

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Luke Watson, Director of Community Development

DATE: July 27, 2021

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 June 2021.

CURRENT PLANNING ACTIVITIES

Planning processed 40 new applications (not including Home Occupations) and conducted seven (7) Public Hearings in June 2021. A detailed account of planning activities is attached to this report.

Plan Type	June 2021
Long Range Projects	5
Accessory Dwelling Unit	2
Bingo	1
Conditional Use Permit	3
Development Plan	3
Home Occupations	21
Maps	2
Minor Exception	1
Modification	8
Pre-Application	5
Sign Program	1
Temporary Use Permit	4
Wireless Antenna	3
Zoning	2
Total	61

Woodspring Suites (PA20-0072): The City is processing a Development Plan for an approximately 60,600 square foot, four-story, 130 room Woodspring Suites Hotel located on the west side of Madison Avenue between Buecking Drive and McCabe Court. **(COOPER)**

Sommers Bend PA17B & 18B HPR (PAs 21-0507, 21-0508): The City is process a Home Product Review for Planning Areas 17B & 18B of the Roripaugh Ranch Specific Plan to allow for three (3) unique detached single-family plans with three (3) architectural styles consisting of 62 lots. **(COOPER)**

Temecula Village Phase II (PAs 20-0323, 20-0324, 20-0325, 20-0326): The City is processing a Development Plan for a 134 unit multi-family community built on 7.61 acres; a Tentative Tract Map (TTM 38043) to combine eight (8) existing contiguous parcels into a single parcel; a General Plan Amendment to amend the underlying General Plan Land Use designation of the project site from Professional Office (PO) to Medium Density Residential (M); a Planned Development Overlay Amendment for PDO-5, (Temecula Village). The City is working with a consultant to prepare a fiscal impact analysis and with an environmental consultant to prepare an environmental document. The project is located on the south side of Rancho California Road, approximately 150 feet west of Cosmic Drive. **(COOPER)**

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)**

Solana Winchester (PA20-1371): The City is processing a Development Plan to allow for the construction of a 350-unit apartment community located within the Residential Overlay Area of Planning Area 12 of the Harveston Specific Plan at the terminus of Date Street approximately 900 feet south of Ynez Road. The City is working with a consultant to prepare a fiscal impact analysis. **(COOPER)**

Sanborn/Jefferson Gas Station (PAs 21-0075, 21-0076): The City is processing a Development Plan and Conditional Use Permit for an approximately 10,000 square foot gas station consisting of 12 fueling pumps, convenience store, quick service restaurant, and multi-tenant retail building located at 41480 Sanborn Ave. **(COOPER)**

Winchester Hills Development Agreement Amendment (PA21-0128): The City is processing a Second 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)**

Remington Industrial Building (PA21-0384): The City is processing a Development Plan to construct an approximately 33,927 square foot industrial building located at on the southwest corner of Winchester Road and Remington Avenue. **(COOPER)**

Ralph's Fueling Center (PA21-0449): The City is processing a Development Plan for a fuel station consisting of 18 fueling pumps that includes a 174 square foot kiosk located on the southwest corner of Wolf Store Road and Butterfield Stage Road. **(COOPER)**

MS Mtn View Buildings 5, 6, 10, & 11 (PAs 21-0743, 21-0744, 21-0745, 21-0746): The City is processing Development Plans for four (4) industrial buildings as part of the MS Mtn View Industrial Park. The square footage of the buildings are 17, 503 sf, 19,366 sf, 19,769 sf, and 23,788 sf. And are located along Avenida Alvarado. **(COOPER)**

LongHorn Steakhouse (PAs 21-0793, 21-0823): The City is processing a Development Plan and Conditional Use Permit for an approximately 5,710 square foot restaurant with an outdoor patio and a Type 47 (On-Sale General) ABC License located on the former Marie Calendar's site at 29363 Rancho California Rd. **(COOPER)**

LONG RANGE PLANNING

Expanded Outdoor Dining and Retail in Old Town: Staff brought this item before City Council on June 8, 2021 for further discussion. The City Council directed staff to extend the temporary program for one year and develop a permanent outdoor dining program. **(TOMA, WATSON)**

