

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council
FROM: Luke Watson, Director of Community Development
DATE: May 23, 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 April 2023.

CURRENT PLANNING ACTIVITIES

Planning processed forty-four (44) new applications and conducted one (1) Public Hearing in April 2023. A detailed account of planning activities is attached to this report.

Planning Statistics	April
Long Range Project	12
Accessory Dwelling Unit	3
Conditional Use Permit	2
Development Plan	1
Massage Permits	1
Modifications	13
Pre-Application	3
Public Convenience or Necessity	1
Temporary Use Permit	3
Vendor License	1
Wireless Antenna Facility	1
Zoning Letter	3
Total	44

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 Final SEIR has been completed by the consultant and meetings have taken place with the City Council and Planning Commission Subcommittee's. **(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, September 27, 2022, and May 25, 2023, and the Old Town Temecula Planning Commission Subcommittee on October 19, 2022. The project is scheduled for Planning Commission on June 21, 2023. **(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 met 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). **(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)**

Old Town Townhomes Development Plan (PA22-0941): the City is processing a Development Plan Application for the construction of 14 multifamily residential units on the vacant .68-acre parcel located at 42146 Sixth Street. **(CARDENAS)**

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 website for the QLMP. The intent of the website is to provide a "dashboard" to display the seven Core Values and eventually incorporate the goals and policies of the updated General Plan. The website will also be used to measure the city's progress towards achieving the Citizen's 20-Year Priorities identified in the QLMP. The dashboard will be displayed on a third-party website and will incorporate links and useful indicators intended for user-friendly navigation. MIG currently drafting a style guide and wireframe for staff to review. **(GARCIA)**

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. **(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 retained Fehr & Peers (F&P) Transportation Consultants 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 scheduled for May 10th. (GARCIA)

Complete Streets (LR23-0043): This project will draft a citywide policy for the city to ensure transportation infrastructure is designed to enhance safety, accessibility, and mobility for all users. A Complete Streets Checklist will be developed to be used internally to ensure that transportation infrastructure projects are implementing Complete Streets where practical by considering the feasibility of Complete Streets improvements and ensuring consistency with other planning documents. The City has retained Fehr & Peers Transportation Consultants to draft the Complete Streets Policy, implementation checklist, and mid-block crosswalk criteria. This project is being funded by the Local Early Action Planning (LEAP) grant that was awarded by the State Department of Housing and Community Development (HCD). The Agreement with Fehr & Peers was approved by City Council on April 25th, 2023. The project kickoff meeting with city staff is scheduled for May 15th. (GARCIA)

Climate Action Plan (CAP) Baseline Evaluation (LR23-0083): The City was awarded funds from the Local Early Action Planning (LEAP) grant opportunity by the State Department of Housing and Community Development (HCD) to prepare an internal report of the city’s baseline Greenhouse Gas Emissions (GHG) inventory. The intent is for the City to have full documentation of a baseline emissions inventory that can be used as the City develops a Climate Action Plan. The City has hired WSP to collect data needed to estimate GHG emissions and include vehicle fuel economy standards, electric vehicle mandates, renewable electricity standards, waste reduction targets, and water use restrictions. The project kickoff meeting with city staff is anticipated for mid-June. (GARCIA)

Wayfinding Guide (LR23-0167): The city is working with a consultant, Alta Planning + Design, Inc., to implement a bicycle wayfinding system for the bike lanes and trails throughout the city. Alta will draft a wayfinding strategy memo that outlines best practices for destination selection, sign placement, and sign programming. 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. The contract with Alta is in the works and the project kickoff is anticipated for mid-June. (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. Fieldwork was performed on March 28th and associated studies will be provided in due time. (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 in their analysis, 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. Staff continues to work with the City Attorney's Office on drafting the Ordinance. (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 and recommend technology for monitoring parking in real time. (JONES)

