

## **PUBLIC COMMENTS - NON-AGENDA ITEMS**

The following individual(s) addressed the City Council:

- Mark Kramer
- Chris Baily
- Laurel LaMont
- Ed Ackerman
- Greg Langworthy
- Roger Williams
- Teresse Lewis
- Eboni Lawrence

## **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 Rahn. 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 May 13, 2025

Recommendation: That the City Council approve the action minutes of May 13, 2025.

3. Approve List of Demands

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2025-33

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. 2025-06 Amending Title 17 (Zoning) of the Temecula Municipal Code to Repeal and Replace Chapter 17.23 (Accessory Dwelling Units) (Long Range Project No. LR25-0068) (Second Reading)

Recommendation: That the City Council adopt an ordinance entitled:

ORDINANCE NO. 2025-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA REPEALING AND REPLACING CHAPTER 17.23 (ACCESSORY DWELLING UNITS) OF TITLE 17 (ZONING) OF THE TEMECULA MUNICIPAL CODE TO UPDATE ACCESSORY DWELLING UNIT AND JUNIOR ACCESSORY DWELLING UNIT REGULATIONS IN ACCORDANCE WITH STATE LAW, AND

FINDING THAT THIS ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15282(H)

Approved the Staff Recommendation (3-2): Motion by Stewart, Second by Rahn. The vote reflected approval with Alexander and Rahn opposing.

5. Adopt Ordinance No. 2025-07 Amending Title 17 of the Temecula Zoning Code Related to Bedford Court Project (APN 922-210-042) (Planning Application Nos. PA23-0280, PA23-0204, PA23-0197, PA23-0198, and PA24- 0348) (Second Reading)

Recommendation: That the City Council adopt an ordinance entitled:

ORDINANCE NO. 2025-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLE 17 OF THE TEMECULA ZONING CODE TO ADD A NEW ARTICLE XVII (BEDFORD COURT PLANNED DEVELOPMENT OVERLAY DISTRICT 16) (PA23-0280) TO CHAPTER 17.22 (PLANNED DEVELOPMENT OVERLAY ZONING DISTRICT) TO REVISE THE ZONING DESIGNATION FROM HIGHWAY TOURIST (HT) TO PLANNED DEVELOPMENT OVERLAY 16 (PDO-16) ON A 1.88 ACRE SITE GENERALLY LOCATED ON THE SOUTHWEST CORNER OF BEDFORD COURT APPROXIMATELY 160 FEET SOUTHWEST OF THE TEMECULA PARKWAY AND BEDFORD COURT INTERSECTION (APN 922-210-042) AND AMENDING THE TEMECULA ZONING MAP

6. Adopt Resolution Approving the Statement of Investment Policy and Delegating Investment Authority to the City Treasurer

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2025-34

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA, APPROVING AND ADOPTING THE STATEMENT OF INVESTMENT POLICY AND DELEGATING INVESTMENT AUTHORITY TO THE CITY TREASURER

7. Approve Agreement with Western A/V, Inc. for the Purchase and Installation of Audiovisual Equipment in City Facilities

Recommendation: That the City Council:

1. Approve a Purchase and Installation Agreement with Western A/V, Inc. for audiovisual equipment in City facilities for an amount not to exceed \$557,554.50; and
2. Authorize the City Manager to approve contract change orders up to

10% of the contract amount, or \$55,755.

8. Approve Agreement with T.Y. Lin International for Highway Planting and Landscaping Design Consultant Services for the I-15/French Valley Parkway Improvements - Phase II Highway Planting, PW16-01

Recommendation: That the City Council:

1. Approve the agreement for highway planting and landscaping design consultant services with T.Y. Lin International in an amount not to exceed \$168,113 to provide continued construction support for the -15/French Valley Parkway Improvements - Phase II Highway Planting, PW16-01; and
2. Authorize the City Manager to approve extra work authorizations not to exceed the contingency amount of \$16,811, which is equal to 10% of the agreement amount.

9. Accept Improvements and File the Notice of Completion for the Pickleball Courts, PW21-03

Recommendation: That the City Council:

1. Accept the construction of the Pickleball Courts, PW21-03, as complete; and
2. Direct the City Clerk to file and record the Notice of Completion, release the performance bond, and accept a one-year Maintenance Bond in the amount of 100% of the final contract amount; and
3. Release the Labor and Materials Bond seven months after filing the Notice of Completion, if no liens have been filed.

**RECESS:**

At 6:52 PM, the City Council recessed and convened as the Temecula Community Services District meeting. At 6:56 PM the City Council resumed with the remainder of the City Council Agenda.

