

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council
FROM: Matt Peters, Interim Community Development Director
DATE: September 24, 2024
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 month of August 2024.

CURRENT PLANNING ACTIVITIES

In August 2024, Planning processed thirty-three (33) new applications (not including Home Occupations) and conducted six (6) Public Hearings. A detailed account of planning activities is attached to this report.

Planning Statistics	August
Long Range Project	11
Accessory Dwelling Unit	3
Conditional Use Permit	1
Entertainment License	1
Modifications	4
Pre-Application	2
Temporary Use Permit	7
Zoning Letter	4
Total	33

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 took place on November 13, 2023, in the City of Temecula Conference Center. Staff will be going out with a Request for Proposals for a Municipal Services Impact Analysis prepared by an independent consultant. **(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, January 17, 2024, and March 20, 2024. 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. On May 15, 2024, the Planning Commission requested redesign of the project including relocation of the pool, horizontal and vertical articulation, and functioning balconies. Staff will continue to work with the applicant. **(COOPER)**

Estates @ Seraphina (PAs 24-0023, 0120): The City is processing a A Vesting Tentative Tract Map (VTM 38908) and Home Product Review for the creation of 113 single family lots including five (5) affordable lots and eight (8) open space lots on 17.57 acres located on the southwest corner of Joseph Road and Rita Way (APN: 957-080-027). An environmental consultant has been selected and is preparing an environmental document. **(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)**

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. The project has been scheduled for Planning Commission on October 2, 2024. **(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. **(JONES)**

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. **(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. **(JONES)**

Sail House Development Plan (PA23-0227): The City is processing a Development Plan for an approximately 7,066 square foot warehouse building with office space. The project is located at 42974 Roick Drive. **(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 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. **(JONES)**

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. **(JONES)**

Old Town Townhomes Development Plan (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)**

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 Drive. **(COOPER)**

Gaucha Grill (PAs 23-0467, 0499, 0500): The City is processing a Conditional Use Permit for a Type 47 ABC License, a Modification to an existing building to revise the colors of the building, addition of a covered entryway and dining area, new exterior lighting, and folding glass window panels, and a Certificate of Historical Appropriateness to modify an existing historic building (First National Bank). The project is located in the former location of The Bank of Mexican Food in Old Town and proposes operations Sunday-Thursday from 11:00 a.m. to 10:00 p.m. and Friday and Saturday from 11:00 a.m. to 11:30 p.m. with NO live entertainment. **(COOPER)**

Parker Ridge Tentative Tract Map 38813 (PA23-0497): The City is processing a Tentative Tract Map to subdivide two existing parcels into nine (9) parcels on 11.4 acres located on the south side of Pauba Road approximately 600 feet of Showalter Road. An environmental consultant has been selected and is preparing an environmental document. **(COOPER)**

Temecula Regional Center Specific Plan Amendment (PA23-0494): The City is processing a Specific Plan Amendment to the Temecula Regional Center Specific Plan for a technical change to the document so the square footage in the Specific Plan reflects existing conditions/entitled projects. **(COOPER)**

Sage Senior Apartments (PA24-0066, 0067): The City is processing a Development Plan and Conditional Use Permit for a 143-unit senior apartment community built on 5.93 acres located at 80134 Winchester Road. An environmental consultant has been selected and is preparing an environmental document. **(COOPER)**

Cubesmart AT&T Wireless Antenna Facility (PA22-0470): The City is processing a Wireless Antenna Facility Application for a proposed 40' tall Monoecalyptus tree located behind the existing Cubesmart Storage facility located at 44618 Pechanga Parkway. **(CARDENAS)**

Camping World (PA23-0240): The City is processing a Modification Application to include 'Parcel 2' to the existing CUP and to modify the site with new security fencing, parking, landscaping a service building conversion, and demolition of the former restaurant building located at 27600 Jefferson Avenue. **(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)**

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) 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)**

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 the General Plan and EIR over an 18 to 24-month timeframe. **(PETERS)**

QLMP Website for Measuring Progress: 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 officially launched on October 9, 2023. The QLMP website will be updated at the end of each calendar year to reflect department accomplishments. **(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. An open-house style community workshop was held on October 11th to retrieve feedback from community members. The input received from the 12 attendees was presented to the Old Town Steering Subcommittee on November 14th and direction was given to staff to move forward with a pilot program. Staff has reviewed several iterations of the recommendation, and once complete this item will be presented to the Old Town Local Advisory Committee (OTLAC). **(GARCIA/COLLINS)**

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 presented the draft Complete Streets Policy to the Planning Commission on October 18th and to the Traffic Safety Commission on October 26th. The presentation was strictly informative, and the Commissioners offered several suggestions to add to the policy which have been incorporated in the final version that was adopted by the City Council on November 28th. Formal implementation has begun as of January 1st. **(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. The final Design Intent Drawings and Sign Location Map was received by the consultant and sign proofs are currently being manufactured. The signs will be taken to the Trails/Open Space Ad Hoc Subcommittee for input when ready. **(GARCIA)**

