

CITY OF TEMECULA AGENDA REPORT

TO: City Manager/City Council

FROM: Matt Peters, Director of Community Development

DATE: January 27, 2026

SUBJECT: Community Development Department Monthly Report

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

The following are the highlights for Community Development for the months of November and December 2025.

CURRENT PLANNING ACTIVITIES

In November and December 2025, Planning has processed eighty (82) new applications (not including Home Occupations) and five (5) Public Hearings were conducted. A detailed account of planning activities is attached to this report.

| Planning Statistics | November | December |
|---------------------------|-----------|-----------|
| Long Range | 9 | 9 |
| Accessory Dwelling Unit | 1 | 0 |
| Conditional Use Permit | 0 | 1 |
| Extension of Time | 1 | 0 |
| Massage Permits | 8 | 13 |
| Modifications | 12 | 5 |
| Pre-Applications | 2 | 2 |
| Temporary Use Permit | 3 | 3 |
| Tobacco Shop Permits | 3 | 5 |
| Vendor License | 0 | 1 |
| Wireless Antenna Facility | 1 | 1 |
| Zoning letter | 2 | 0 |
| Total | 42 | 40 |

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**)

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**)

Cubesmart 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 Building 17 (PA24-0246): The City is processing a Development Plan application for Building 17, a 69,095 square foot building located on the west of the corner of Via Industria and Avenida Alvarado. (**CARDENAS**)

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**)

Black Rock Coffee MOD: a Modification Application (Major) for a future 735 square foot coffee shop with a drive through on the 0.94-acre parcel located at 43995 Mahlon Vail Road. (**CARDENAS**)

Butterfield Stage Residential: A Planned Development Overlay (PA25-0232), Tentative Tract Map (PA25-0230), and a Development Plan (PA25-0231) to allow for a 158-unit single-family market rate residential project. Units will range in size from 1,615 to 2,434 square feet. The project is generally located on the northeast corner of Butterfield Stage Road and De Portola Road. (**JONES**)

Temecula Town Center Residential: PA25-0331, a General Plan Amendment to remove Table LU-6 from the Land Use Element (Mixed Use Overlays); PA25-0332, a Development Plan to review 85 attached townhomes within 14 structures. Each structure is three stories; PA25-0333, a Tentative Tract Map to reconfigure an existing parcel to allow for an attached residential project. (**JONES**)

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 Traveled (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, 2025. The selection committee chose De Novo Planning Group to lead the General Plan effort. The contract was approved by the City Council on May 27, 2025. A General Plan visioning workshop is being held in each of the five Council Districts, and the first GPAC meeting was held on October 9, 2025, at the Conference Center. (**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 Attorney's office to ensure documents comply with both state and federal requirements. (**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**)

Wayfinding Guide (LR23-0167/LR24-0344): The City was working with a consultant, Alta Planning + Design, Inc., to implement a bicycle wayfinding system for the bike lanes and trails throughout the city. 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. Alta drafted a wayfinding strategy memo that outlines best practices for destination selection, sign placement, and sign programming in 2024, however, for ease of production and cost purposes, staff decided to open a contract with Brand Assassins to finish out the project. A kickoff meeting with Brand Assassins was held in February 2025 and designs are underway. Staff and the consultant presented a draft design to the City Council Trails/Open Space Ad Hoc Subcommittee on May 13, 2025. Staff has been

working with the consultant on finalizing a design based off of the feedback received. A project update meeting with the City Council Trails/Open Space Ad Hoc Subcommittee will be held on January 13, 2026. **(GARCIA)**

SB 1186 (LR24-0090): A draft Ordinance has been prepared to implement the requirements of SB1186. This item is scheduled to be heard at the Planning Commission Meeting on October 15, 2025, and City Council on November 18, 2025. The City Council tabled the item and requested additional research be completed on the subject and to bring it back at a future date. **(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 12, 2024. Sensor installation for the pilot program (Phase I) was completed on February 11, 2025. The pilot covered parallel parking spaces along Old Town Front Street between Main Street and the northern entry arch. On August 5, 2025, staff made a presentation to the City Council Old Town Steering Committee updating them on the results seen during the pilot program. Staff also discussed with the committee their thoughts on bringing before the entire council a recommendation to move forward with Phase II of the project. The subcommittee was in favor of this idea. Implementation of Phase II was presented to the City Council on October 28, 2025 for consideration. The City Council approved moving forward with Phase II. Installation is anticipated to occur in January or February of 2026. **(JONES)**

Election Sign Ordinance (LR25-0123): A proposed Ordinance to provide standards related to the governance of election signage throughout the City. The proposed Ordinance was recommended for adoption by the Planning Commission on October 15, 2025, and the City Council adopted the Ordinance on November 18, 2025 and is now in effect. **(JONES)**

Private Paid Parking in Old Town (LR25-0295) – Staff will meet with the Old Town Sterring Subcommittee on January 22, 2026, for direction related to ongoing concerns surrounding privately owned parking lots within Old Town. **(COLLINS)**

Kratom (LR25-0438) – An update to Chapter 8.56 of the Municipal Code to prohibit the sale of kratom products containing greater than 2% of the active alkaloids. Item is scheduled for public hearing before the City Council on January 13th, 2026. **(COLLINS)**

