

Proposed Amendments to the Streetscape and Sidewalk Improvement Standards

1. Chapter 3.0 Design Standards
 - a. Specify that *Platanus x acerifolia* ‘Bloodgood’ variety of California Sycamore is to be used throughout the Specific Plan Area when a Sycamore is called for
 - b. Remove “Concrete Type 2: Davis Color Mesa Bluff Exposed Aggregate Finish” and associated images throughout the Design Guidelines
 - c. Section 3.2.3 Street Trees and Understory Planting – Remove all reference to Silva Cell for understory planting requirements
2. Chapter 4.0 Appendix
 - a. Specify that *Platanus x acerifolia* ‘Bloodgood’ variety of California Sycamore is to be used throughout the Specific Plan Area when a Sycamore is called for
 - b. Section 4.1.1 Recommended Plan List by District – Remove the Fern Pine and replace it with...
 - c. Remove “Concrete Type 2: Davis Color Mesa Bluff Exposed Aggregate Finish” and associated images throughout the Design Guidelines
 - d. Remove the Silva Cell requirements and the associated cut sheets
 - e. Replace the product cut sheets for pedestrian lights and streetlights

Proposed Amendments to the Uptown Temecula Specific Plan

3. Chapter 1 Introduction & Overview
 - a. Subsection 8 Appendices of Chapter B Plan Organization, add a reference to Appendix “G – Uptown Temecula Streetscape and Sidewalk Improvement Standards”
8. Appendices

The appendices include the following reference documents:

 - A. Glossary of Terms
 - B. General Plan Consistency
 - C. Jefferson Avenue Study Area Market Assessment
 - D. New Streets In-Lieu Fee
 - E. Landscape Plant List
 - F. Conceptual Case Studies
 - [G. Uptown Temecula Streetscape and Sidewalk Improvement Standards](#)
4. Chapter 2 Plan Administration
 - a. Table 2-2 Uptown Temecula Specific Plan – Phased Compliance Matrix - Add note to prevent the piecemealing of projects

Table 1: Uptown Temecula Specific Plan - Phased Compliance Matrix

Scope of Development Proposal	Corresponding Planning Application Type	Specific Plan Compliance Required
Any project that proposes the adaptive reuse of an existing building.	Adaptive Reuse Application	Adaptive Reuse Standards
A proposed change or modification to the exterior of an existing building without the addition of new square footage. ^{1,2}	Sign Permit Sign Program Minor Modification Major Modification	Architectural Design Guidelines
Building additions totaling 10% or less of the existing square footage on a project site in existence prior to the adoption of the Uptown Temecula Specific Plan. ²	Minor Modification Major Modification	<u>Relative to the new addition only:</u> • Architectural Design Guidelines • Signage Standards
Building additions greater than 10% and up to 50% of the existing square footage on a project site in existence prior to the adoption of the Uptown Temecula Specific Plan. ²	Major Modification	<u>Relative to the new addition only:</u> • Architectural Design Guidelines • Signage Standards • Building Type Standards • Frontage Type Standards • Building Placement Standards • Maximum Building Height Standards • Parking Placement Standards • Minimum Parking Space Requirements
Building additions greater than 50% of the existing square footage on a project site in existence prior to the adoption of the Uptown Temecula Specific Plan, or proposed additions which exceed 50% of the current market value of the existing structure (s) on a project site (as determined by an appraisal certification)	Major Modification	All specific plan requirements apply (including land uses)
New development proposals	Development Plan	All specific plan requirements apply (including land uses)
¹ Examples include: paint color changes, patio additions, addition of awnings, material changes, relocation of window and door, etc.		
² All additions and/or modifications shall be cumulative over the projects life to prohibit piecemeal changes to development.		

5. Chapter 3: Land Use and Development Standards

- a. Table 3-1 Land Use Matrix – Amend the use matrix to implement the provisions of the Live Entertainment Ordinance (Ord. No. 2022-06)

List of Uses	UC	UHT	US	UA	WH-RO	CV	CV-CO	MCR-OS
Alcoholic beverages sales	See Municipal Code Section 17.10.020 Supplemental Development Standards Chapter 17.10 Alcohol							
Residential care facilities (seven to twelve) ²	-	-	-	-	C	-	-	-
Residential care facilities for the elderly (six or fewer) ²	-	-	-	-	P	-	-	-
Residential care facilities for the elderly (seven to twelve) ²	-	-	-	-	C	-	-	-
Residential-live/work	-	-	P	P	-	P	-	-
Restaurant (bona fide eating establishment) without the sale of alcohol	P	P	P	P	-	P	P	-
Restaurant (bona fide eating establishment) with the sale of beer and wine⁷	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	<u>P</u>	<u>P</u>	-
Restaurant (bona fide eating establishment) with the sale of beer, wine, and distilled spirits⁷	C	C	C	C	-	C	C	-
Restaurant (bona fide public eating establishment) with entertainment (not including dancing)⁷	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	<u>P</u>	<u>P</u>	-
Restaurant (bona fide public eating establishment) with entertainment and/or dancing⁷	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	<u>P</u>	<u>P</u>	-

FOOTNOTES:

¹Subject to the Standards for Specific Uses outlined in Section 3.C.

² Subject to the State of California Department of Social Services licensing requirements.

³ Full-service hotels (see definition in appendix) of up to 8 stories in height are permitted by right in the Uptown Hotel/Tourism District.

⁴ Office uses are permitted above the first floor only. However, office uses may be permitted on the first floor when the office use does not directly front onto any street included any future street.

⁵ Residential uses are permitted above the first floor only.