Objective Design and Development Standards (LR18-1684): The City received an SB 2 Grant from the State Department of Housing and Community Development (HCD) to update the Objective Design and Development Standards for multi-family and mixed-use residential developments, with the goal of expediting housing production, streamlining approval processes, and establishing the foundation for future regulations and housing laws. Staff is developing Objective Design Standards that will conform with SB 35, and will incorporate objective design guidelines into the City's Development Code. Staff has hired PlaceWorks, to assist with development of our design standards for multifamily and mixed use. On September 28, 2020, staff and Consultant presented six architectural styles to the PC Infill Subcommittee, consisting of Commissioners Watts and Turley-Trejo. The Subcommittee agreed with staff's six recommended styles. On October 13, 2020, staff and Consultant presented to the CC Infill Subcommittee consisting of Council Member Naggar and Rahn, the six recommended architecture styles. The Council Members agreed with staff's recommendation to move forward with detailing the styles for the Objective Design Standards. Early December, the consultant provided staff with a first draft of the ODS document. Staff reviewed and provided comments/edits. Currently, the consultant is working through staff's comments from the "Final Draft" review. We anticipate one final review by staff and one review by City Attorney prior to taking the item to the Planning Commission and City Council meetings. **(TOMA, RABIDOU)**

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, 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. **(TOMA, RABIDOU)**

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 CEQA 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. **(PETERS, TOMA)**

General Plan Annual Progress Report for 2020 (LR21-0389): State law (Government Code Section 65400 and 65700) mandates that all cities and counties submit an annual report on the status of the General Plan progress in its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR) and the Housing and Community Development (HCD) by April 1st of each year. The purpose of the General Plan Annual Progress Report (GP-APR) is to update the community, City Council, HCD and OPR on General Plan implementation progress. This report is also used as an aid to identify prospective changes, or updates that may be needed for the General Plan. Furthermore, the City has an adopted and certified Housing Element for the period of 2014 to 2021 and pursuant to Government Code Section 65400, is required to prepare and submit an Annual Progress Report (APR) to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) Department. The APR includes information on the jurisdiction's progress in addressing the Regional Housing Needs Allocation (RHNA), including the number of housing units permitted by income level, number of units entitled, and the status of programs identified within the Housing Element. As required by law, the 2020 Housing Element Annual Progress Report will be submitted to HCD on April 1, 2021. The item has been placed on the City Council consent calendar as a Receive and File for July 13, 2021. There are no penalties for resubmitting the annual progress report past the April 1st date if the City Council wishes to revise the report. **(TOMA)**

Mobile Food Trucks (LR20-1472): On February 23, 2021, staff presented to the Economic Development Subcommittee members (ME/JS) on Mobile Food Trucks (MFT). This was a noticed meeting with one public comment in favor of MFT, read by Stuart Fisk. The intent of the meeting was to get the subcommittee's feedback on the potential for MFT to operate in the City. Staff presented the definition of MFTs, existing regulations, standards of operation to consider, and Pros & Cons list. The subcommittee advised staff to create a framework and come back to the committee for discussion. Staff is working on developing the framework. **(TOMA)**

Waves to Wineries: Staff is working with the National Parks Service on the Waves to Wineries Trail Plan. The purpose of this plan is to unite Temecula Wine Country with the Pacific Coast by identifying a network of trails along the Santa Margarita River corridor. **(PETERS)**

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. **(RABIDOU, WATSON)**

Vine Creek Disposition and Development Agreement (DDA): City Council approved the DDA with Temecula Pacific Associates on June 25, 2019 for the development of 60 affordable units on City-owned property on Pujol Street. The developer is looking to secure financing from the State of California prior to construction. The City and developer will collaborate with the County of Riverside and the State Department of Housing and Community Development for additional funding opportunities through the Permanent Local

Housing Allocation grant. A tax allocation application was forwarded to the state in March, 2021. **(WATSON)**

Housing Element Update (LR18-1620 and LR17-1757): The City is working with De Novo Planning Group to update the 2021-29 Housing Element. De Novo will also assist with the RHNA process, community engagement, and CEQA. The current Housing Element was certified by the Department of Housing and Community Development (HCD) in 2013 and serves as the foundation for the update. The Housing Element is a required part of the City's General Plan and is a blueprint for meeting the housing needs of residents, at all economic levels, and addressing segments of the population with special needs. The City Council General Plan Ad Hoc Subcommittee, consisting of Mayor Pro Tem Edwards and Council Member Rahn, and the Planning Commission General Plan Ad Hoc Subcommittee, consisting of Commissioners Watts and Youmans, will serve as advisory bodies.