Bicycle Friendly Community Application (LR23-0220): The City had applied and was awarded a Bronze Level Bicycle Friendly Community Award in 2021 by the League of American Bicyclists. The League's program provides advocates and change makers with a roadmap and hands-on assistance to build places more welcoming to people who bike. One of the aspirations in the Quality of Life Master Plan (QLMP) is to strive for a Gold Level. The City recently submitted a new application to the League on August 30, 2023. The review period has closed, and awards were announced in January. The City has received a Silver Level for the 2023-2027 awarding period, which will be shared in an upcoming Press Release. Staff is working on ordering new Bicycle Friendly Community signs that will be installed near a few trailheads throughout the city. **(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. A kickoff meeting was held on March 5th and a draft document is currently in staff review. Staff is reviewing the final version, and the amended document will be taken to the Planning Commission Subcommittee for their review prior to public hearing. **(GARCIA/COLLINS)**

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)**

Plan Integration for Resilience Scorecard (PIRS) (LR23-0082): Staff has completed the review of all major planning documents that govern land use. The review consisted of scoring our plans based on their

potential for positive impacts as well as negative impacts, which are then visually mapped to show how land use policy can impact wildland fire risk. This is a joint project between Cal Poly Pomona, Texas A & M University and the City of Temecula, which will be presented at this year's APA conference. Staff is meeting with Cal Poly Pomona and Texas A & M on August 8, 2024 for presentation of final documents. Staff has received the deliverables of the project which will take the form of a “layer” within our existing GIS system to assist the drafting of planning documents with an added focus on fire resiliency. **(COLLINS)**

SB 1186 (LR24-0090): Staff is presently reviewing the legislation with the City Attorney’s office and is drafting a proposed Ordinance to comply 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 have been received and are being 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. **(JONES)**

Annual Title 17 Cleanup (LR24-0005): 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 drafted an Ordinance to implement state law, and correct shortcomings or errors within the Municipal Code. This item is slated for Planning Commission on August 7th and City Council on September 24th. **(COLLINS)**

Alcohol Ordinance (LR23-0429): An amendment to Title’s 9, 17 and the Old Town Specific Plan to allow:

- Consistent hours for alcohol sales (Midnight)
- Allow Type 90 (Entertainment Venues)
- Allow for a one (1) year pilot program that would allow Temporary Use Permits (TUP’s) to provide outdoor live entertainment in Old Town.

The project was presented to the Old Town Local Advisory Committee (OTLAC) on April 25, 2024, was presented to the City Council Old Town Steering Subcommittee on May 14, 2024, and the Planning Commission General Plan Update Subcommittee on May 15, 2024. The project is scheduled for Planning Commission on June 5, 2024, and City Council on July 9, 2024. The project was taken to the Planning Commission and recommended for adoption and the City Council adopted the proposal on July 9th with an effective date of August 22nd. Staff has issued the single Class IV Entertainment License (Type 90 ABC License), as well as the first outdoor live entertainment TUP’s; staff will continue to monitor the program(s) to ensure compliance with established guidelines. **(COLLINS)**

HOUSING

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)**

City of Temecula Vacant Land: The Public Works department is working on finalizing the transaction with CalTrans on the Temecula Parkway on ramp parcel. Once the City receives the new recorded map we are able to take the Southern Interchange Parcel through the declaration of surplus lands process with this parcel. **(URIAS)**

Habitat for Humanity Affordable Housing Project: Habitat for Humanity has submitted a pre-application for a six residential unit project located in Old Town adjacent to the current Habitat Project on Pujol Street. Five homes will be available to very-low-income households and one home will be available to a low-income household. The homes will remain income restricted for forty-five (45) years. **(URIAS)**

BUILDING & SAFETY

Building and Safety statistics for August 2024 are highlighted in the following table.

Building & Safety Statistics	August
Permits	280
New Single Family Unit(s)	5
Accessory Dwelling Unit(s) (ADU)	2
New Commercial Building	1
Photovoltaic - SolarAPP+ (Instant permit)	42
Photovoltaic	60
Tenant Improvement(s)	11
Non Construction C of O	31
Number of Active Plan Checks	197
Number of New Plan Checks	76
Number of Finaled Permits	204
Inspections	2878
Inspections Per Day	131
Inspections Per Person Per Day	33
Stops Per Month	991
Visitors to Counter	777

New Commercial Construction

- Rec Building for PRADO, Single Family Home Residential Development project (2,212 sf)

Non-Construction Certificate of Occupancy

- Temecula Viper Volleyball (36,659 sf)
- Emmanuel’s Filipino Bakery (1,200 sf)

Tenant Improvement

- Humble Somm Wine Bar (2,098 sf)
- Starbucks- Ynez Rd (3,672 sf)
- Harbor Freight (17,342 sf)

CODE ENFORCEMENT

During the month of August, Code Enforcement responded to 110 web inquiries. In addition, the division opened 165 code cases, conducted 364 regular inspections, and forwarded 15 referrals.

Code Enforcement Statistics	August
Abandoned or Inoperable Vehicle	6
Vacant Home / Prop. Maintenance /Infestation/ Mold	27
Business or Home Occupation w/o license/CUP	2
Trash and Debris / Dumping	16
Overgrown Vegetation / Weeds / Fire Hazard	8
Green Pool / Vector Control / Stagnant Water	6
Graffiti	19
Noise/Nuisance/Animal Control	23
Trailer / RV Stored/Boat/Parking	12
Construction w/o Permit/Building Code	10
Encroach Public ROW / Trash Cans	8
Zoning/Signs	24
Public Safety & Health	4
Total Number of Cases	165

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

Foreclosure Statistics	August
Residential - Default	32
Residential - Foreclosure	15
Residential - REO	16
Total - Residential	63
Commercial - Default	7
Commercial - Foreclosure	3
Commercial - REO	0
Total - Commercial	10

ATTACHMENT: Current Planning Activity Report