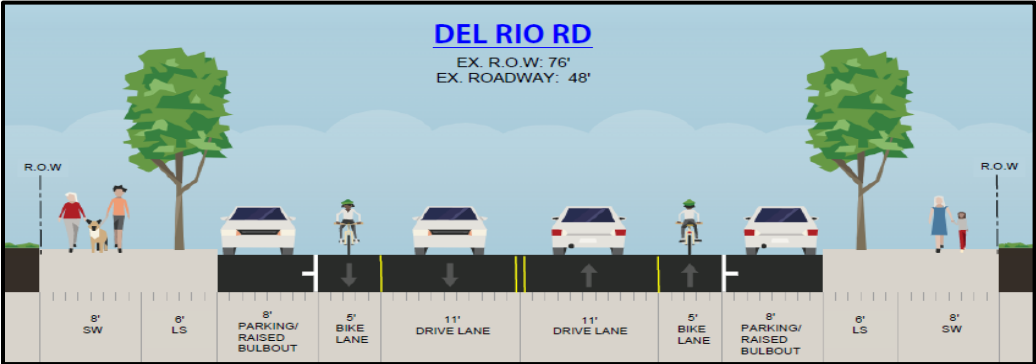
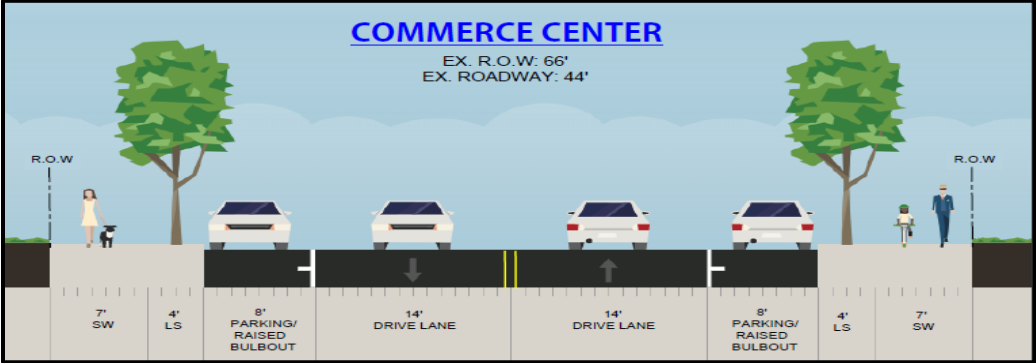
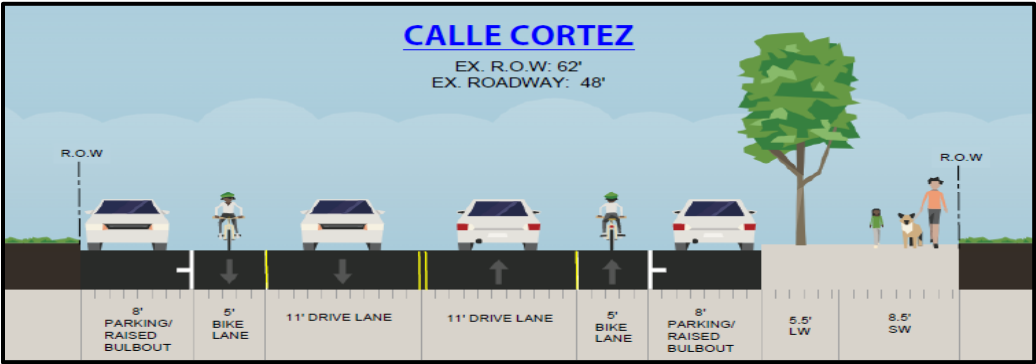
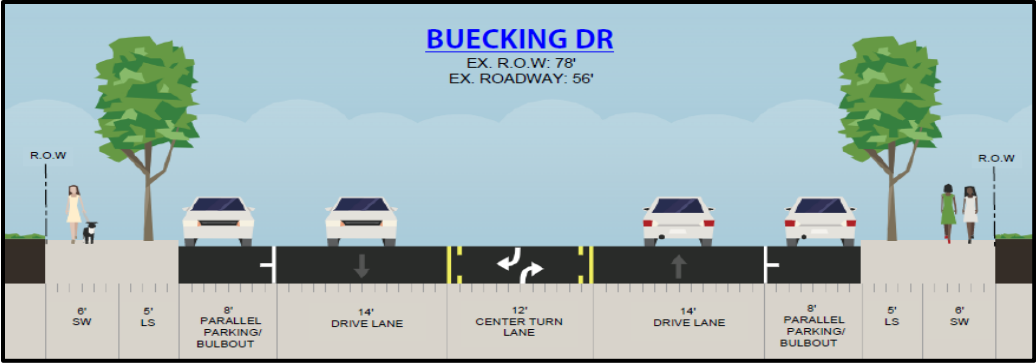
⁶ All new development on a vacant parcel or redevelopment of a parcel within an Overlay area shall conform to the allowable uses of the Overlay as specified. Additionally, until such time that a parcel within an Overlay area is redeveloped by adding more than 50% of the existing square footage on the project site, or by proposed addition which exceeds 50% of the current market value of the existing structure(s) on site, (as specified in Table 2-2 of the UTSP), land uses within a legal non-conforming building may be those uses that are allowed within the underlying District, as specified in Table 3-1.

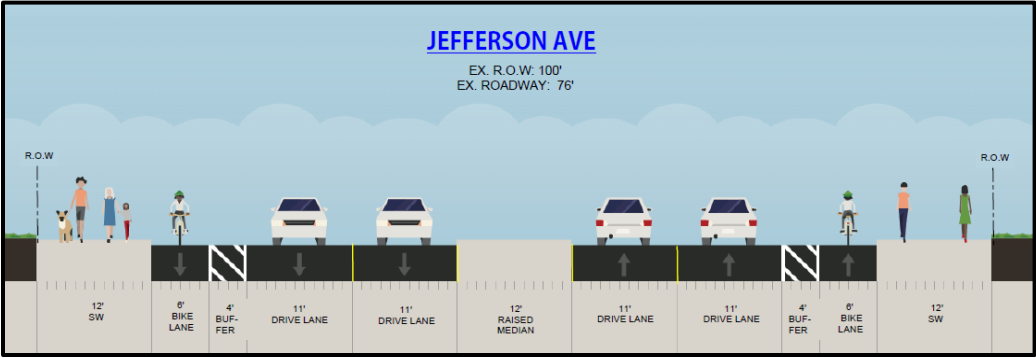
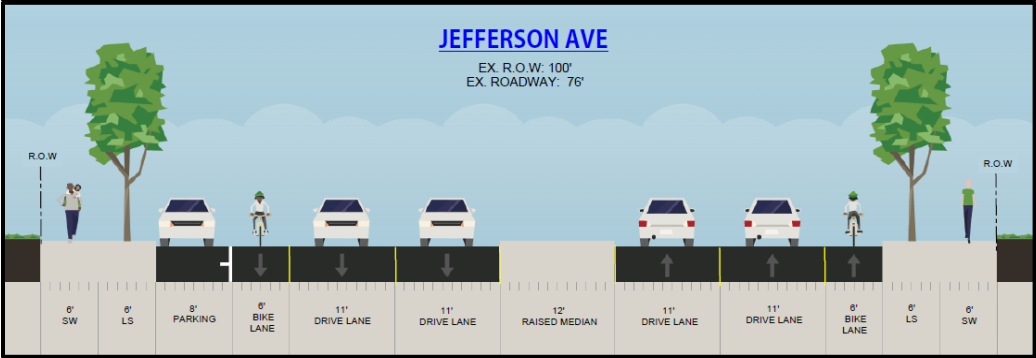
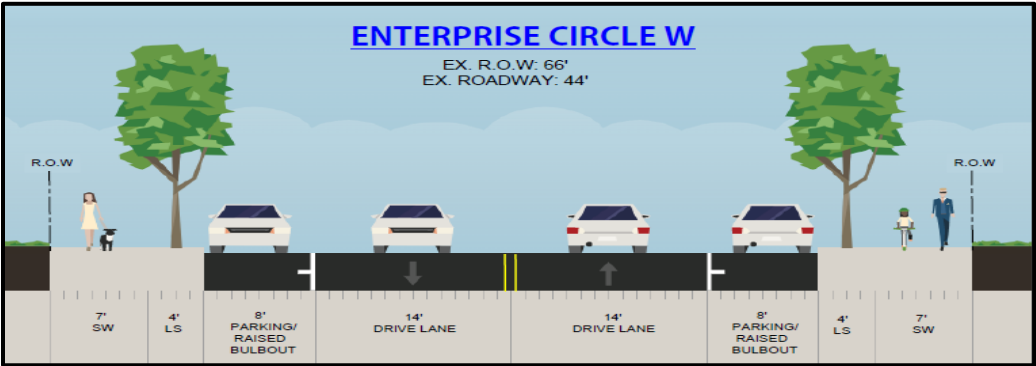
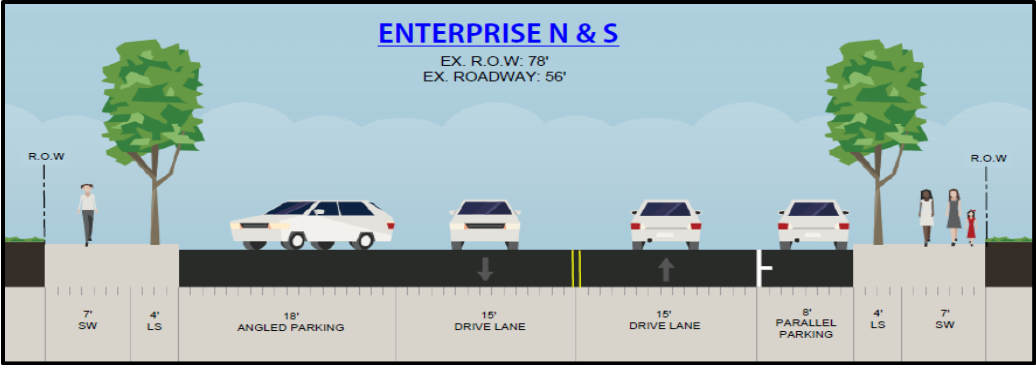
⁷ [Subject to the supplemental Development Standards in Temecula Municipal Code Chapter 17.10, 9.10 and 9.11](#)

