

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Matt Peters, Director of Community Development

DATE: July 22, 2025

SUBJECT: Community Development Department Monthly Report

RECOMMENDATION: That the City Council receive and file the Community Development Department monthly report for the month of May 2025.

The following are the highlights for Community Development for the month of May 2025.

CURRENT PLANNING ACTIVITIES

In May 2025, Planning has processed twenty-six (26) new applications (not including Home Occupations) and conducted eight (8) Public Hearings. A detailed account of planning activities is attached to this report.

Planning Statistics	May
Long Range	10
Entertainment	1
Maps	1
Modifications	5
Pre-Application	5
Wireless Antenna	1
Zoning Letter	3
Total	26

Temecula Valley Hospital Master Plan Update and Planned Development Overlay Amendment (PA21-1525, PA22-0105, PA250181): The City is processing a Modification (PA21-1525) to the previously approved Temecula Valley Hospital Master Plan Development Plan and Conditional Use Permit (PA07-0200 and PA07-0202) that at buildout will include the existing 206,341 square foot hospital building and 5,180 square foot storage building along with a proposed approximately 20,000 square foot expansion to the emergency department, a 125,000 square foot, five story second hospital tower, a 80,000 square foot, four story medical office building, and a 14,000 square foot utility plant in Phase 2, an approximately 125,000 square foot, five story third hospital tower, a 80,000 square, three story medical office building, and a four story parking structure with the existing helipad relocated from its interim location to the roof of the parking structure in Phase 3; a Planned Development Overlay Amendment (PA22-0105) to the Temecula Hospital Planned Development Overlay District (PDO-9) including establishing an administrative approval process and design guidelines for buildings and structures, revising development standards, and clarifying

the allowable mix of structures and uses in the PDO, including specifically not allowing a behavioral health hospital; and a Modification (PA25-0181) to remove Condition of Approval No. 27 from a previously approved Planning Application (PA18-1529) which provided a deadline on the commencement of foundation construction for future hospital bed tower 2. 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 Community Meeting organized by TVH took place on November 13, 2023, in the City of Temecula Conference Center. A Second Community Meeting organized by TVH took place on March 26, 2025, in the City of Temecula Conference Center. The project has been scheduled for Planning Commission on June 4, 2025. **(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. This project has been scheduled for Planning Commission on July 16, 2025. **(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. **(CARDENAS)**

Redhawk Specific Plan Amendment (PA23-0327): The City is processing an amendment to the Redhawk Specific Plan to provide a revision to uses associated with the golf course and add related standards for those uses. The project is located at 45100 Temecula Parkway within the Redhawk Specific Plan (related planning application number PA23-0251 CUP). **(JONES)**

Front and Main (PA23-0492): The City is processing a Development Plan application for an approximately 13,600 square foot structure totaling three-stories. The project is generally located approximately 130 feet east of the Old Town Front Street and Main Street intersection at APN 922-034-037. **(CARDENAS)**

Habitat II (PA24-0230 & 0231): A Development Plan and related map for an approximately 10,550 square foot residential project comprised of six units within two 2 story structures. The project is located at 28725 and 28731 Pujol Street. **(CARDENAS)**

Amissa Townhomes (PA22-0941): The City is processing a Development Plan application for the construction of 14 multi-family residential units on the vacant .68-acre parcel located at 42146 Sixth Street. **(CARDENAS)**

Mercedes Benz Sprinter (PA23-0329): The City is processing a Development Plan for an approximately 81,295 square foot Mercedes Benz Sprinter Dealership that includes maintenance and repair services, detail center, and employee wellness center. The project is located on an undeveloped site at 40910 Temecula Center Drive. This project has been scheduled for Planning Commission on June 18, 2025. **(COOPER)**

Cubesmart AT&T Wireless Antenna Facility (PA22-0470): The City is processing a Wireless Antenna Facility application for a proposed 40' tall mono-eucalyptus tree located behind the existing CubeSmart Self Storage facility located at 44618 Pechanga Parkway. **(CARDENAS)**