Animal Ordinance Amendment (LR25-0387) – An ordinance amending Title 6 (Animals) of the Municipal Code to reduce the setback requirement for animal keeping (housing) structures from 75 feet from a neighboring property line to 25 feet. Item is scheduled for public hearing before the City Council on January 27th, 2026. **(COLLINS)**

Shopping Cart Ordinance Amendment (LR25-0444) – An ordinance amending Title 9 (Public Peace, Morals and Welfare) of the Municipal Code to implement the requirements of SB 753 which amends the fees City's may charge for shopping cart recovery among other changes. Staff is working to identify needed changes and will bring forward an ordinance for subcommittee review in the near future. **(COLLINS)**

Annual General Plan Progress Report (LR26-0004) – Annual progress report to the California Office of Planning & Research (OPR) detailing the City’s annual progress of implementing its adopted General Plan. Item is slated to go to Planning Commission (Government Code § 65402 and § 65403) as a business item on March 4th, 2026 and is due to OPR by April 1st, 2026. **(COLLINS)**

Annual Housing Element Progress Report (LR26-0005) – Annual progress report to the California Office of Housing & Community Development (HCD) detailing the City’s annual progress of implementing its adopted Housing Element. Item is due to HCD by April 1st, 2026. **(COLLINS)**

California Department of Finance Annual Housing Unit Report (LR26-0006) – Annual progress report to the California Department of Finance (CDF) detailing the City’s annual progress of implementing its adopted Housing Element. Item is due to CDF by April 1st, 2026. **(COLLINS)**

Annual Water Efficiency Landscape Ordinance Report (LR26-0007) – Annual progress report to the California Department of Water Resources (DWR) detailing the City’s annual progress of implementing its adopted Model Water Efficient Landscape Ordinance (MWELO). Item is due to DWR by April 1st, 2026. **(COLLINS)**

Annual Municipal Code MX Ordinance (LR26-0008) – An annual effort to “cleanup” the municipal code by adopting an ordinance to correct minor errors, omissions, and clarify policy that have been identified as deficient. Staff is presently working to correct these errors and ensure the municipal code is a useful and up to date document. **(COLLINS)**

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. The RFP was made live on June 4, 2025. The City received six (6) proposals

that are currently under review. 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](#))

BUILDING & SAFETY

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

| Building & Safety Statistics | November | December |
|-------------------------------------------|----------|----------|
| Permits | 275 | 244 |
| New Single Family Units | 8 | 1 |
| Accessory Dwelling Units (ADU) | 0 | 1 |
| New Commercial Building | 0 | 1 |
| Photovoltaic - SolarAPP+ (Instant permit) | 42 | 36 |
| Photovoltaic (Standard/Expedited) | 50 | 21 |
| Tenant Improvement | 9 | 11 |
| Non Construction C of O | 23 | 40 |
| Number of Active Plan Checks | 123 | 147 |
| Number of New Plan Checks | 39 | 38 |
| Number of Finaled Permits | 198 | 155 |
| Inspections | 1875 | 2326 |
| Inspections Per Day | 110 | 116 |
| Inspections Per Person Per Day | 22 | 23 |
| Stops Per Month | 570 | 653 |
| Visitors to Counter | 580 | 626 |

Non-Construction Certificate of Occupancy

- JWJ Construction Service Inc. (3,091 SF)
- UNTUCKit – Promenade Mall (1,051 SF)
- Cowboys and Sons (12,411 SF)

Tenant Improvement

- Hook & Cleaver Ranch - (1,535 SF)
- Tabu Sushi (3,165 SF)
- Gaucho Grill (3,288 SF)

CODE ENFORCEMENT

During the months of November and December, Code Enforcement responded to 100 web inquiries. In addition, the division opened 166 code cases, conducted 646 regular inspections, and forwarded 3 referrals.

| Code Enforcement Statistics | November | December |
|----------------------------------------------------|-----------|-----------|
| Abandoned or Inoperable Vehicle | 3 | 2 |
| Vacant Home / Prop. Maintenance /Infestation/ Mold | 21 | 9 |
| Business or Home Occupation w/o license/CUP | 3 | 13 |
| Trash and Debris / Dumping | 2 | 6 |
| Overgrown Vegetation / Weeds / Fire Hazard | 7 | 4 |
| Green Pool / Vector Control / Stagnant Water | 1 | 2 |
| Graffiti | 7 | 18 |
| Noise/Nuisance/Animal Control | 7 | 5 |
| Trailer / RV Stored/Boat/Parking | 3 | 4 |
| Construction w/o Permit/Building Code | 9 | 4 |
| Encroach Public ROW / Trash Cans | 16 | 3 |
| Zoning/Signs | 3 | 5 |
| Public Safety & Health | 4 | 5 |
| Total Number of Cases | 86 | 80 |

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

| Foreclosure Statistics | November | December |
|----------------------------|-----------|-----------|
| Residential - Default | 39 | 44 |
| Residential - Foreclosure | 25 | 26 |
| Residential - REO | 14 | 15 |
| Total - Residential | 78 | 85 |
| | | |
| Commercial - Default | 11 | 11 |
| Commercial - Foreclosure | 13 | 12 |
| Commercial - REO | 7 | 2 |
| Total - Commercial | 31 | 25 |

ATTACHMENT: Current Planning Activity Report