

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council
FROM: Luke Watson, Director of Community Development
DATE: February 28, 2023
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 January 2023.

CURRENT PLANNING ACTIVITIES

Planning processed twenty-nine (29) new applications and conducted one (1) Public Hearings in January 2023. A detailed account of planning activities is attached to this report.

Planning Statistics	January 2023
Conditional Use Permit	3
Development Plan	1
Maps	1
Massage Permits	3
Modifications	7
Pre-App	2
Temporary Use Permit	6
Vendor License	2
Zoning or Planning Letter	4
Total	29

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 consultant has begun work on the Final SEIR. **(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 and September 27, 2022 and the Old Town Temecula Planning Commission on October 19, 2022. **(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 (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)**

Apollo Storage (PA22-0999): The City is processing a Development Plan for an approximately 113,295 square foot, four story, self-storage facility located on the east side of Madison Ave. approximately 110 feet south of McCabe Court within the Uptown Temecula Specific Plan. The Notice of Intent to approve this project has been circulated for public review until February 22, 2023 **(COOPER)**

MS Mtn View Phase VI (PAs 22-1034, 1035): The City is processing Development Plans for two (2) proposed industrial buildings approximately 17,100 square feet and 20,825 square feet in size located at 27550 and 27562 Via Industria. The projects have been scheduled for Planning Commission on February 1, 2023. **(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. **(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 of 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 a large order of hard copies will be distributed in February. **(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 webpage for the QLMP. The intent of the webpage is to provide a "dashboard" to display the city's progress toward achieving the goals and policies identified in the QLMP. The webpage will be found on the city's main website (TemeculaCa.gov) and will incorporate links and useful indicators intended for user-friendly navigation. MIG is currently creating a mock-up using CivicPlus, the city's website platform, to present to city staff. **(GARCIA)**

Permit Ready ADU Program (LR19-1464): The City received an SB 2 Grant from the State Department of Housing and Community Development (HCD) to prepare, adopt, and implement a Permit Ready Accessory Dwelling Unit (ADU) program. The ADU program will encourage the construction of ADUs, offering property owners a selection of pre-approved ADU building plans that can be obtained at the Community Development Department, free of charge. On September 16, 2020, the RFP closed on

PlanetBids. The City received three detailed proposals from qualified consultants. After detailed review of all the proposals, staff selected checkerboardSTUDIOS Consultant Firm. On March 18, 2021, staff kicked off the project with the Consultant and staff from Planning, Building & Safety, Public Works, and Fire. This will be a joined effort between the internal departments and the consultant. Staff is working with the consultant on the first task (Phase 1: Schematic Design), staff has provided feedback of the Schematic Design taking into consideration the School District and Development Impact Fee (DIF) fees, and appropriate unit type and size. On, October 19, 2021, staff presented at the draft site plan and architecture designs to the Southern Riverside County Association of Realtors (SRCAR). On November 30, 2021, staff held an Open House to solicit feedback from the professional community (i.e., Engineers, Contractors, Architects, etc.), the meeting will be open to the public. Staff is currently reviewing the construction drawings. Plans will be going back into review to update the plans to account for the 2022 Building Code. The Community Development Department will be holding a public workshop for the new Permit Ready ADU Program on February 22nd from 9:00 a.m. – 11:30 a.m. in the City of Temecula Conference Center (41000 Main Street). The purpose of the workshop is to showcase the streamlined process and the various plan options available for architects, contractors, real estate agents, and homeowners. **(RABIDOU)**

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 is working on a services agreement. **(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 hired Fehr & Peers (F&P) 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. PlaceWorks is currently working on a scope to amend the current contract that was previously executed for

the Old Town Outdoor Dining Program. This will also include a reduction in the agreement amount and term extension. The project kick-off meeting with city staff is anticipated to be scheduled in February 2023. **(GARCIA)**

Mobile Food Trucks (LR20-1472): On February 23, 2021, staff presented to the Economic Development Subcommittee members (ME/JS) on Mobile Food Trucks (MFT). This was a noticed meeting with one public comment in favor of MFT, read by Stuart Fisk. The intent of the meeting was to get the subcommittee's feedback on the potential for MFT to operate in the City. Staff presented the definition of MFTs, existing regulations, standards of operation to consider, and Pros & Cons list. The subcommittee advised staff to create a framework and come back to the committee for discussion. Staff is working on developing the framework. Staff took the draft to Community Development Brainstorming Meeting on May 4, 2022, for review. Revisions necessary. Staff has shelved the Ordinance for the time being in an effort to have a smaller test of food truck operations within the City by allowing food trucks to operate at alcoholic beverage manufacturer (Breweries, wineries, etc.) exclusively serving their customers entirely on private property and under the requirements of Riverside County Ord. No. 580. These changes are a part of the annual Title 17 update which is scheduled for City Council on February 28, 2023. **(COLLINS)**

Shopping Cart Ordinance (LR21-0909): An ordinance to modify Title 9 Public Peace, Morals and Welfare of the Temecula Municipal Code to regulate shopping carts. Shopping carts continue to be left throughout the City, costing taxpayers and businesses money to retrieve, repair or replace these carts. The ordinance proposes mandatory physical measures for all retailers with shopping carts, exemptions provided for, exemptions are invalid for retailers whose carts are found more than 3 times in a 12-month period. Staff presented the draft ordinance to the City Council Public Safety Subcommittee on January 18, 2022 (Rahn, Edwards), direction to staff was to conduct more outreach to businesses, chamber of commerce as well as to present the ordinance to the Planning Commission Commercial Center Subcommittee. Staff hand delivered 82 letters to all businesses within the City, presented the draft ordinance to the Temecula Valley Chamber of Commerce on January 11, 2022, and presented to Planning Commission Commercial Center Subcommittee on February 16, 2022 (Turley-Trejo, Watts). Commissioners were supportive of the ordinance, recommended the framing be as a responsibility and not assign blame. Staff was requested to present again to the Subcommittee's to show outreach efforts and report feedback. The Shopping Cart Ordinance was passed, staff again hand delivered an outreach packet to all businesses who provide shopping carts which contained the Ordinance itself and a letter explaining the requirements of the Ordinance, time frame, etc. and contact information for any questions or concerns. The requirements to implement the specified theft prevention measures of the Ordinance are not required until September 2023. **(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 10th City Council Meeting and a kickoff is scheduled for February 6th in the conference center. **(COLLINS)**

