

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Matt Peters, Director of Community Development

DATE: July 28, 2026

SUBJECT: Adopt Resolution and Introduce an Ordinance Approving Planning Application Number LR26-0139 for the Uptown Temecula Specific Plan

PREPARED BY: Eric Jones, Case Planner

RECOMMENDATION: That the City Council conduct a Public Hearing and:

1. Adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA TO ADOPT AN ENVIRONMENTAL IMPACT REPORT ADDENDUM FOR THE UPTOWN TEMECULA SPECIFIC PLAN AND UPTOWN TEMECULA STREETSCAPE AND SIDEWALK IMPROVEMENT STANDARDS AMENDMENT GENERALLY LOCATED WEST OF INTERSTATE 15, SOUTH OF CHERRY STREET, AND NORTH OF RANCHO CALIFORNIA ROAD (SCH NO. 2013061012)

2. Introduce an ordinance entitled:

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING THE UPTOWN SPECIFIC PLAN AND UPTOWN TEMECULA STREETSCAPE AND SIDEWALK IMPROVEMENT STANDARDS FOR THE AREA GENERALLY LOCATED WEST OF INTERSTATE 15, SOUTH OF CHERRY STREET AND NORTH OF RANCHO CALIFORNIA ROAD, AND ADOPT AN ADDENDUM TO THE CERTIFIED UPTOWN TEMECULA ENVIRONMENTAL IMPACT REPORT (SCH #2013061012)

BACKGROUND: The Uptown Temecula Specific Plan (UTSP) encompasses approximately 560 acres and is located north of Rancho California Road, west of Interstate 15, east of Diaz Road/Murrieta Creek and south of Cherry Street. The UTSP includes six districts and two overlay areas, consisting of a mixed-use residential development, as well as property designated for conservation/open space (Murrieta Creek).

The City Council adopted the Uptown Temecula Specific Plan on November 17, 2015, and as part of the adoption, the Council also directed staff to prepare a streetscape beautification and marketing plan for the newly adopted Uptown Temecula Specific Plan. In June of 2017, Staff entered into an agreement with Spurlock Landscape Architects to prepare the Uptown Temecula Streetscape and Sidewalk Improvement Standards (Sidewalk Standards). The development of the Sidewalk Standards involved two community workshops on July 17, 2017 and August 31, 2017, two meetings with Public Works, two meetings with the Planning Commission Sub Committee, and four meetings with the City Council Uptown Temecula Ad Hoc Subcommittee to obtain input and direction while developing the plan.

Staff and the development community have now been working with the Specific Plan and its Streetscape and Sidewalk Improvement Standards for a number of years. For this amendment, staff has identified various typographical edits and needed clarifications to improve the implementation of the Plan. Both the proposed Streetscape and Sidewalk Improvement Standards and the proposed Specific Plan amendments are further detailed in the following pages. None of the proposed amendments have an impact on the development fundamentals of the Plan.

SUMMARY OF ORDINANCE: Listed below are the proposed changes to the Uptown Temecula Specific Plan and Streetscape and Sidewalk Improvement Standards organized by chapter.

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
 - i. Presently there is ambiguity in the variety or subspecies of California Sycamore called for in the Specific Plan. The proposed ordinance would clarify and specify that only the *Platanus x acerifolia* ‘Bloodgood’ variety of California Sycamore is to be used throughout the Specific Plan Area when a sycamore tree is called for.
 - b. Remove “Concrete Type 2: Davis Color Mesa Bluff Exposed Aggregate Finish” and associated images throughout the Design Guidelines
 - i. The intent of having alternating sidewalk color and texture has proved challenging in application due to the intermittent development pattern occurring in the Specific Plan area, causing inconsistencies in the new sidewalks effectively negating the reason for including the standard. The