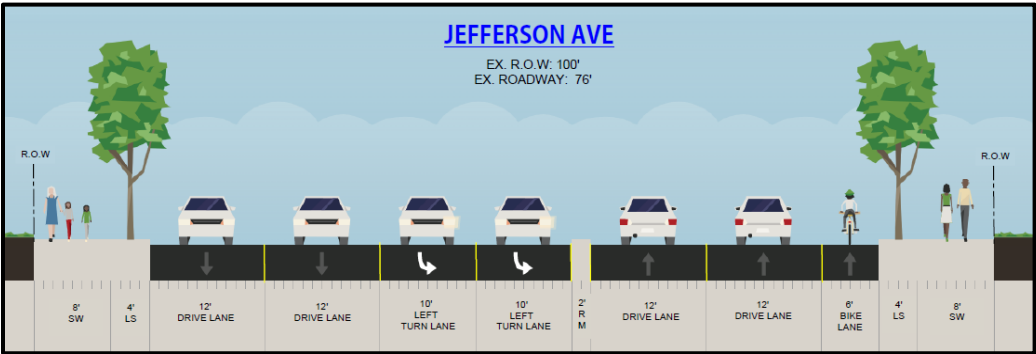
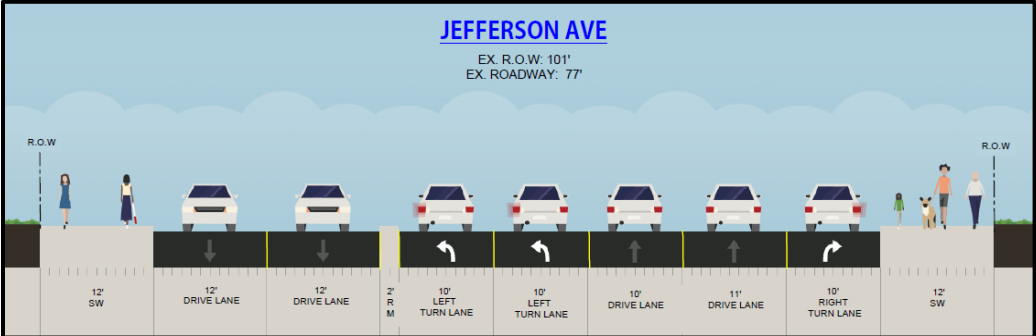
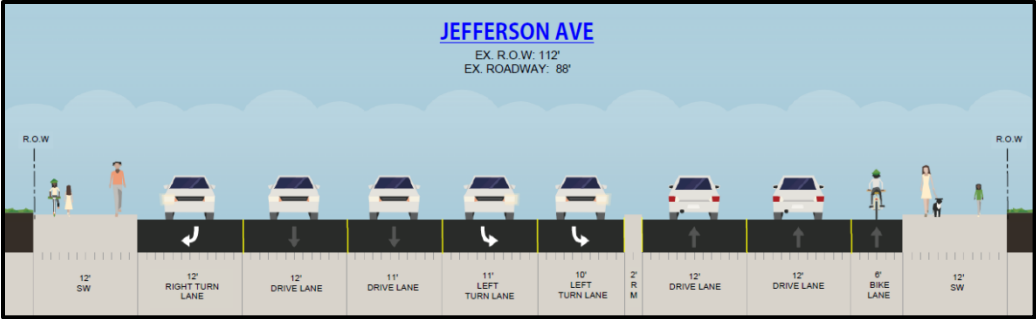
- b. Table 3-9 Parking Requirements – All Districts – include a requirement of all development to include 10% bicycle parking