Quality of Life Ordinance (LR23-0050): An Ordinance to address some concerns in 4 key areas that Staff has public safety concerns, 1) Massage Businesses attempting to circumvent the exemptions provided for in the Municipal Code and address some operational concerns raise by RSO, 2) Tobacco or "Smoke" Shops increasing number within the City and the process of licensing such establishments, 3) Smoking along public sidewalks with a focus on Old Town and the impacts to the walkable family feel the City and business owners have worked so hard to create, and 4) The growing availability of Kratom. Staff met with the City Council Public Safety Ad Hoc Subcommittee (JA/BK) on 4/25 to discuss the proposed scope of the ordinance and to obtain Councilmembers feedback and direction on the proposed ordinance. Staff has further analysis to perform and will return with a draft ordinance in the near future for their review. (COLLINS)

Annual Title 17 Cleanup (LR23-0180): 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 begun compiling the proposed changes and an ordinance will be drafted shortly thereafter. (COLLINS)

HOUSING

Las Haciendas Affordable Housing Project: The City has approved the construction of 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. Community HousingWorks (CHW), the developer, has closed their interest list to the public, the lottery has taken place, and the property management company ConAm Management is working on getting future tenants approved before the move in date. The project is currently under construction in Uptown Jefferson. (URIAS)

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)

Habitat (6) Homes Affordable Project: The City is working with Habitat for Humanity Inland Valley, INC., a California nonprofit developer, to finalize a draft Disposition and Development agreement for the construction of six (6) homes that will be available for purchase to families that qualify under low income or very low-income homebuyer income qualifications. The Disposition and Development agreement is scheduled for City Council on May 23rd. (URIAS)

Request For Proposal (RFP) of the Jefferson Ave/Uptown Vacant Parcel: The City is working on starting the process to RFP the vacant parcel located in Uptown on Jefferson Avenue to the South of the French Valley Interchange exit. This parcel has an Affordable Housing Overlay Zone and The City plans to build affordable housing on this parcel. (URIAS)

BUILDING & SAFETY

Building and Safety statistics for April 2023 are highlighted in the following table.

Building & Safety Statistics	April
Permits	485
New Single Family Units	0
New Commercial Building	0
Photovoltaic	224
Tenant Improvement	6
Non Construction C of O	23
Number of Active Plan Checks	401
Number of New Plan Checks	239
Number of Finaled Permits	302
Inspections	3545
Inspections Per Day	177
Inspections Per Person Per Day	44
Stops Per Month	1035
Visitors to Counter	0

Non-Construction Certificate of Occupancy

- Habitat for Humanity (8,720 SF)
- Small Animal Veterinary & Temecula Creek Equine Veterinary Service (3,693 SF)
- CycleBar (3,005 SF)

Tenant Improvement

- West Coast Pet Crematory Memorial (9,108 SF)
- Walmart (11,076 sq ft)
- Mary Phillips Senior Center (7,886 SF)

CODE ENFORCEMENT

During the month April, Code Enforcement responded to 141 web inquiries. In addition, the division opened 268 code cases, conducted 519 regular inspections, and forwarded 27 referrals.

Code Enforcement Statistics	April
Abandoned or Inoperable Vehicle	2
Vacant Home / Prop. Maintenance / Infestation/ Mold	8
Business or Home Occupation w/o license/CUP	12
Trash and Debris / Dumping	20
Overgrown Vegetation / Weeds / Fire Hazard	106
Green Pool / Vector Control / Stagnant Water	5
Graffiti	23
Noise/Nuisance/Animal Control	11
Trailer / RV Stored/Boat/Parking	14
Construction w/o Permit/Building Code	18
Encroach Public ROW / Trash Cans	13
Zoning/ Signs	36
Public Safety & Health	0
Total Number of Cases	268

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

Foreclosure Statistics	April
Residential - Default	47
Residential - Foreclosure	26
Residential - REO	11
Total - Residential	84
Commercial - Default	2
Commercial - Foreclosure	1
Commercial - REO	0
Total - Commercial	3

ATTACHMENT: Current Planning Activity Report