proposed ordinance would 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
 - i. The Specific Plan requires new street trees to have a minimum of 40 square feet of root zone at a depth of 36 inches and provides for the use of Silva Cells when such an area is not possible. Silva Cells are a modular suspended pavement system that can provide additional root zone area. As development in the Specific Plan area increases, the use of such systems are proving infeasible due to the existing utilities in the right-of-way, the inconsistent development pattern, as well as the increased costs associated with such suspended pavement systems. This ordinance would remove the requirement to utilize Silva Cells and remove all references to such devices.
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
 - i. Presently, there is ambiguity in the variety or subspecies of California Sycamore called for in the Specific Plan. The proposed ordinance would clarify and specify that only the *Platanus x acerifolia* ‘Bloodgood’ variety of California Sycamore is to be used throughout the Specific Plan Area when a sycamore tree is called for. The ‘Bloodgood’ variety of the California Sycamore is a preferred variety due to its increased resistance to disease and its rapid canopy growth.
 - b. Section 4.1.2 Recommended Paving and Site Furnishings by District - Remove “Concrete Type 2: Davis Color Mesa Bluff Exposed Aggregate Finish” and associated images throughout the Design Guidelines
 - i. The intent to have alternating sidewalk color and texture has proved challenging in application due to the intermittent development pattern occurring in the Specific Plan area, causing inconsistencies in the new sidewalks effectively negating the standards reason for inclusion. The proposed ordinance would remove “Concrete Type 2: Davis Color Mesa Bluff Exposed Aggregate Finish” and associated images throughout the Design Standards.
 - c. Section 4.1.2 Recommended Paving and Site Furnishings by District - Remove the Silva Cell requirements and the associated cut sheets
 - i. The Specific Plan requires new street trees to have a minimum of 40 square feet of root zone at a depth of 36 inches and provides for the use of Silva Cells when such an area is not possible. Silva Cells are a modular suspended pavement system that can provide for additional root zone area. As development in the Specific Plan area increases, the use of such systems are proving infeasible due to the existing utilities in the right-of-way, the inconsistent development pattern, as well as the increased costs associated with such suspended pavement systems. The proposed ordinance would

remove the product cut sheet for Silva Cells and all associated references to such systems.

- d. Replace the product cut sheets for pedestrian lights and streetlights
 - i. The Specific Plan as adopted includes product cut sheets for 2 types of streetlights, for pedestrian (15-feet) and vehicular use (20-feet). As the Specific Plan builds out it has become evident that the heights of the streetlights are insufficient and allow for easy climbing and in turn potential injury or damage to public property. The proposed ordinance would remove and replace the cut sheets for both the pedestrian and vehicular streetlights with new cut sheets reflecting a 20-foot height for pedestrian lights and 25-foot height for vehicular lights. The design, color, finish and bulb type will remain unchanged.

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”
 - i. This appendix was previously adopted by Ordinance No. 19-05 and only adds a reference to the existing document.
- 4. Chapter 2 Plan Administration
 - a. Table 2-2 Uptown Temecula Specific Plan – Phased Compliance Matrix - Add note to prevent the piecemealing of projects
 - i. The proposed ordinance would add a note to the table that would clarify that all modifications to a development would be cumulative over the life of the project to prevent piecemealing of a project that would allow it to avoid the requirements within the Specific Plan.
- 5. Chapter 3: Land Use and Development Standards
 - a. Table 3-1 Land Use Matrix – Amend the use matrix to implement the Live Entertainment Ordinance (Ord. No. 2022-06)
 - i. Ordinance 2022-06 “Live Entertainment Ordinance” was passed by the City Council on April 12, 2022 and regulates live entertainment through the use of an annual live entertainment license. This proposed Ordinance would update the Land Use Matrix to include the requirements of Ordinance 2022-06 within the Uptown Temecula Specific Plan area to clarify that the live entertainment ordinance also applies within the Specific Plan.
 - b. Table 3-9 Parking Requirements – All Districts – include a requirement of development to include 10% bicycle parking
 - i. As adopted, the Specific Plan does not require bicycle parking within its development standards. This ordinance would amend the development standards to include bicycle parking on the ground floor at a rate of 10% of required or provided vehicle parking spaces. The Temecula Municipal Code currently requires 5% bicycle parking for developments and staff believes

that the mixed-use nature, increased density and limited parking requirements of the Specific Plan area justifies the increase in bicycle parking.

- c. Section I Street Cross Section Standards – Update the street cross sections
 - i. As originally adopted, the street cross section standards contained assumptions about the currently in place infrastructure within the specific plan area and as development has occurred, these discrepancies have been a source of confusion for applicants and staff. The proposed amendment will replace all street cross sections with updated standards that consider current conditions and existing infrastructure. There is currently a total of 44 street cross sections that will be replaced with 23 new cross sections. These updated cross sections are easier to understand and provide an improved graphical representation of each street segment.
- d. Subsection 3 Introducing New Blocks and Streets of Section G Block and Circulation Standards – include the requirement for a road alignment study for projects that require or propose to construct new roads for development
 - i. This ordinance would add item “vii” which would require a road alignment study be submitted at the time of application to the Director of Public Works for approval. This would be a requirement of all development that requires or proposes new roads within Uptown.
- e. Section G Block and Circulation Standards – Implement a new street naming convention for new streets
 - i. This ordinance would add “Subsection 4 New Street Naming Convention” to implement an orderly and understandable street naming convention that furthers the identity of the six (6) unique districts within the Specific Plan
- f. Section G Block and Circulation Standards – Change “hypothetical street grid” to “proposed street grid” throughout the section
 - i. Replace the term “Hypothetical” with “Proposed” as it relates to the street grid discussed throughout this document. This will eliminate confusion for developers who may look at the existing terminology surrounding street development and think it is a mere suggestion and not required to be followed, that is neither the case nor intent.
- g. Exhibit 3-13 – Update exhibit name
 - i. The proposed ordinance would rename the exhibit from “Hypothetical Development of New Streets” to “Proposed Development of New Streets,” to clarify that the hypothetical street grid is the City’s proposed street grid layout for the Uptown Temecula Specific Plan.
- h. Exhibit 3-14 – Update exhibit name
 - i. The proposed ordinance would rename the exhibit from “Hypothetical Street Network” to “Proposed Street Network” to clarify that the hypothetical street grid is the City’s proposed street grid layout for the Uptown Temecula Specific Plan.
- i. Table 3-14 Block Standards – Add a reference to the bottom of the table
 - i. The proposed ordinance would remove the existing note for Table 3-14 and replace it with: “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.” The new note would ensure that any proposed streets would be constructed to the standards contained within the Specific Plan and any deviation thereto would require written approval of the Director of Public Works.