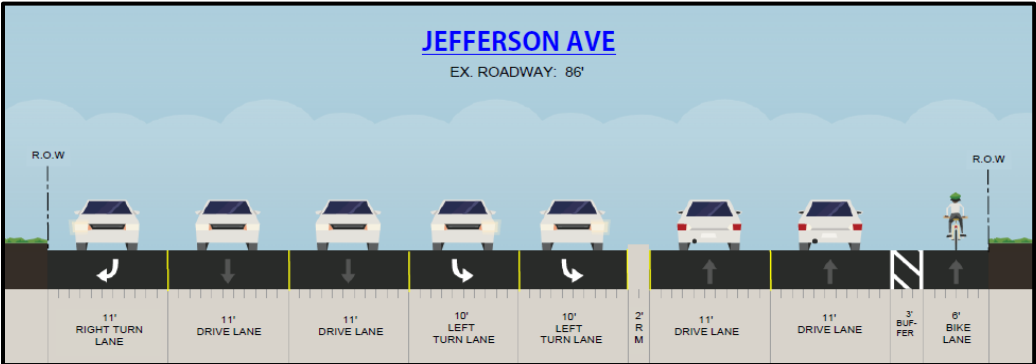
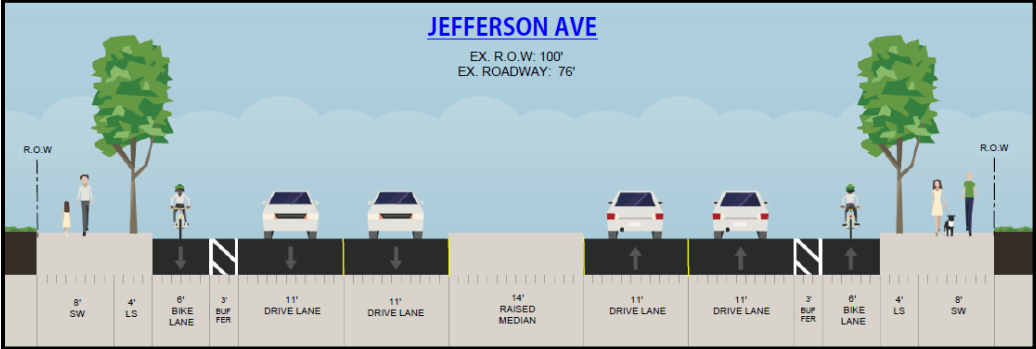
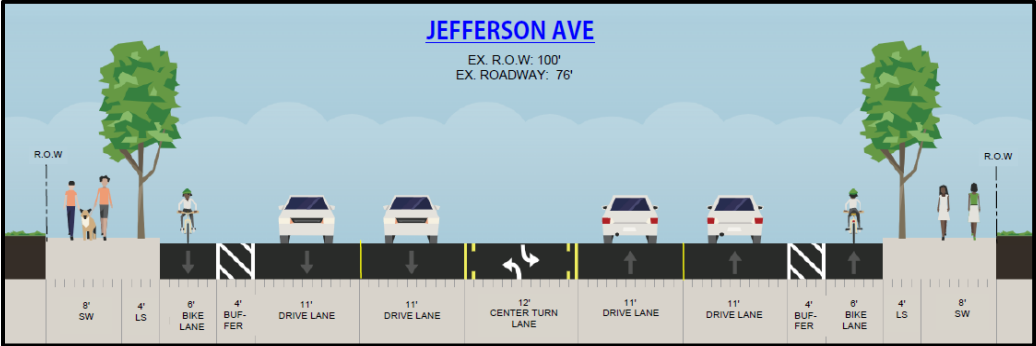
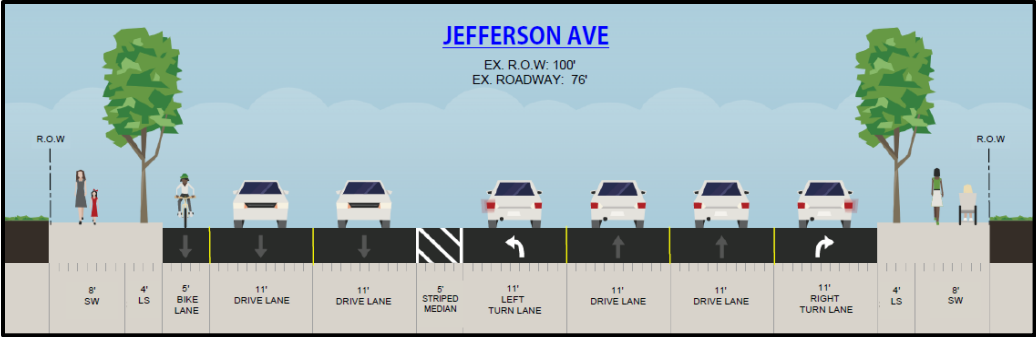
Table -2: Parking Requirements - All Districts	
Land Use	Required Parking Space Ratio
Residential²	1.75 spaces per dwelling unit
Retail/Service Commercial ^{1,2}	2.0 spaces per 1,000 SF GFA
Office²	2.0 spaces per 1,000 SF GFA
Hotel²	1.0 space per guest room or suite (ancillary conference rooms, meeting rooms and ballrooms within the hotel shall be parked separately at 2.0 spaces per 1,000 SF GFA)
Daycare, nursery school²	1 space per 2 employees, plus 1 space per 5 children, based on facility capacity
Elementary and junior high school (Kindergarten through eighth grade)²	1.5 spaces per classroom, plus 1 space per 5 fixed seats in auditorium, gymnasium or similar public assembly facility (35 SF = 5 fixed seats)
High school (ninth through twelfth grade)²	8 spaces per classroom
College or university²	1 space per employee, plus 4 spaces per 10 students based on maximum classroom capacity
Trade or vocational school²	2 spaces per 3 people based on maximum number of students and staff, or 1 space per 35 SF of instruction GFA
Religious Institution²	1 space per 3 fixed seats and 1 space per 35 SF of assembly (where there are no fixed seats) (without daycare or school uses)
¹ May require a parking analysis for certain uses where assembly or large number of customers are anticipated.	
² <u>Bicycle parking shall be provided at a rate of 10% of vehicle spaces, with a minimum of ten (10) spaces</u>	

