

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Luke Watson, Deputy City Manager

DATE: February 27, 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 January 2024.

CURRENT PLANNING ACTIVITIES

In January 2024, Planning processed forty-eight (48) new applications (not including Home Occupations) and conducted no Public Hearings. A detailed account of planning activities is attached to this report.

| Planning Statistics | January |
|---------------------------|---------|
| Long Range | 19 |
| Entertainment License | 1 |
| Extension of Time | 1 |
| Maps | 1 |
| Massage Permits | 4 |
| Modifications | 3 |
| Pre-Applications | 3 |
| Temporary Use Permit | 8 |
| Tobacco Shop Permits | 6 |
| Wireless Antenna Facility | 1 |
| Zoning Letter | 1 |
| Total | 48 |

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 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. **(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 and January 17, 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. Staff will continue to work with the applicant team. **(COOPER)**

Estates @ Seraphina Vesting Tentative Map 38908 (PA24-0023): The City is processing a A Vesting Tentative Tract Map (VTM 38908) 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). **(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)**

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. An environmental consultant has been selected and is under contract to prepare an environmental document for the project. **(COOPER)**

U-HAUL (PA23-0056): The City is processing a Development Plan for an approximately 40,883 square foot four story self-storage facility located on the southwest corner of Las Haciendas Street and Jefferson Avenue. **(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)**

Amazon Delivery Van Parking Lot (PA22-1025): The City is processing a modification application to allow a parking lot expansion to accommodate delivery van parking. The project is located at 27731 Diaz Road. **(JONES)**

Better Buzz/Ono BBQ Development Plan (PA23-0030): The City is processing a Development Plan to allow the construction of two commercial structures totaling approximately 4,414 square feet. Structures will be used for a restaurant and coffee shop. The project is located at 29540 Rancho California Road. **(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 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)**

Old Town Townhomes Development Plan (PA22-0941): The City is processing a Development Plan Application for the construction of 14 multifamily 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 Dr. **(COOPER)**

Altair Villages A, B, & C (PAs 23-0438, 0439, 0440): The City is processing three (3) Development Plans for the first three (3) villages of Altair consisting of single family detached, duplex, and rowhomes products totaling 467 residential units and two (2) parks. **(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 11:00am to 10:00pm and Friday and Saturday from 11:00am to 11:30pm 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. **(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)**

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)**

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. Staff is working on a presentation of the website to share with the Commissions and City Council. **(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 for staff to move forward with a pilot program. The consultant is currently working on creating a draft recommendation for two pilot parklets in Old Town. **(GARCIA)**

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)**

Climate Action Plan (CAP) Baseline Evaluation (LR23-0083): The City was awarded funds from the Local Early Action Planning (LEAP) grant opportunity by the State Department of Housing and Community Development (HCD) to prepare an internal report of the city's baseline Greenhouse Gas Emissions (GHG) inventory. The intent is for the City to have full documentation of a baseline emissions inventory that can be used as the City develops a Climate Action Plan. The City has contracted WSP to collect data needed to estimate GHG emissions and include vehicle fuel economy standards, electric vehicle mandates, renewable electricity standards, waste reduction targets, and water use restrictions. WSP has prepared the draft Memo that staff is currently reviewing. **(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 is doing a final review of the Design Intent Drawings and Sign Location Map. Once finalized, the package will go to the Trails/Open Space Ad Hoc Subcommittee for input. **(GARCIA)**

Bicycle Friendly Community Application (LR23-0220): The City was awarded a Bronze Level Bicycle Friendly Community Award in 2021. One of the aspirations in the Quality of Life Master Plan (QLMP) is to strive for a Gold Level. The League's Bicycle Friendly America program provides advocates and change makers with a roadmap and hands-on assistance to build places more welcoming to people who bike. The application was submitted on August 30, 2023 and awards will be announced in January 2024. In the interim, the City is promoting a survey for our community asking for input on how the City plans for cycling of all ages and abilities. **(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. **(GARCIA)**

