

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council
FROM: Matt Peters, Director of Community Development
DATE: May 26, 2026
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 2026.

CURRENT PLANNING ACTIVITIES

In April 2026, Planning has processed forty-four (44) new applications (not including Home Occupations) and four (4) Public Hearings were conducted. A detailed account of planning activities is attached to this report.

Planning Statistics	April
Long Range	11
Conditional Use Permit	3
Entertainment License	1
Massage Permit	1
Modifications	14
Pre-Applications	1
Sign Program	1
Temporary Use Permit	4
Vendor License	2
Zoning / Planning Letter	4
Total	42

Tierra Vista Road Townhomes (PA25-0263): A Development Plan application for an approximately 54,444 square foot townhome development that consists of six (6) new buildings that will provide 23 units, a pool, a play area, BBQ area and dog park at an existing vacant lot west of Ynez Road and north of Tierra Vista Road (944-330-008). **(MARQUEZ)**

Lantern Crest Retail Center (PA25-0355) and Conditional Use Permit for Drive-Thru (PA25-0356): A Development Plan application for an approximately 12,260 square foot one-story retail center. The retail center will consist of four (4) individual retail units and (1) restaurant with a drive-thru at the east of the building. The project is generally located on the corner of northwest corner of Equity Drive and Ynez Road (APN: 916-400-068) **(MARQUEZ)**

Panera Bread (PA25-0049) and Conditional Use Permit (PA25-0050): A Development Plan to allow for a Panera Bread restaurant (with drive-thru) totaling approximately 3,145 square feet. The project is generally located at the northwest corner of the Temecula Parkway and Bedford Court intersection (APN: 922-170-035) **(MARQUEZ)**

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). The project is scheduled for Planning Commission on May 6, 2026. **(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)**

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 is 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 Building 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)**

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)**

Temecula Town Center Residential: A General Plan Amendment (PA25-0331) to remove Table LU-6 from the Land Use Element (Mixed Use Overlays); a Development Plan (PA25-0332) to review 85 attached townhomes within 14 structures, each structure is three stories; and, a Tentative Tract Map (PA25-0333) to reconfigure an existing parcel to allow for an attached residential project. **(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 Traveled (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, 2025. 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. A General Plan visioning workshop is being held in each of the five Council Districts, and the first GPAC meeting was held on October 9, 2025, at the Conference Center. This first meeting focused on presenting the "Vision and Values" that was gathered from 5 District outreach events. The second GPAC meeting was held on November 13, 2025; this meeting focused on the Circulation Element and the priorities of the community regarding transportation. The third GPAC meeting was held on January 8, 2026, and focused on Economics. The fourth GPAC meeting was held on February 12, 2026, specifically focused on Land Use. Staff and the consultant team presented a draft land use alternatives plan to the CC General Plan Update Subcommittee on March 24, 2026, and followed up on March 31, 2026, based on feedback provided. The fifth (5th) GPAC meeting is scheduled for April 9, 2026, and will focus on these land use alternatives. **(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)**

Citywide CWPP (LR25-0464): Staff has drafted an RFP and is preparing to release. **(COLLINS)**

Administrative Use Permit (LR24-0417): Staff is preparing a draft ordinance to implement an administrative use permit (AUP) specifically for alcohol uses (primary and secondary) that are not permitted by right such as grocery stores, restaurants serving beer and wine, etc. **(COLLINS)**

ADU Ordinance (LR26-0136): The Ordinance has been drafted to be complaint with updated/new state laws. Staff is preparing supporting documents to include staff report and environmental documents. Once complete will be scheduled for Planning Commission and City Council Subcommittees for their review. **(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. The project is scheduled for Planning Commission on May 6, 2026. **(JONES)**

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. Staff has been working with the consultant on finalizing a design based off of the feedback received. A project update meeting with the City Council Trails/Open Space Ad Hoc Subcommittee was held on February 24, 2026. The subcommittee directed staff to explore opportunities to rename the trails to ensure the names are more relevant and intentional. Staff had four (4) mockup signs prepared with proposed new design and will present to Trails/Opens Space Subcommittee on May 5, 2026 for review and comment. **(COLLINS)**