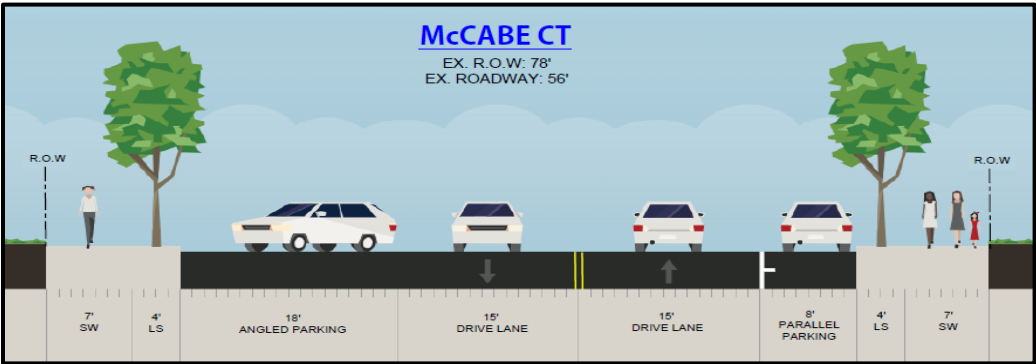
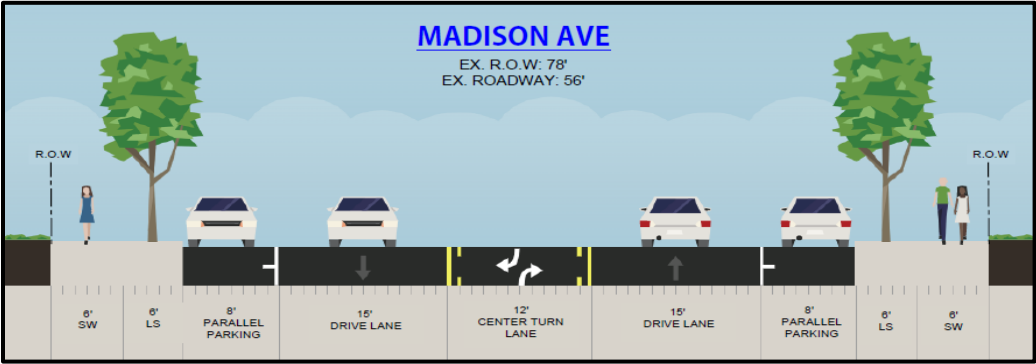
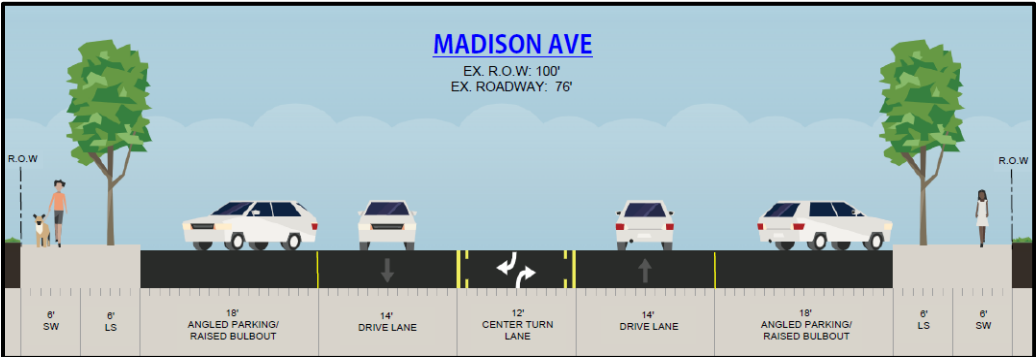
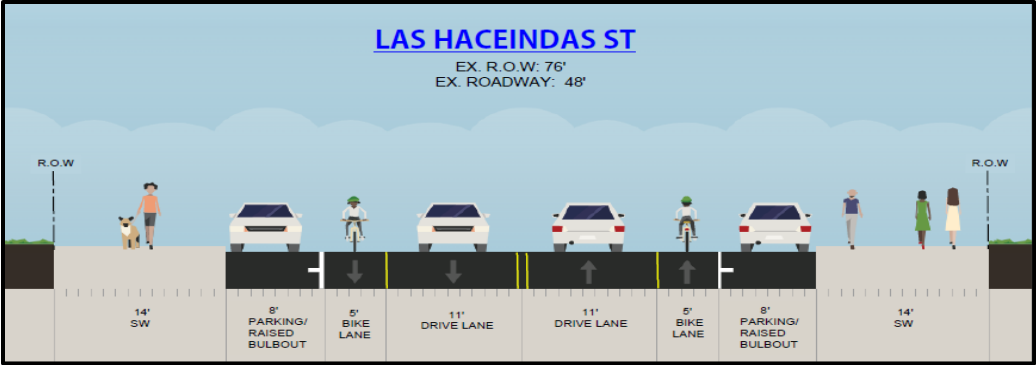
- c. Section I Street Cross Section Standards – Replace the existing street cross sections with the following:

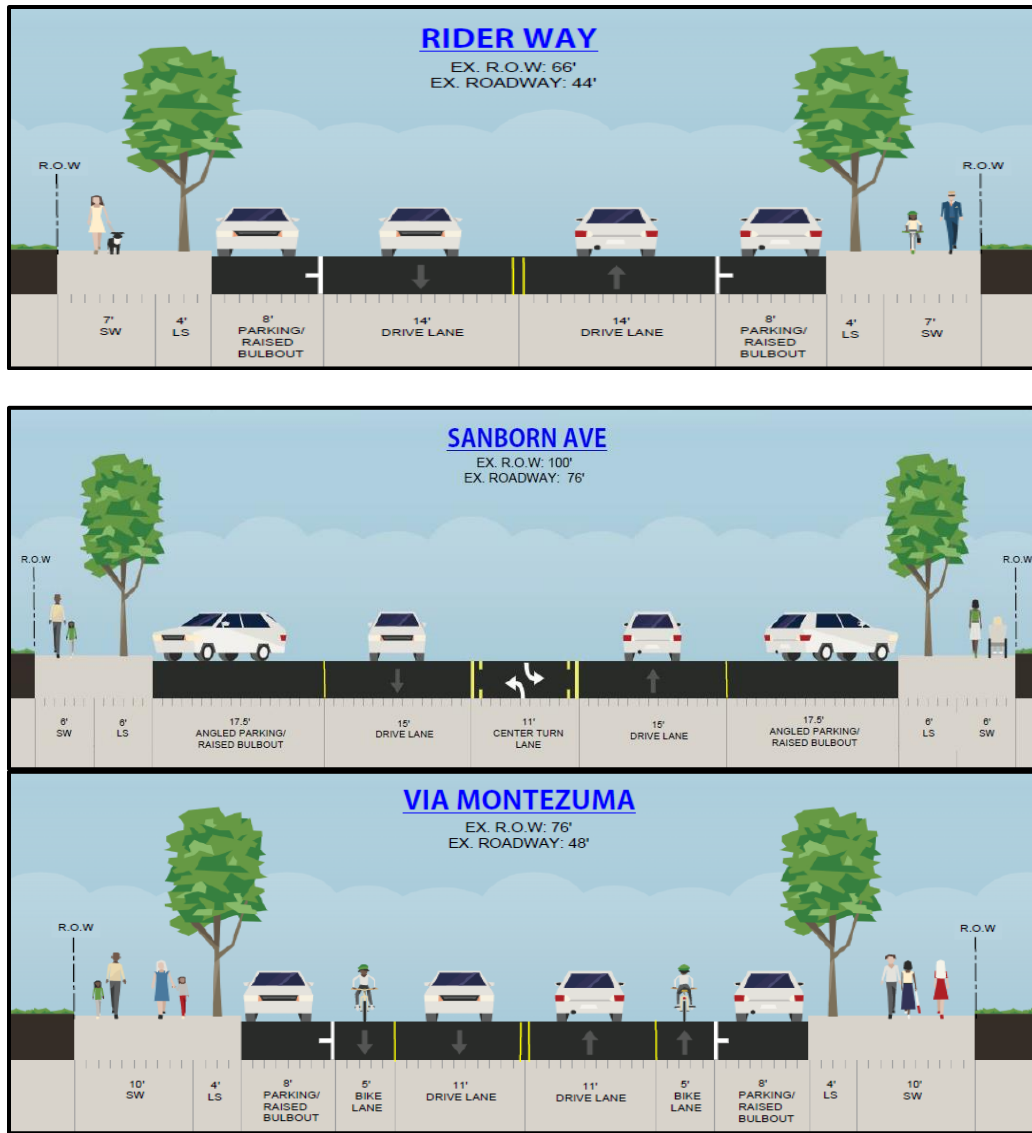












d. Section G Block and Circulation Standards – Add Subsection vii

vii. All development or redevelopment projects that propose or require for development any new street or roadway within the Uptown Temecula Specific Plan area shall submit, at the time of application, to the satisfaction of the Director of Public Works, a road alignment study which shall:

- Demonstrate alignment conformity to Exhibit 3-13: Proposed Future Streets; or
- Propose an alternative alignment, which shall demonstrate strict adherence to Table 3-14: Block Standards and provide equal or greater connectivity than Exhibit 3-13: Proposed Future Streets, to the satisfaction of the Director of Public Works.