Municipal Code Update (LR22-0182): An update to the Temecula Municipal Code Title 5 and 17. Updates to Title 5 are limited to clarification for exemptions to the requirements of Chapter 5.22 Massage Establishments specific to chair massage and specifies limits to existing exemptions. Updates to Title 17 include changes to the separate conveyance of Accessory Dwelling Units IAW AB 345. Additionally, ADU's would require all equipment (including window AC units) to be screened from the R-O-W and update the definition of guest house and secondary dwelling unit. Update PDO-4 & PDO-10 to require

restaurants that provide live entertainment comply with Chapter 9.10 Live entertainment License. Item was recommended for approval by the planning commission on November 9, 2022. Staff has scheduled a meeting with the General Plan Update Subcommittee and the City Council on February 24, 2023. The item is scheduled for City Council on February 28th. **(COLLINS)**

WRCOG REAP Agreement (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 6th 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. **(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. **(JONES)**

HOUSING

Las Haciendas Affordable Housing Project: The City is processing a Development Plan for 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. The City Council approved a Loan Agreement with Community Housing Works (CHW) for the use of affordable housing tax allocation bond proceeds on May 26, 2020. The developer held a virtual community workshop on July 28, 2020. The item was approved by the Planning Commission on October 7, 2020. An amendment to the Loan Agreement was approved at the April 27, 2021, City Council meeting. A tax allocation application was forwarded to the state in March 2021. The applicant has submitted Building Permits and Grading Permits. CHW was awarded tax credits in June 2021. The project is under construction. **(RABIDOU, WATSON)**

Vine Creek Disposition and Development Agreement (DDA): City Council approved the DDA with Temecula Pacific Associates on June 25, 2019, for the development of 60 affordable units on City-owned property on Pujol Street. The developer is looking to secure financing from the State of California prior to construction. The City and developer will collaborate with the County of Riverside and the State Department of Housing and Community Development for additional funding opportunities through the Permanent Local Housing Allocation grant. The project has received state tax credits as of June 2022. The applicant is moving forward with the project based on this additional funding. **(WATSON)**

BUILDING & SAFETY

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

Building & Safety Statistics	January 2023
Permits	473
New Single Family Units	40
New Commercial Building	0
Photovoltaic	223
Tenant Improvement	12
Non Construction C of O	34
Number of Active Plan Checks	230
Number of New Plan Checks	102
Number of Finaled Permits	345
Inspections	3099
Inspections Per Day	154.95
Inspections Per Person Per Day	38.74
Stops Per Month	987
Visitors to Counter	1106

New Construction Projects Currently in Plan Check

- Mountain View Industrial Buildings – *New Industrial Buildings (78,0028 SF total)*
- Vail Ranch Town Center - *New Retail Building (6,100 SF total) B21-3796*
- Vail ranch Town Center Shell Building for Dental Office use - *New Shell Office Building (7,071 SF) B22-1861*
- Solana Winchester Hills - *Eight (8) New Multi-Family Attached Homes (349 units + 1 rec Bldg)*
- Jefferson Buecking Apartments - *Six (6) New Multi-Family Apartment Buildings (260 units total, 1 leasing office w/ clubhouse building and 1 fitness center w/ mailroom building)*
- Rendezvous II Apartments - *Seven (7) New Multi-Family Apartment Buildings (134 units total)*
- EverHome Suites - *New Hotel (65,567 SF, 4 story hotel) B22-4482*
- Temecula Express Carwash - *New Carwash Building (6,240 SF w/ tunnel) B22-6461*

Non-Construction Certificate of Occupancy

- Faith Auto Glass (3,696 SF)
- Temecula Valley Korean Presbyterian Church (11,440 SF)

Tenant Improvement

- Parts Authority (9,103 SF)
- Pure BarreRestaurant (1,322 SF)

CODE ENFORCEMENT

During the month January, Code Enforcement responded to 107 web inquiries. In addition, the division opened 99 code cases, conducted 213 regular inspections, and forwarded 14 referrals.

Code Enforcement Statistics	January
Abandoned or Inoperable Vehicle	6
Vacant Home / Prop. Maintenance / Infestation/ Mold	0
Business or Home Occupation w/o license/CUP	3
Trash and Debris / Dumping	14
Overgrown Vegetation / Weeds / Fire Hazard	3
Green Pool / Vector Control / Stagnant Water	1
Graffiti	14
Noise/Nuisance/Animal Control	16
Trailer / RV Stored/Boat/Parking	11
Construction w/o Permit/Building Code	8
Encroach Public ROW / Trash Cans	9
Zoning/Signs	10
Public Safety & Health	4
Total Number of Cases	99

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

Foreclosure Statistics	January 2023
Residential - Default	35
Residential - Foreclosure	23
Residential - REO	12
Total - Residential	70
Commercial - Default	0
Commercial - Foreclosure	1
Commercial - REO	0
Total - Commercial	1

ATTACHMENT: Current Planning Activity Report