Running concurrently with the Housing Element Update is the Regional Housing Needs Assessment (RHNA). The RHNA planning cycle is an eight-year cycle and covers October 2021 through October 2029. The Final RHNA allocation was issued in September 2020. Staff is working with the consultant to update data and write draft chapters. **(RABIDOU, TOMA, PETERS)**

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Mortgage and Rental Assistance Program (MRAP): Pre-applications are open for the City of Temecula Mortgage and Rental Assistance Program (MRAP). This program will provide rental and mortgage assistance to those eligible recipients who were negatively impacted by COVID-19. The City's consultant is reviewing applications and preparing the first batch of applications for distribution of funds. **(RABIDOU, WATSON)**

BUILDING & SAFETY

Building and Safety statistics for June 2021 are highlighted in the following table.

Building & Safety Statistics	June 2021
Permits	371
New Single Family Units	36
New Commercial Building	0
Photovoltaic	96
Tenant Improvements	7
Non Construction C of O	32
Number of Active Plan Checks	119
Number of New Plan Checks	46
Number of Finaled Permits	269
Inspections	3,639
Inspections Per Day	165.4
Inspections Per Person Per Day	41.4
Stops Per Month	1122.0
Visitors to Counter	825

New Construction Projects Currently in Plan Check

- Truax Hotel (161,586 sf)
- Parking Structure on 3rd Street (48,907 sf)
- Town Square Market Place (two buildings at 43,640 sf each)
- Generations at Linfield - memory care/assisted living (59 apartments and 32 condos)
- Hotel (38,202 sf) on Jefferson and Winchester
- Temecula Hyundai Service Building (5,753 sf)
- Trinity Lutheran Church Preschool (9,530 sf)
- Mountain View – 42589 Avenida Alvarado (14,530 sf)
- Mountain View – 42601 Avenida Alvarado (15,895 sf)
- Mountain View – 42433 Avenida Alvarado (15,629 sf)
- Mountain View Bldg. 9, 42624 Avenida Alvarado (19,919 SF)
- Mountain View Bldg. 4, 42613 Avenida Alvarado (33,654 SF)
- Mountain View Bldg. 8, 42612 Avenida Alvarado (17,329 SF)

Non-Construction Certificate of Occupancy

- PodTronix, 42355 Rio Nedo (23,800 SF)
- Rent A Center, 26451 Ynez Rd. #B (5,000 SF)
- Rowhouse Temecula, 33195 Temecula Pky. #A3 (2,500 SF)

Tenant Improvement

- Epic Dog Academy – 42346 Rio Nedo (5,887 SF)
- Mariposa Homemade Ice Cream – 29073 Overland Dr. (1,225 SF)

CODE ENFORCEMENT

During the month of June, Code Enforcement responded to 154 web inquiries. In addition, the division opened 209 code cases, conducted 328 inspections, and forwarded 41 referrals.

Type of Code Case	June 2021
Abandoned or Inoperable Vehicle	2
Vacant Home / Prop. Maintenance / Infestation/ Mold	17
Business or Home Occupation w/o license/CUP	6
Trash and Debris / Dumping	33
Overgrown Vegetation / Weeds / Fire Hazard	35
Green Pool / Vector Control / Stagnant Water	0
Graffiti	22
Noise/Nuisance/Animal Control	24
Trailer / RV Stored/Boat/Parking	19
Construction w/o Permit/Building Code	12
Encroach Public ROW / Trash Cans	15
Zoning/Signs	21
Public Safety & Health	3
Total Number of Cases	209

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

Foreclosure Tracking	June 2021
Residential - Default	10
Residential - Foreclosure	19
Residential - REO	18
Total - Residential	47
Commercial - Default	0
Commercial - Foreclosure	1
Commercial - REO	4
Total - Commercial	5

ATTACHMENTS:

1. Current Planning Activity Report