- e. Section G Block and Circulation Standards – Implement a new street naming convention for new streets

4. New Street Naming Convention

Identity and neighborhood character is a recurring theme and a goal of the community in the creation of this specific plan (Recommendation No. 3) and a well-planned street naming convention will enhance the unique character of the 6 distinct districts in this specific plan. Any new street constructed within this specific plan area shall be named accordingly:

i. All new streets that have primarily an East – West direction of travel shall continue the numbered street names originating in Old Town, starting with “7th Street”, the Southernmost East – West street proposed, and increasing in number by 1 (one) for each East – West street constructed north of the proposed “7th Street.”

ii. All new streets that have primarily a North – South direction of travel shall select a name for the street that relates to the district from which the new street originates. The name shall be of significant importance to the district from which it originates, such as, but not limited to:

- The name of a community leader, artist, musician or a person of historical significance
- The name of plants or animals shall be limited to those native to the local area
- Other names of significance, as approved by the Community Development Director

iii. When a street traverses through multiple districts within this specific plan area, the development project that first constructed or caused the construction of the road shall propose the name based on its district location within the specific plan and the naming convention in this section

v. All new streets, regardless of district or direction, shall submit, in writing, the proposed street name to the Director of Community Development for approval. It shall be the Community Development Director’s sole discretion to approve and/or amend proposed street names within this specific plan area.

- f. Section G Block and Circulation Standards – Change “hypothetical street grid” to “proposed street grid” throughout the section

5. Block Standards

In order to facilitate the urban development patterns and intensification of land uses that are envisioned for this specific plan, smaller blocks and additional streets are required. The following block standards work in conjunction with existing streets and the proposed ~~hypothetical~~ street grid desired for the specific plan area. For the purposes of implementing this section:

- g. Exhibit 3-13 – Change the title of the exhibit from “Hypothetical Development of New Streets” to “Proposed Development of New Streets” and correct any reference throughout the section

Exhibit 3-13 illustrates the proposed ~~hypothetical~~ development of a street grid in future Uptown Jefferson. The sketch on the left illustrates the existing street grid, and the sketch on the right illustrates proposed ~~potential~~ future streets (dashed lines) that could be added to the existing network. The result is a network of smaller blocks which are more walkable and pedestrian-scaled.

Existing street grid in Uptown Jefferson



Proposed ~~Potential~~ future streets (dashed lines)
creating smaller blocks in Uptown Jefferson



- h. Exhibit 3-14 – Change the title of the exhibit from “Hypothetical Street Network” to “Proposed Street Network” and correct any reference throughout the section

Exhibit 1: Proposed ~~Hypothetical~~ Development of New Streets

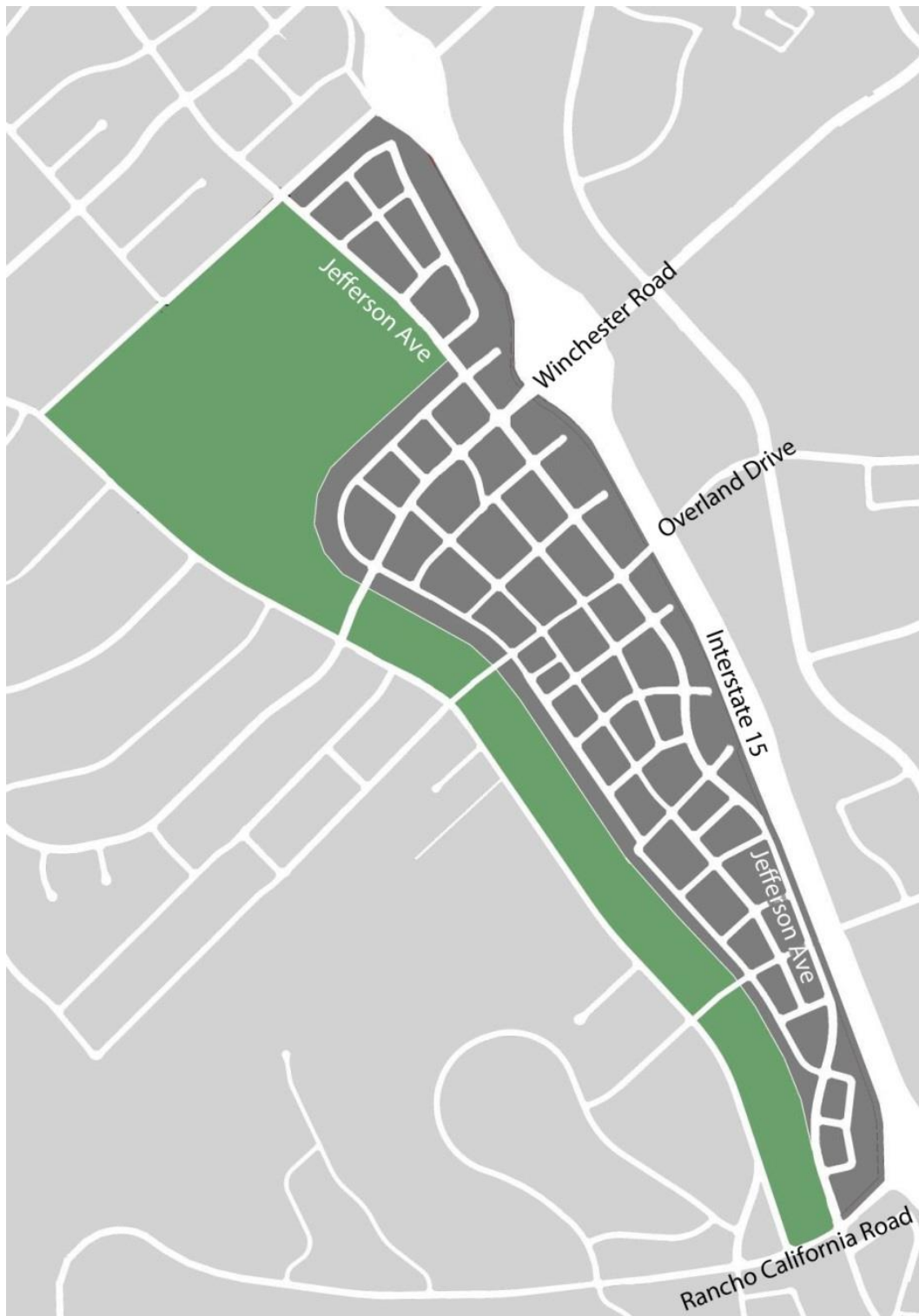


Exhibit -2: Proposed Hypothetical Street Network

- i. Table 3-14 Block Standards – Add a reference to the bottom of the table referring to the road alignment study required for new roads and any deviation would require the written approval of the Director of Public Works

Table-3: Block Standards		
District Name	Maximum Block Length (any side)	Maximum Perimeter
Uptown Center (UC)	600 ft.	2,100 ft.
Urban Hotel/Tourist (UHT)	600 ft.	2,100 ft.
Transit/Sports District (US)	600 ft.	2,100 ft.
Urban Arts District (UA)	450 ft.	1,500 ft.
Creekside Village (CV)	450 ft.	1,500 ft.