Tony's Car Wash (PA23-0321): The City is processing a Development Plan application for a proposed 6,828 square-foot car wash facility consisting of a car wash tunnel, detailing tunnel, an office, and vacuums on the vacant 1.99-acre property located approximately 200 feet southwest of Temecula Parkway and Jedediah Smith Road. **(CARDENAS)**

Vertical Bridge WAF (PA23-0351): The City of processing a Wireless Antenna Facility Application (Conditional Use Permit) for a new 77-foot wireless tower facility and associated ground equipment at the Redhawk Golf Course open space area between Camino Rubi and Corte Mislanca. **(CARDENAS)**

Small Steps Industrial (PA24-0180): The City is processing a Development Plan application for a proposed 8,000 square foot industrial building on the vacant .59-acre parcel located on the northwest corner of Felix Valdez Avenue and Baldaray Circle. **(CARDENAS)**

MS Mountain View Buildings 17 and 21 (PA24-0246): The City is processing a Development Plan application for Building 17, a 69,095 square foot building; and Building 21, a 17,136 square foot building located on the west of the corner of Via Industria and Avenida Alvarado. **(CARDENAS)**

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

Winchester Hills Development Agreement Amendment (PA25-0016): The City is processing a Third Amendment to the Development Agreement by and between the City of Temecula and Lennar Homes, Inc., a California Corporation and Winchester Hills I LLC, a California Limited Liability Company to rescind the First Amendment to the Development Agreement and reinstate the original term of the Development Agreement for the Winchester Property located within portions of Planning Area 12 of the Harveston Specific Plan. The project has been scheduled for City Council on July 8, 2025. **(COOPER)**

Sommers Bend PA10 HPR (PA24-0508): The City is processing a Home Product Review for Planning Area 10 of the Roripaugh Ranch Specific Plan to allow for two (2) unique detached single-family plans with two (2) architectural styles consisting of 13 lots. This project has been scheduled for Planning Commission on July 16, 2025. **(COOPER)**

Sommers Bend PA33A HPR (PA24-0510): The City is processing a Home Product Review for Planning Area 33A of the Roripaugh Ranch Specific Plan to allow for two (2) unique detached single-family plans with two (2) architectural styles consisting of 15 lots. This project has been scheduled for Planning Commission on July 16, 2025. **(COOPER)**

Elderberry Park Recreation Center and HPR (PA25-0163 & -0168): The City is processing architectural plans for a private recreation center with ancillary amenities and six (6) unique detached single-family plans with four (4) architectural styles consisting of 164 lots for a new residential tract development at Specific Plan Paloma Del Sol. **(MARQUEZ & COOPER)**

LONG RANGE PLANNING

General Plan Update: The Long Range Planning Division has developed a four-phase, multi-year process to update the General Plan. Phase I is complete and included updates to Housing and Public Safety Elements. Phase I also included an update to the City's Traffic Impact Analysis (TIA) Guidelines to analyze Vehicle Miles Travelled (VMT) for the California Environmental Quality Act (CEQA). Phase II is in process and includes an update to the Quality of Life Master Plan (QLMP), reconciling the City's GIS Maps on a parcel-by-parcel basis, a baseline EIR analysis of the City's Circulation Element, and developing a Complete Streets Policy document. Phase III will include a Fiscal Land Use Study to analyze the City's remaining development capacity and market absorption potential for residential, commercial, and industrial development. The RFP for the General Plan managing consultant was awarded to Sagecrest Environmental (Contract approved January 28, 2025). The RFP for the General Plan consultant was released and interviews held with the top applicants the week of April 28th. The selection committee chose De Novo Planning Group to lead the General Plan effort. The contract was approved by the City Council on May 27, 2025, with a kickoff meeting and City tour scheduled for June 4, 2025. **(PETERS)**

Local Hazard Mitigation Plan AB 2140 Compliance (LR25-0056): A proposed City Council Resolution to include reference to the Local Hazard Mitigation Plan (LHMP) in compliance with AB2140. The proposed resolution would reduce the City's costs in circumstances where FEMA declares an emergency. Staff is working with the City Attorney's office to ensure documents comply with both state and federal requirements. **(COLLINS)**