SB 1186 (LR24-0090): A draft Ordinance has been prepared to implement the requirements of SB1186. This item is scheduled to be heard at the Planning Commission meeting on October 15, 2025, and City Council on November 18, 2025. The City Council tabled the item and requested additional research be completed on the subject and to bring it back at a future date. **(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 for the pilot program (Phase I) was completed on February 11, 2025. The pilot covered parallel parking spaces along Old Town Front Street between Main Street and the northern entry arch. On August 5, 2025, staff made a presentation to the City Council Old Town Steering Committee updating them on the results seen during the pilot program. Staff also discussed with the committee their thoughts on bringing before the entire council a recommendation to move forward with Phase II of the project. The subcommittee was in favor of this idea. Implementation of Phase II was presented to the City Council on October 28, 2025 for consideration. The City Council approved moving forward with Phase II. Installation began on April 1, 2026. **(JONES)**

Private Paid Parking in Old Town (LR25-0295): Staff presented an update to the Old Town Local Advisory Committee (OTLAC) on January 22, 2026, and received direction related to ongoing concerns surrounding privately owned parking lots within Old Town. At the hearing the 3 committee members were supportive of regulating the legal non-conforming parking lots while ensuring not approved/unpermitted lots would be dealt with through the City’s normal nuisance abatement process. Staff met with the Old Town Steering Subcommittee on March 31, 2026, to provide an update on feedback received from OTLAC and for additional direction. Staff will begin business, stakeholder and visitor outreach and draft an ordinance to implement the Subcommittees direction. **(COLLINS)**

Shopping Cart Ordinance Amendment (LR25-0444): An ordinance amending Title 9 (Public Peace, Morals and Welfare) of the Municipal Code to implement the requirements of SB 753 which amends the fees City’s may charge for shopping cart recovery among other changes. Staff is working to identify needed changes and will bring forward an ordinance for subcommittee review in the near future. **(COLLINS)**

Annual Municipal Code MX Ordinance (LR26-0008): An annual effort to “cleanup” the municipal code by adopting an ordinance to correct minor errors, omissions, and clarify policy that have been identified as deficient. Staff has prepared an ordinance and will present it to the Planning Commission on June 3, 2026 and City Council on July 14, 2026. **(COLLINS)**

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 received six (6) proposals. City Council has decided to update the RFP to include two City owned parcel in the RFP which would make the buildable area larger than the original RFP. Staff will be working with the Supportive Housing and Services Ad Hoc Subcommittee to draft a new RFP and re-issue. 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 April 2026 are highlighted in the following table.

Building & Safety Statistics	April
Permits	359
New Single Family Units	26
Accessory Dwelling Units (ADU)	1
New Commercial Building	0
Photovoltaic - SolarAPP+ (Instant permit)	36
Photovoltaic (Standard/Expedited)	42
Tenant Improvement	1
Non Construction C of O	37
Number of Active Plan Checks	185
Number of New Plan Checks	57
Number of Finaled Permits	244
Inspections	2568
Inspections Per Day	117
Inspections Per Person Per Day	23
Stops Per Month	714
Visitors to Counter	758

Non-Construction Certificate of Occupancy

- Sports Treasures (6,834 SF)
- Urban Swirl Frozen Yogurt (1,030 SF)
- Innovative Implant and Oral Surgery (5,306 SF)

Tenant Improvement

- Carrington College - (1,360 SF)

CODE ENFORCEMENT

During the month of April, Code Enforcement responded to 76 web inquiries. In addition, the division opened 831 code cases and conducted 689 regular inspections.

Code Enforcement Statistics	April
Abandoned or Inoperable Vehicle	5
Vacant Home / Prop. Maintenance / Infestation/ Mold	38
Business or Home Occupation w/o license/CUP	3
Trash and Debris / Dumping	4
Overgrown Vegetation / Weeds / Fire Hazard	703
Green Pool / Vector Control / Stagnant Water	1
Graffiti	22
Noise/Nuisance/Animal Control	14
Trailer / RV Stored/Boat/Parking	11
Construction w/o Permit/Building Code	7
Encroach Public ROW / Trash Cans	8
Zoning/Signs	15
Public Safety & Health	1
Total Number of Cases	832

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	48
Residential - Foreclosure	26
Residential - REO	12
Total - Residential	86
Commercial - Default	12
Commercial - Foreclosure	9
Commercial - REO	2
Total - Commercial	23

ATTACHMENT: Current Planning Activity Report