New development projects that propose or require new roads as part of their development shall submit, at the time of application, to the Director of Public Works for approval, a road alignment study that either demonstrates conformity to Exhibit 3-13: Proposed Street Network or provides an alternative road alignment study which shall demonstrate strict adherence to Table 3-14: Block Standards and provide equal or greater connectivity as Exhibit 3-14: Proposed Street Network.

~~New development projects shall attempt to follow the conceptual street network shown on the Hypothetical Street Network as closely as possible (Exhibit 3-14). If it is not feasible to do so, as it may be in some cases, the developer must provide reasonable justification showing difficulty in following the conceptual street grid network and shall also propose an alternative street layout that follows the Block Size Guidelines. The alternative layout shall achieve a similar level of connectivity as the Hypothetical Block and Street Network.~~

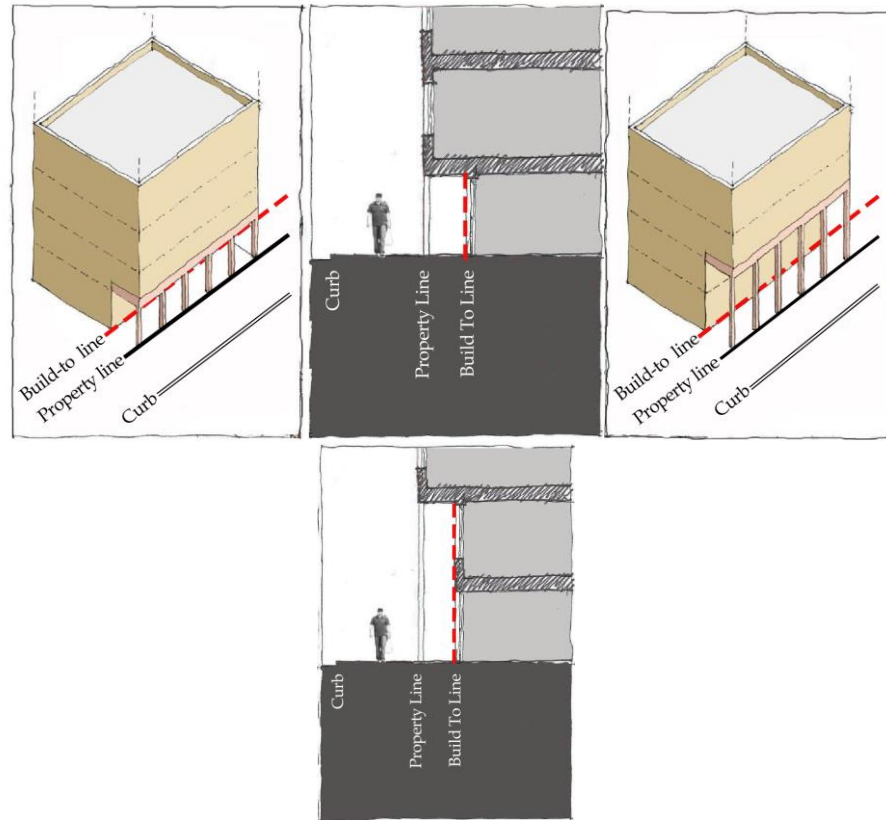
- j. Item b) “Utility Furnishing Zone” of Subsection 1 “Establishment of Sidewalk Zones” of Section H “Sidewalk Standards” – Add item V and VI containing language to state that no utility fixtures are permitted above grade (visible) within the Utility Furnishing Zone

v. No utility fixtures are to be located within the utility furnishing zone without the written authorization of the Director of Public Works.

vi. Early coordination with utility providers is necessary for a satisfactory placement of required utility furnishings, lack of coordination on part of the applicant or developer shall not cause blight on the streetscape within this specific plan area. Written evidence of early consultation efforts will be required at time of submittal to the satisfaction of the Director of Public Works.

6. Chapter 4: Architectural Standards

- a. Exhibit 4-11 Allowable Frontage Types – Modify the graphics to show the correct building placement for Arcade and High Arcade frontage types



- b. Replace the term “Tall Arcade” with “High Arcade” for consistency throughout the chapter

3. High ~~Tall~~ Arcade Frontage Type

The High ~~Tall~~ Arcade frontage type is a façade that is similar to the Arcade frontage type, except the High ~~Tall~~ Arcade’s colonnade is taller than one story. Like the Arcade frontage type, the High ~~Tall~~ Arcade’s colonnade is also covered by upper stories. The ground floor façade is aligned at the build-to line and the upper stories extend out to the property line but do not encroach into the public right-of-way. The build-to line is shown as the solid red line in the following sketches. The High ~~Tall~~ Arcade frontage type is ideal for retail when the adjacent sidewalk is fully accessible from the colonnade so that pedestrians can easily access the retail uses. The walkway located under the High ~~Tall~~ Arcade shall be at the same grade as the sidewalk in order to allow for pedestrian access and flow between the public right-of-way and the area covered by the High ~~Tall~~ Arcade.

- c. Exhibits 4-18, 4-19, and 4-20 – replace “Tall Arcade” with “High Arcade” for consistency