ADU Ordinance (LR25-0058): A proposed Ordinance to repeal and replace Chapter 17.23 (Accessory Dwelling Units) to comply with changes to state law. The proposed Ordinance has been presented to the PC Municipal Code Maintenance Subcommittee on March 19, 2025 (BH/MW) and the CC General Plan Update Subcommittee on March 27, 2025. The Ordinance was approved (Ordinance No. 2025-06) and will be forwarded to HCD for their review per state law. **(COLLINS)**

City of Temecula Fire Hazard Severity Zone Ordinance (LR25-0097): A proposed Ordinance to designate fire hazard severity zones within the City in compliance with §51178. This item was presented to the City Council Public Safety Subcommittee (JA/MR) on April 8, 2025, and was adopted at a public hearing before the City Council on May 27, 2025. **(COLLINS)**

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. **(JONES)**

Old Town Parklets (LR22-1112): The previous Old Town Outdoor Dining Program was a project intended to make the Temporary Expanded Dining/Retail Program (TED) permanent that was sparked by the COVID-19 pandemic restrictions. However, due to the potential barriers that came to light such as loss of parking, ADA requirements, outside agency fees and more, the decision was made by City Council and staff to end

the outdoor dining program when the license agreements expired on July 1, 2022. With that, other outdoor dining amenities were explored for Old Town which led to the Old Town Parklet Project. Parklets are the conversion of parking spaces on urban streets into a small public ‘park’ or enclosed seating area. The intent of the Parklet Project is to provide an additional amenity to the community and promote an increase in pedestrian activity and convenience. Staff is working with a consultant, Placeworks, to design and implement the Old Town Parklets. Locations and design themes will be determined throughout the process with direction from the Old Town Steering Subcommittee. An open-house style community workshop was held on October 11, 2023, to retrieve feedback from community members. The input received from the 12 attendees was presented to the Old Town Steering Subcommittee on November 14, 2023, and direction was given to staff to move forward with a pilot program. A recommendation document with example designs and amenities was presented to the Old Town Local Advisory Committee (OTLAC) on January 23, 2025, for feedback. Staff is working with the consultant on finalizing two pilot parklets to implement. **(GARCIA)**

Wayfinding Guide (LR23-0167/LR24-0344): The City was working with a consultant, Alta Planning + Design, Inc., to implement a bicycle wayfinding system for the bike lanes and trails throughout the city. 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. Alta drafted a wayfinding strategy memo that outlines best practices for destination selection, sign placement, and sign programming in 2024, however, for ease of production and cost purposes, staff decided to open a contract with Brand Assassins to finish out the project. A kickoff meeting with Brand Assassins was held in February 2025 and designs are underway. Staff and the consultant presented a draft design to the City Council Trails/Open Space Ad Hoc Subcommittee on May 13, 2025. The consultant is working on finalizing a design based off of the feedback from the subcommittee. **(GARCIA)**

SB 1186 (LR24-0090): Staff has prepared a draft ordinance and is being reviewed by the City Attorney’s Office for compliance with state law. **(COLLINS)**

Old Town Parking Sensors (LR22-0857): The project is a continuation of the Old Town Parking White Paper that discussed various technology solutions designed to track and report on parking in Old Town in real time. The white paper recommended that the City utilize parking sensors to monitor parking in Old Town. Staff has circulated a Request for Proposal from companies offering parking sensors. Responses were received and reviewed by staff. The companies that submitted the top two highest rated proposals were invited to provide a demonstration to staff. Demonstrations were held in April and a vendor was selected (Frogparking, Inc.). The agreement for the Frogparking Sensors was taken to City Council on November 12, 2024. Sensor installation is scheduled for February 11, 2025, at 7:00 a.m. This installation will be for the pilot program for the parallel parking spaces along Old Town Front Street between Main Street and the northern entry arch. The street will remain open during the installation process. **(JONES)**

Annual Title 17 Cleanup (LR25-0004): An annual effort of Community Development to identify areas of the code that need clarification, correction, or an update. This is also performed to implement various components of state law. Staff has prepared a draft ordinance and presented it to the Planning Commission Municipal Code Maintenance Subcommittee on April 2, 2025, and to the City Council General Plan Update Ad Hoc Subcommittee on April 22, 2025. The draft ordinance will be going to a Planning Commission Hearing on June 4, 2025, and a City Council Hearing on July 22, 2025. **(GARCIA)**

