

**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 June 2025.

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

**CURRENT PLANNING ACTIVITIES**

In June 2025, Planning has processed twenty-nine (29) new applications (not including Home Occupations) and conducted six (6) Public Hearings. A detailed account of planning activities is attached to this report.

Planning Statistics	June
Long Range	6
Accessory Dwelling Unit	1
Conditional Use Permit	1
Development Plan	1
Extension of Time	1
Maps	2
Massage Permits	1
Modifications	7
Planned Development Overlay	1
Pre-Application	1
Wireless Antenna	1
Zoning Letter	6
<b>Total</b>	<b>29</b>

**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)

**Cubsmart 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 Mislana. (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 (PA24-0246):** The City is processing a Development Plan application for Building 17, a 69,095 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)**

**Winchester & Diaz DP EOT:** The City is processing the first extension of time application for PA22-0621, a Development Plan for two industrial buildings totaling about 69,000 square feet (41,805 square feet and 26,890 square feet) on 3.95 acres approximately 250-feet west of the Winchester and Diaz Road intersection. **(CARDENAS)**

**Black Rock Coffee Major MOD:** a Modification Application (Major) for a future 735 square foot coffee shop with a drive through on the 0.94-acre parcel located at 43995 Mahlon Vail Road. **(CARDENAS)**

**Butterfield Stage Residential:** A Planned Development Overlay (PA25-0232), Tentative Tract Map (PA25-0230), and a Development Plan (PA25-0231) to allow for a 158-unit single-family market rate residential project. Units will range in size from 1,615 to 2,434 square feet. The project is generally located on the northeast corner of Butterfield Stage Road and De Portola 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 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 28<sup>th</sup>. 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, the consultant team has begun preparing document requests for various City Departments. **(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 Attorneys 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<sup>th</sup> and was adopted at a public hearing before the City Council on May 27, 2025, and has been submitted to the State Fire Marshall as required by state law. (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 design plans. (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):** A draft Ordinance has been prepared and is being reviewed by planning staff prior to scheduling subcommittee meetings. **(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/COLLINS)**

**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 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. The RFP was made live on June 4, 2025. The City is not accepting proposals from developer's unit August 4, 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)**

## BUILDING & SAFETY

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

Building & Safety Statistics	June
Permits	247
New Single Family Units	0
Accessory Dwelling Units (ADU)	1
New Commercial Building	0
Photovoltaic - SolarAPP+ (Instant permit)	31
Photovoltaic (Standard/Expedited)	35
Tenant Improvement	10
Non Construction C of O	17
Number of Active Plan Checks	156
Number of New Plan Checks	59
Number of Finaled Permits	199
Inspections	2463
Inspections Per Day	117
Inspections Per Person Per Day	29
Stops Per Month	747
Visitors to Counter	669

### Non-Construction Certificate of Occupancy

- ☐ River Springs Charter School (new location on Business Park) - (8,300 sq ft)
- ☐ Lion Heart Gym (3,400 sf)
- ☐ Great Hope Neuro Physical Therapy (1,133 sq ft)
- ☐ DHI Mortgage Company (2,695 sf)

### Tenant Improvement

- ☐ Paris Baguette (2,988 sq ft)
- ☐ Journey's at the Promenade Mall (3,475 sq ft)
- ☐ Five Below at the Promenade Mall (8,674 sq ft)

## CODE ENFORCEMENT

During the month of June, Code Enforcement responded to 108 web inquiries. In addition, the division opened 155 code cases, conducted 308 regular inspections, and forwarded seven (7) referrals.

Code Enforcement Statistics	June
Abandoned or Inoperable Vehicle	2
Vacant Home / Prop. Maintenance /Infestation/ Mold	21
Business or Home Occupation w/o license/CUP	11
Trash and Debris / Dumping	4
Overgrown Vegetation / Weeds / Fire Hazard	40
Green Pool / Vector Control / Stagnant Water	2
Graffiti	19
Noise/Nuisance/Animal Control	19
Trailer / RV Stored/Boat/Parking	18
Construction w/o Permit/Building Code	5
Encroach Public ROW / Trash Cans	3
Zoning/Signs	9
Public Safety & Health	2
<b>Total Number of Cases</b>	<b>155</b>

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

Foreclosure Statistics	June
Residential - Default	44
Residential - Foreclosure	23
Residential - REO	16
<b>Total - Residential</b>	<b>83</b>
Commercial - Default	11
Commercial - Foreclosure	3
Commercial - REO	6
<b>Total - Commercial</b>	<b>20</b>

**ATTACHMENT:** Current Planning Activity Report