**JOINT MEETING - CITY COUNCIL, COMMUNITY SERVICES DISTRICT AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY**

**JOINT PUBLIC HEARING**

12. Approve Fiscal Years 2026-30 Capital Improvement Program (CIP) and Adopt Fiscal Year 2025-26 CIP and Annual Operating Budgets for the City of Temecula, the Temecula Community Services District and the Successor Agency to the Redevelopment Agency

Recommendation: That the City Council/Board of Directors adopt the following resolutions entitled:

RESOLUTION NO. 2025-35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING THE CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2026-30 AND ADOPTING THE CAPITAL IMPROVEMENT PROGRAM BUDGET FOR FISCAL YEAR 2025-26

RESOLUTION NO. CSD

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TEMECULA COMMUNITY SERVICES DISTRICT OF THE CITY OF TEMECULA ADOPTING THE FISCAL YEAR 2025-26 PRELIMINARY ANNUAL OPERATING BUDGET AND ESTABLISHING CONTROLS ON CHANGES IN APPROPRIATIONS

RESOLUTION NO. SARDA

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE TEMECULA REDEVELOPMENT AGENCY APPROVING THE CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2026-30, ADOPTING THE CAPITAL IMPROVEMENT PROGRAM BUDGET FOR FISCAL YEAR 2025-26, ADOPTING THE FISCAL YEAR 2025-26 ANNUAL OPERATING BUDGET AND ESTABLISHING CONTROLS ON CHANGES IN APPROPRIATIONS

RESOLUTION NO. 2025-36

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPTING THE FISCAL YEAR 2025-26 ANNUAL OPERATING BUDGET, ESTABLISHING CONTROLS ON CHANGES IN APPROPRIATIONS, ESTABLISHING CONTRACT AUTHORITY OF CITY MANAGER, ESTABLISHING LAWSUIT SETTLEMENT AUTHORITY OF CITY MANAGER

RESOLUTION NO. 2025-37

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA REVISING THE SCHEDULE OF AUTHORIZED POSITIONS AND SALARY SCHEDULE

RESOLUTION NO. 2025-38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ESTABLISHING THE APPROPRIATIONS LIMIT FOR FISCAL YEAR 2025-26

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

## **RECONVENE TEMECULA CITY COUNCIL**

### **PUBLIC HEARING**

**13. Adopt Fire Hazard Severity Zone Maps for the City of Temecula Prepared by the State Fire Marshal**

**Recommendation:** That the City Council:

1. Prior to consideration of the proposed ordinance, ask the City Clerk to randomly select Mayor Kalfus, Council Member Stewart or Council Member Rahn, pursuant to Section 18705 of the Regulations of the Fair Political Practices Commission, to achieve a quorum for this agenda item, since these three Council Members own residential property in the proposed Fire Hazard Severity Zones and three affirmative votes of the Council are required by State law to adopt the ordinance; and

2. Introduce an ordinance entitled:

ORDINANCE NO. 2025-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA, CALIFORNIA ADOPTING THE FIRE HAZARD SEVERITY ZONE MAP AND ADDING CHAPTER 15.14 TO THE TEMECULA MUNICIPAL CODE, FIRE HAZARD SEVERITY ZONE MAP AND FINDING THE ORDINANCE EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT

Due to Council Members Kalfus, Rahn and Stewart owning residential property in the proposed Fire Hazard Severity Zones and three affirmative votes of the Council are required by State law to adopt the ordinance, pursuant to Section 18705 of the Regulations of the Fair Political Practices Commission, to achieve a quorum for this agenda item, the City Clerk randomly selected Mayor Kalfus to participate.

Approved the Staff Recommendation (3-0, Rahn and Stewart abstaining): Motion by Alexander, Second by Schwank. The vote reflected approval with Rahn and Stewart abstaining.

### **BUSINESS**

**14. Award Consultant Contract to De Novo Planning Group for Comprehensive General Plan Update**

**Recommendation:** That the City Council:

1. Approve an agreement for consultant services with De Novo Planning Group in the amount of \$1,756,847, for the preparation of a Comprehensive General Plan Update, Climate Action Plan, and Program Environmental Impact Report; and

2. Authorize the City Manager to approve extra work authorizations not to exceed the contingency amount of \$175,684.70, which is equal to 10% of the agreement amount.

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

15. Receive Presentation Regarding Alternatives to Evening City Council Meetings (At the Request of Mayor Kalfus)

Recommendation: That the City Council receive a presentation regarding alternatives to evening City Council Meetings and provide general direction regarding

Motion to change City Council meetings to begin at 3 pm and to rearrange the order of the agenda. (4-1): Motion by Kalfus, Second by Rahn. The vote reflected approval with Schwank opposing.

**DEPARTMENTAL REPORTS (RECEIVE AND FILE)**

16. City Council Travel/Conference Report

17. Community Development Department Monthly Report

18. Fire Department Monthly Report

19. Police Department Monthly Report

20. Public Works Department Monthly Report

**ITEMS FOR FUTURE CITY COUNCIL AGENDAS**

**CITY MANAGER REPORT**

**CITY ATTORNEY REPORT**

The City Attorney stated there was no reportable action from closed session.

**ADJOURNMENT**

At 8:23 PM, the City Council meeting was formally adjourned to Tuesday, June 10, 2025, at 5:00 PM for Closed Session, with regular session commencing at 6:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.

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Brenden Kalfus, Mayor

ATTEST:

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Randi Johl, City Clerk

[SEAL]