

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Matt Peters, Interim Director of Community Development

DATE: February 25, 2025

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 2025.

CURRENT PLANNING ACTIVITIES

In January 2025, Planning processed thirty (30) new applications (not including Home Occupations) and conducted two (2) Public Hearings. A detailed account of planning activities is attached to this report.

Planning Statistics	January
Long Range	1
Conditional Use Permit	1
Development Plan	2
Entertainment License	1
Massage Permit	4
Modifications	10
Pre-Application	1
Temporary Use Permit	4
Tabacco Shop Permit	3
Wireless Antenna Facility	2
Zoning Letter	1
Total	30

Temecula Valley Hospital Master Plan Update (PA21-1525): The City is processing a Modification to the previously approved Temecula Valley Hospital (TVH) 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 Appeal (PAs 24-0485): An Appeal to the approved Temecula Resort & Spa Development Plan (PA22-0035) has been filed by Supporters Alliance for Environmental Responsibility "SAFER". Should the appeal move forward the project and appeal would be presented to the City Council. The project was originally approved on November 20, 2024 **(COOPER)**

Estates @ Seraphina (PAs 24-0023, 0120): The City is processing a Vesting Tentative Tract Map (VTTM 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 document and affordable housing covenant has been prepared for this project. **(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)**

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 application for an approximately 7,066 square foot warehouse building with office space. The project is located at 42974 Roick Drive and is scheduled for hearing on February 20, 2025. **(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 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. **(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. The project has been scheduled for Director's Hearing on February 27, 2025. **(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. The project has been scheduled for OTLAC on February 27, 2025. **(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 document has been prepared for the project. **(COOPER)**

Temecula Regional Center Specific Plan Amendment (LR23-0494): 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. The project has been scheduled for City Council on February 11, 2025. **(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. A Mitigated Negative Declaration has been prepared for this project. **(COOPER)**

Cubsmart 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 Buildings 17 and 21 (PA24-0246): The City is processing 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)**

Sommers Bend PA12 HPR (PA24-0509): The City is processing a Home Product Review for Planning Area 12 of the Roripaugh Ranch Specific Plan to allow for five (5) unique detached single-family plans with four (4) architectural styles consisting of 104 lots. **(CARDENAS)**

Altair Private Recreation Center & C1 Park (PA24-0363): The City is processing a Development Plan for the Altair Private Recreation Center and Village C1 Park containing an approximately 1,992 square foot recreation building, 1,437 square foot multi-purpose building, and 1,018 square foot pool building. The recreation center also contains a pool, spa, cabanas, fire pit area, and BBQ area. The park contains two (2) pickleball courts, half-basketball court, picnic areas, and an open turf area. The project is located within the Altair Specific Plan area. **(COOPER)**

Winchester Hills Development Agreement Amendment (PA25-0016): The City is processing a Third Amendment to the Development Agreement by and between the City of Temecula and Lennar Homes, Inc., a California Corporation and Winchester Hills I LLC, a California Limited Liability Company to rescind the First Amendment to the Development Agreement and reinstate the original term of the Development Agreement for the Winchester Property located within portions of Planning Area 12 of the Harveston Specific Plan. **(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 RFP for the General Plan managing consultant was awarded to Sagecrest Environmental (Contract approved January 28, 2025) and has begun on site work to prepare for the update. **(PETERS)**

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)**

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 11, 2023, to retrieve feedback from community members. The input received from the 12 attendees was presented to the Old Town Steering Subcommittee on November 14, 2023, and direction was given to staff to move forward with a pilot program. A recommendation document with example designs and amenities was presented to the Old Town Local Advisory Committee (OTLAC) on January 23, 2025, for feedback. Staff is working with the consultant on finalizing two pilot parklets to implement. **(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 contracted with Alta Planning to design and produce the signs, however decided to use Brand Assassins for production for cost purposes. The contract has recently been executed, and a kickoff meeting is to be held in February. **(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 has reviewed the final version of the proposed update and will be taking this item to the Planning Commission General Plan Update Subcommittee on October 2,

2024 and City Council General Plan Update Subcommittee on December 10, 2024. Due to multiple pieces of legislation passed this past year, staff is consulting with the City Attorney's Office on potential changes necessitated by the new laws. **(GARCIA/COLLINS)**

SB 1186 (LR24-0090): Staff has prepared a draft ordinance and is being reviewed by the City Attorney's Office for compliance 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 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 12th. Sensor installation is scheduled for February 11, 2025 at 7:00 a.m. This installation will be for the pilot program for the parallel parking spaces along Old Town Front Street between Main Street and the northern entry arch. The street will remain open during the installation process. **(JONES)**

Annual Title 17 Cleanup (LR25-0004): 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 is compiling the list of requested changes as well as the introduction of new legislation and is drafting an Ordinance in conjunction with the City Attorney's Office. **(GARCIA)**

General Plan Annual Progress Report (LR25-0001): The annual General Plan Annual Progress Report as required by §65400, is being prepared and will be taken to City Council on March 11, 2025, prior to submission to CA OPR. **(GARCIA)**

Housing Element Annual Progress Report (LR25-0002): The annual Housing Element Annual Progress Report as required by §65400, is being prepared and will be presented to the City Council as part of the General Plan APR prior to submission to HCD. **(URIAS)**

Water Efficiency Landscape Ordinance (WELO) Annual Progress Report (LR25-0003): The annual WELO Progress Report was completed and submitted on January 27, 2025. **(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 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)**

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)**

BUILDING & SAFETY

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

Building & Safety Statistics	January
Permits	249
New Single Family Units	33
Accessory Dwelling Units (ADU)	3
New Commercial Building	0
Photovoltaic - SolarAPP+ (Instant permit)	21
Photovoltaic	29
Tenant Improvement	7
Non Construction C of O	39
Number of Active Plan Checks	160
Number of New Plan Checks	42
Number of Finaled Permits	177
Inspections	2577
Inspections Per Day	128
Inspections Per Person Per Day	25
Stops Per Month	781
Visitors to Counter	1,296

Non-Construction Certificate of Occupancy

- Limitless Sports Academy - (16,413 sq ft)
- The Bike Shope of Temecula - (3,200 sf)
- In Bloom Bookery - (700 sq ft)

Tenant Improvement

- ABS Kids - (6,958 sq ft)
- Tesla - (Additional Service Bays constructed)
- Pier 88 - (7,562 sq ft)
- La Jolla Cosmetic Med Spa - (2,137 sq ft)

CODE ENFORCEMENT

During the month of January, Code Enforcement responded to 79 web inquiries. In addition, the division opened 121 code cases, conducted 351 regular inspections, and forwarded four (4) referrals.

Code Enforcement Statistics	January
Abandoned or Inoperable Vehicle	0
Vacant Home / Prop. Maintenance / Infestation/ Mold	10
Business or Home Occupation w/o license/CUP	3
Trash and Debris / Dumping	4
Overgrown Vegetation / Weeds / Fire Hazard	50
Green Pool / Vector Control / Stagnant Water	0
Graffiti	13
Noise/Nuisance/Animal Control	14
Trailer / RV Stored/Boat/Parking	1
Construction w/o Permit/Building Code	3
Encroach Public ROW / Trash Cans	7
Zoning/Signs	13
Public Safety & Health	3
Total Number of Cases	121

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

Foreclosure Statistics	January
Residential - Default	46
Residential - Foreclosure	15
Residential - REO	26
Total - Residential	87
Commercial - Default	5
Commercial - Foreclosure	1
Commercial - REO	1
Total - Commercial	7

ATTACHMENT: Current Planning Activity Report