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)**

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. The kickoff meeting was held with 18 in attendance, the Development Team has been assigned and consultant is planning for fieldwork in the coming weeks. Fieldwork was performed on March 28th and associated studies will be provided in due time. Consultant continues fieldwork and fire modeling with maps to be presented early this fall. Public outreach is being scheduled on February 22nd for AM and PM session as well as a final unveiling of the document on March 6th. (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 will be invited to provide a demonstration to staff. Demonstrations will be held in March. (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 is currently compiling a list of proposed changes and will draft an Ordinance this spring. (COLLINS)

2024 CY Annual Progress Reports:

- **Water Efficiency Landscape Ordinance (WELO) - Submitted 1/30/2024 (LR24-0003)**
- **CA Department of Finance Housing Unit Survey – Submitted 1/30/2024 (LR24-0002)**
- **General Plan – In progress DUE 4/1/2024 (Scheduled CC 3/26) (LR24-0001)**
- **Housing Element – In progress DUE 4/1/2024 (Scheduled CC 3/26) (LR24-0002)**

Alcohol Policy, Type 90 and Outdoor Live Entertainment Ordinance (LR23-0429): An ordinance to amend alcohol policy, Type 90 ABC Licenses and Outdoor Live Entertainment. Staff is researching options and preparing for the joint meeting of the PC/CC on February 6th (COLLINS)

HOUSING

Las Haciendas Affordable Housing Project: The City has approved the construction of 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. Community HousingWorks (CHW), the developer, has closed their interest list to the public, the lottery has taken place. The property management company ConAm Management has begun to move in tenants into the project. The project is currently working to finalize construction in Uptown Jefferson. (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)

City of Temecula Vacant Land: The City has acquired Kosmont Companies as a consultant to assist in taking four (4) vacant land parcels through the surplus land exemption process with the state. The four properties are the Diaz Property, Jefferson Ave/Uptown, Main Street/Mercedes, Southern Interchange parcel, and Santiago/Ynez. (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 January 2024 is highlighted in the following table.

| Building & Safety Statistics | January |
|---|---------|
| Permits | 257 |
| New Single Family Unit(s) | 0 |
| Accessory Dwelling Unit(s) (ADU) | 1 |
| New Commercial Building | 0 |
| Photovoltaic - SolarAPP+ (Instant permit) | 10 |
| Photovoltaic | 48 |
| Tenant Improvement(s) | 11 |
| Non Construction C of O | 31 |
| Number of Active Plan Checks | 207 |
| Number of New Plan Checks | 76 |
| Number of Finaled Permits | 287 |
| Inspections | 3,378 |
| Inspections Per Day | 161 |
| Inspections Per Person Per Day | 32 |
| Stops Per Month | 1,112 |
| Visitors to Counter | 1,228 |

Non-Construction Certificate of Occupancy

- ☐ Don Roberto Jewelers (1,900 sf)
- ☐ California Diesel Manufacturing (1,178 sf)
- ☐ Agility Kids (33,295 sf)

Tenant Improvement

- ☐ Zebra SCI (2,261 SF)
- ☐ Axos Imaging Temecula (4,643 sf)
- ☐ Salon MK (1,860 sf)

CODE ENFORCEMENT

During the month of January, Code Enforcement responded to 72 web inquiries. In addition, the division opened 126 code cases, conducted 345 regular inspections, and forwarded 23 referrals.

| Code Enforcement Statistics | January |
|--|------------|
| Abandoned or Inoperable Vehicle | 1 |
| Vacant Home / Prop. Maintenance /Infestation/ Mold | 13 |
| Business or Home Occupation w/o license/CUP | 18 |
| Trash and Debris / Dumping | 17 |
| Overgrown Vegetation / Weeds / Fire Hazard | 5 |
| Green Pool / Vector Control / Stagnant Water | 0 |
| Graffiti | 20 |
| Noise/Nuisance/Animal Control | 12 |
| Trailer / RV Stored/Boat/Parking | 17 |
| Construction w/o Permit/Building Code | 4 |
| Encroach Public ROW / Trash Cans | 5 |
| Zoning/Signs | 12 |
| Public Safety & Health | 2 |
| Total Number of Cases | 126 |

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 | 30 |
| Residential - Foreclosure | 20 |
| Residential - REO | 9 |
| Total - Residential | 59 |
| Commercial - Default | 3 |
| Commercial - Foreclosure | 1 |
| Commercial - REO | 0 |
| Total - Commercial | 4 |

ATTACHMENT: Current Planning Activity Report