

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Luke Watson, Director of Community Development

DATE: March 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 February 2023.

CURRENT PLANNING ACTIVITIES

Planning processed thirty-eight (38) new applications and conducted five (5) Public Hearings in February 2023. A detailed account of planning activities is attached to this report.

Planning Statistics	February 2023
Long Range Project	9
Appeal	1
Conditional Use Permit	1
Development Plan	2
Extension of Time	4
Modifications	6
Pre-Applications	6
Temporary Use Permit	7
Zoning or Planning Letter	2
Total	38

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

FORE Temecula (PA23-0057): The City is processing a Development Plan for a 213-unit apartment community built on 6.6 acres located at 27468 Ynez Road in the Temecula Town Center Shopping Center. The project is taking advantage of a mixed-use overlay within the City of Temecula General Plan. The project applicant is scheduled to meet with the City Council General Plan Update Ad Hoc Subcommittee on March 14, 2023. **(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)**

Firenze Appeal (PA23-0045): The City is processing an Appeal to the approved Firenze Development Plan (PA21-1023). The project was originally approved on January 20, 2023 (APN:921-060-058). The appeal has been scheduled for Planning Commission on April 5, 2023. **(COOPER)**

Rancho-12 Tentative Tract Map (PA22-0047): A Tentative Tract Map for a 12 lot single-family development located at 31670 Rancho California Road. **(JONES)**

Starbucks Ynez Road Modification (PA22-0722): A Major Modification application to allow revisions to an existing commercial site. Revisions will include façade and site improvements. The project is located at 27425 Ynez Road. **(JONES)**

White Barn Development Plan (PA22-0874): A Development Plan Application for a proposed 9,100 square-foot daycare facility on the vacant 2.46-acre parcel located at 39970 Cantrell Road. **(JONES)**

Be Good Hotel (PA22-0995): 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): A modification application to allow a parking lot expansion to accommodate delivery van parking. The project is located at 27731 Diaz Road. **(JONES)**

412 Church Modification (PA22-1093): a Modification Application to convert the existing building into a church and to create an outdoor patio on the south side of the building located at 27919 Jefferson Avenue. **(JONES)**

Better Buzz/Ono BBQ Development Plan (PA23-0030): 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)**

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 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 hard copies have been distributed to the City Council, City Staff, Boards, and Commissions. **(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. **(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 held a public workshop for the new Permit Ready ADU Program on February 22, 2023. **(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 has routed the agreement for signature. **(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. Due to the project change, a new contract is currently being drafted with an updated scope and fees from Placeworks. This will include a reduction in the contract amount and term extension. The project kickoff meeting with city staff is anticipated to be set for the end of April. **(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. **(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. **(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. The item was presented to the City Council on Feb 28th and approved 5-0, the item is scheduled to return for adoption at the March 14th Council Meeting. (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. Staff approached the consultant to include recently approved legislation and was unwilling. For this reason, staff with the assistance of the City Attorney's office will draft the Ordinance and the consultant has been released from the agreement through WRCOG. (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 and the interest list is not open to potential tenants. (RABIDOU, WATSON)

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)

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 February 2023 are highlighted in the following table.

Building & Safety Statistics	February 2023
Permits	346
New Single Family Units	46
New Commercial Building	4
Photovoltaic	79
Tenant Improvement	5
Non Construction C of O	40
Number of Active Plan Checks	265
Number of New Plan Checks	179
Number of Finaled Permits	277
Inspections	3394
Inspections Per Day	178.63
Inspections Per Person Per Day	44.66
Stops Per Month	922
Visitors to Counter	821

New Construction Projects Issued

- Mountain View Industrial Buildings 12,13 & 20 – *New Industrial Buildings*
- Solana Winchester Hills - *Eight (8) New Multi-Family Attached Homes (349 units + 1 rec Bldg.)*
- Heirloom Farms Residential phase 4 – *New single family attached and detached homes*

Non-Construction Certificate of Occupancy

- All Pro Broadcasting/ KATY (*3,304 SF*)

Tenant Improvement

- Green Physical Therapy (*1,954 sq ft*)
- Shell TI for future wine bar (*1,500 sq ft*)

CODE ENFORCEMENT

During the month February, Code Enforcement responded to 108 web inquiries. In addition, the division opened 134 code cases, conducted 254 regular inspections, and forwarded 36 referrals.

Code Enforcement Statistics	February
Abandoned or Inoperable Vehicle	11
Vacant Home / Prop. Maintenance / Infestation/ Mold	4
Business or Home Occupation w/o license/CUP	22
Trash and Debris / Dumping	17
Overgrown Vegetation / Weeds / Fire Hazard	7
Green Pool / Vector Control / Stagnant Water	1
Graffiti	4
Noise/Nuisance/Animal Control	6
Trailer / RV Stored/Boat/Parking	19
Construction w/o Permit/Building Code	3
Encroach Public ROW / Trash Cans	7
Zoning/Signs	26
Public Safety & Health	7
Total Number of Cases	134

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

Foreclosure Statistics	February 2023
Residential - Default	37
Residential - Foreclosure	26
Residential - REO	11
Total - Residential	74
Commercial - Default	0
Commercial - Foreclosure	1
Commercial - REO	0
Total - Commercial	1

ATTACHMENT: Current Planning Activity Report