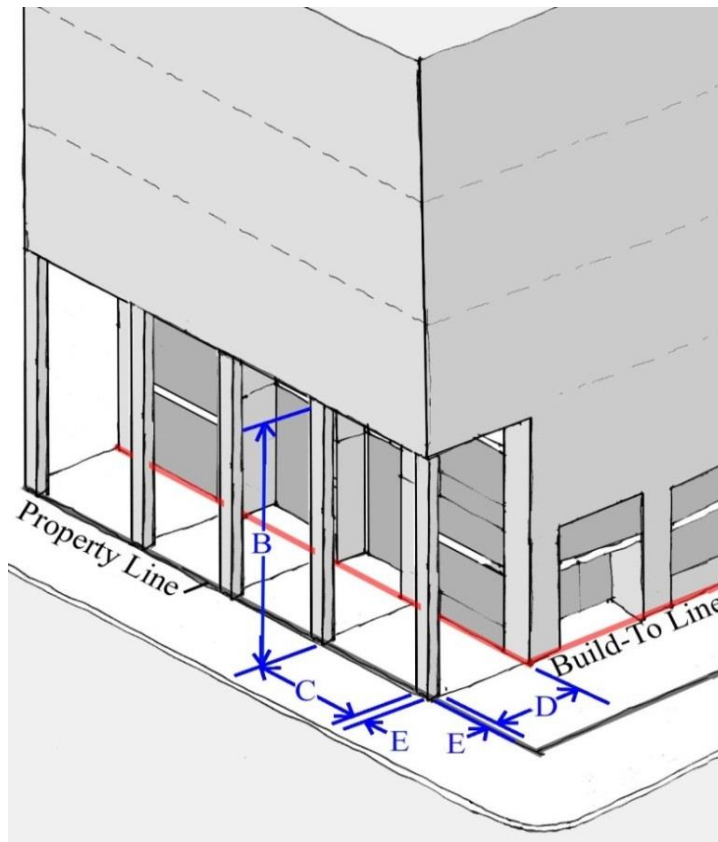


Exhibit-4: High Fall Arcade Isometric View

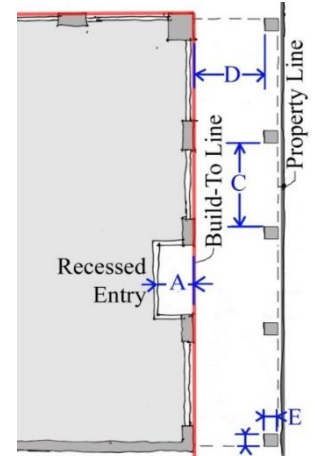


Exhibit -3: High Fall Arcade Site Plan View

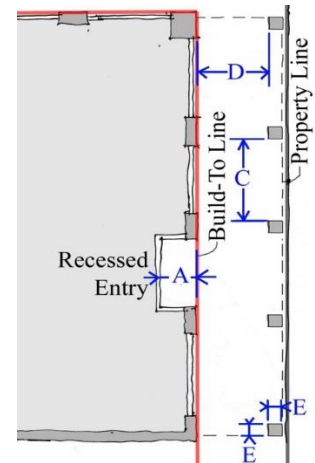


Exhibit-5: High Fall Arcade Cross Section View

7. Chapter 5: Design Guidelines

- a. Exhibits 5-3, and 5-4 – Modify the graphics to show the correct placement of the building on the Build To Line and Property Line.
- b. Section E Utility Guidelines – Add language to require early consultation with utility providers (water, electricity, and gas)
 - ix. Early consultation with Rancho California Water District ~~shall~~ should occur in order to ensure that equipment is placed in a manner that makes the least aesthetic impact. Such efforts shall be presented in writing to the satisfaction of the Director of Public Works at the time of application.
 - iii. Early coordination with Southern California Edison ~~shall~~ should occur in order to ensure that transformers are placed in a manner that makes the least aesthetic impact, and to ensure that transformers are well screened and in

compliance with utility provider's standards. Such efforts shall be presented in writing to the satisfaction of the Director of Public Works at the time of application.

v. Consultation with Southern California Gas regarding meter cabinet design guidelines and appropriate screening methods shall ~~should~~ occur early in the project design process. Such efforts shall be presented in writing to the satisfaction of the Director of Public Works at the time of application.

- c. Item b) Street Lighting of Subsection 3 Street Furnishings of Section I Streetscape Guidelines – As presently adopted, the spacing for streetlights is left to the discretion of the Director of Public Works. This proposed ordinance would specify the spacing of streetlights is sixty (60) feet or as determined by the Director of Public Works. This distance has proven effective for the ongoing development and shall be applied throughout the Specific Plan area

b) Street Lighting

- i. New streetlights shall be placed at sixty (60) foot intervals or as determined by the Director of Public Works.
- ii. Lighting shall comply with the Mount Palomar Lighting Ordinance

8. Appendix A: Glossary of Terms

- a. Update and expand the definition of "Restaurant" for compliance with the Live Entertainment Ord. (Ord. No. 2022-06)
 - i. "Restaurant (bona fide public eating establishment) without alcohol" means any establishment where the primary business is the preparation, service, and retail sales of meals comprising a varied selection of foods and nonalcoholic beverages prepared, served, and consumed on the premises. Entertainment establishments that allow dancing shall be considered a class III establishment.
 - ii. "Restaurant (bona fide public eating establishment) with beer and wine sales" means any establishment where the primary business is the preparation, service, and retail sales of meals comprising a varied selection of foods, nonalcoholic beverages, beer, and wine prepared, served, and consumed on the premises.

To be classified as a restaurant (bona fide public eating establishment) with beer and wine sales, an establishment shall meet the following requirements:

1. Be designed and operated in such a way that the sale of alcoholic beverages is ancillary to the primary restaurant operation.
2. The sale of any food prepared for consumption off the premises shall be occasional only and clearly ancillary and subordinate to the on-premises restaurant operation.
3. On any day the restaurant is open to the public for business and engaged in the ancillary sale of alcoholic beverages, restaurant services shall be available to the public during all hours of

operation. Restaurant service shall include, but not be limited to, an offering and the ability to order a varied menu of foods of not less than five main courses with appropriate nonalcoholic beverages, desserts, and other attendant dishes.

4. No entertainment shall be provided without an active and valid entertainment license.
 5. No admission charge can be charged, and no required purchase/donation is required (such as a minimum drink order) for entertainment involving dancing.
 6. Entertainment establishments that allow dancing shall be considered a class III establishment pursuant to Section 9.10.020 of the Temecula Municipal Code.
- iii. “Restaurant (bona fide public eating establishment) with beer, wine and distilled spirits” means any establishment where the primary business is the preparation, service, and retail sales of meals comprising a varied selection of foods, nonalcoholic beverages, beer, wine, and distilled spirits, prepared, served, and consumed on the premises.

To be classified as a restaurant (bona fide public eating establishment) with beer, wine, and distilled spirit sales, an establishment shall meet the following requirements:

1. Be designed and operated in such a way that the sale of alcoholic beverages is ancillary to the primary restaurant operation.
2. The sale of any food prepared for consumption off the premises shall be occasional only and clearly ancillary and subordinate to the on-premises restaurant operation.
3. On any day the restaurant is open to the public for business and engaged in the ancillary sale of alcoholic beverages, restaurant services shall be available to the public during all hours of operation. Restaurant service shall include, but not be limited to, an offering and the ability to order a varied menu of foods of not less than five main courses with appropriate nonalcoholic beverages, desserts, and other attendant dishes.
4. No entertainment shall be provided without an active and valid entertainment license.
5. No admission charge can be charged, and no required purchase/donation is required (such as a minimum drink order) for entertainment involving dancing.
6. Entertainment establishments that allow dancing shall be considered a class III establishment pursuant to Section 9.10.020 of the Temecula Municipal Code.