Annual CIP/General Plan Consistency Review (LR25-0112): Sections 65402 and 65403 of the State Planning and Zoning Law that require that the Planning Commission review and provide comments to the

City Council regarding the conformity of the Capital Improvement Program with the General Plan. This is an annual review that will include draft fiscal years 2026-2030. This consistency finding was adopted by Planning Commission via Resolution on May 21, 2025. **(GARCIA)**

Election Sign Ordinance (LR25-0123): A proposed Ordinance to provide standards related to the governance of election signage throughout the City. The proposed Ordinance will be presented to the PC Municipal Code Maintenance Subcommittee and CC General Plan Update Subcommittee. **(JONES)**

Water Efficiency Landscape Ordinance Update (WELO) (LR25-0099) An update to the WELO to add various definitions and amendments to Chapter 17.32 of the Temecula Municipal Code to make it consistent with the Citywide Design Guidelines. Staff is currently reviewing the proposed changes and will be drafting the Ordinance to be presented to the Planning Commission Subcommittee and City Council Subcommittee. **(GARCIA)**

HOUSING

Uptown Temecula Request for Proposal (RFP): The City has been working closely with the Supportive Housing and Services Ad Hoc Subcommittee to create a draft RFP for the City owned vacant land parcel located in Uptown Temecula. City Staff is ready to release the RFP June 2025. The parcel is right next to the French Valley off ramp headed south on the I-15 Freeway and it is planned to be used for an affordable housing project. **(URIAS)**

AMISSA VILLAGE: The City is reviewing a Development Plan application for the construction of 14 multi-family residential units on the vacant .68-acre parcel located at 42146 Sixth Street. **(CARDENAS)**

BUILDING & SAFETY

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

Building & Safety Statistics	May
Permits	287
New Single Family Units	20
Accessory Dwelling Units (ADU)	2
New Commercial Building	1
Photovoltaic - SolarAPP+ (Instant permit)	55
Photovoltaic (Standard/Expedited)	80
Tenant Improvement	10
Non Construction C of O	24
Number of Active Plan Checks	174
Number of New Plan Checks	63
Number of Finaled Permits	222
Inspections	2882
Inspections Per Day	109
Inspections Per Person Per Day	27
Stops Per Month	829
Visitors to Counter	718

Non-Construction Certificate of Occupancy

- ☐ MoxieBox Art - (11,540 sq ft)
- ☐ Kallen Contracting - (5,302 sf)
- ☐ Champions Adoptive Fitness - (2,905 sq ft)

Tenant Improvement

- ☐ CAC Temecula (Children's Art Classes) - (1,965 sq ft)
- ☐ Onori Handroll - (2,173 sq ft)
- ☐ ProDrome Science - (8,835 sq ft)

CODE ENFORCEMENT

During the month of May, Code Enforcement responded to 104 web inquiries. In addition, the division opened 104 code cases, conducted 436 regular inspections, and forwarded 14 referrals. Additionally, a total of 1,102 weed abatement code cases were opened.

Code Enforcement Statistics	May
Abandoned or Inoperable Vehicle	3
Vacant Home / Prop. Maintenance /Infestation/ Mold	28
Business or Home Occupation w/o license/CUP	4
Trash and Debris / Dumping	7
Overgrown Vegetation / Weeds / Fire Hazard	1,102
Green Pool / Vector Control / Stagnant Water	3
Graffiti	9
Noise/Nuisance/Animal Control	17
Trailer / RV Stored/Boat/Parking	6
Construction w/o Permit/Building Code	15
Encroach Public ROW / Trash Cans	4
Zoning/Signs	2
Public Safety & Health	6
Total Number of Cases	1206

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

Foreclosure Statistics	May
Residential - Default	40
Residential - Foreclosure	23
Residential - REO	16
Total - Residential	79
Commercial - Default	11
Commercial - Foreclosure	2
Commercial - REO	6
Total - Commercial	19

ATTACHMENT: Current Planning Activity Report