- j. Item b) “Utility Furnishing Zone” of Subsection 1 “Establishment of Sidewalk Zones” of Section H “Sidewalk Standards” – Add language to state that no utility fixtures are permitted above grade (visible) within the Utility Furnishing Zone
 - i. Early, deliberate and pedestrian minded planning can make all the difference to a streetscape of a community coming into its identity as it develops and redevelops. The proposed ordinance would add language to require developers to coordinate early with utility providers and provide those coordination efforts in writing to the satisfaction of the Director of Public Works. Lack of planning on a developer’s part shall not constitute a reason for blight within the Uptown Specific Plan area.

6. Chapter 4: Architectural Standards

- a. Exhibit 4-11 Allowable Frontage Types – Correct the graphics
 - i. As presently adopted, Exhibit 4-11 “Allowable Frontage Types” contains an error, the proposed ordinance would modify the “Arcade” and “High Arcade” frontages to show the colonnade portion of the building aligning to the property line and the ground floor is aligned at the build-to line.
- b. Replace the term “Tall Arcade” with “High Arcade” for consistency throughout the chapter
 - i. The proposed ordinance would replace the term “Tall Arcade” with “High Arcade.” The terms “Tall Arcade” and “High Arcade” are used interchangeably throughout this section and have the same meaning. This change would consolidate the terms into “High Arcade” for consistency and ease of use.
- c. Exhibits 4-18, 4-19, and 4-20 – Correct the graphic titles
 - i. The above exhibits reference “Tall Arcade” and will be corrected to “High Arcade” for consistency throughout the document.

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.
 - i. As presently adopted, Exhibit 5-3 “Arcade Frontage” contains an error, the proposed ordinance would modify the exhibit to show the colonnade portion of the building aligning to the property line and the ground floor is aligned to the build-to line.
- b. Section E Utility Guidelines – Add language to require early consultation with utility providers (water, gas, electricity, and communication)

- i. Add language to the Utility Guidelines section to state that no utility fixtures are permitted within the Utility Furnishing Zone without the written permission of the Director of Public Works and require early coordination with utility providers. In addition, would replace “should” with “shall” throughout Section E as it relates to utility consultations.
- c. Item b) Street Lighting of Subsection 3 Street Furnishings of Section I Streetscape Guidelines - Amend the language to clarify that streetlights with pedestrian lights shall be spaced at 120’ interval and streetlights without pedestrian lights shall be spaced at a 60’ interval or as determined by the Director of Public Works.
 - i. 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.

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.

These amendments were heard by the Planning Commission at a regularly scheduled public meeting on May 6, 2026. The Planning Commission voted unanimously to recommend City Council approval. There were no public speakers.

ENVIRONMENTAL: In accordance with the California Environmental Quality Act (CEQA), the proposed Specific Plan amendment will not have a significant impact upon the environment based on a completed EIR Addendum. As a result, the City Council will take action on a recommendation to adopt an EIR Addendum in compliance with CEQA Section 15164.

FISCAL IMPACT:

None

ATTACHMENTS:

1. Specific Plan Area Map
2. City Council Resolution – EIR Addendum
3. Exhibit A – EIR Addendum
4. City Council Ordinance – Specific Plan Amendment
5. Exhibit A – Specific Plan Amendment (Underline/Strikeout)
6. Planning Commission Resolution No. 2026-05
7. Planning Commission Resolution No. 2026-06
8. Planning Commission Staff Report Dated May 6, 2026
9. Notice of Public Hearing
10. Draft Notice of Determination with County Clerk