

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the office of the City Clerk (951) 694-6444. Notification 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to that meeting [28 CFR 35.102.35.104 ADA Title II].

## **AGENDA**

**TEMECULA CITY COUNCIL  
REGULAR MEETING  
COUNCIL CHAMBERS  
41000 MAIN STREET  
TEMECULA, CALIFORNIA  
NOVEMBER 14, 2023 - 6:00 PM**

**COUNCIL MEMBER CURTIS BROWN  
TO PARTICIPATE ELECTRONICALLY  
VIA ZOOM FROM: SHERATON MAUI  
2605 KAA NAPALI PARKWAY  
LAHAINA, MAUI, HI 96761**

**CALL TO ORDER: Mayor Zak Schwank**

**INVOCATION: TBD**

**FLAG SALUTE: Mayor Zak Schwank**

**ROLL CALL: Alexander, Brown, Kalfus, Schwank, Stewart**

### **PRESENTATIONS**

Presentation by Habitat for Humanity Inland Valley Regarding Programs and Services

### **BOARD / COMMISSION REPORTS**

Planning Commission and Traffic Safety Commission

### **PUBLIC SAFETY REPORT**

County of Riverside, Fire Department (CAL FIRE)

### **PUBLIC COMMENTS - NON-AGENDA ITEMS**

A total of 30 minutes is provided for members of the public to address the City Council on matters not listed on the agenda. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to CouncilComments@temeculaca.gov. All public participation is governed by Council Policy regarding

Public Participation at Meetings adopted by Resolution No. 2021-54.

### **CITY COUNCIL REPORTS**

Reports by the members of the City Council on matters not on the agenda will be made at this time. A total, not to exceed, ten minutes will be devoted to these reports.

### **CONSENT CALENDAR**

All matters listed under Consent Calendar are considered to be routine and all will be enacted by one roll call vote. There will be no discussion of these items unless members of the City Council request specific items be removed from the Consent Calendar for separate action. A total of 30 minutes is provided for members of the public to address the City Council on matters on the Consent Calendar. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to [CouncilComments@temeculaca.gov](mailto:CouncilComments@temeculaca.gov). All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

1. Waive Reading of Title and Text of All Ordinances and Resolutions Included in the Agenda

Recommendation: That the City Council waive the reading of the title and text of all ordinances and resolutions included in the agenda.

Attachments: [Agenda Report](#)

2. Approve Action Minutes of October 24, 2023

Recommendation: That the City Council approve the action minutes of October 24, 2023.

Attachments: [Action Minutes](#)

3. Approve List of Demands

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ALLOWING CERTAIN CLAIMS AND DEMANDS AS SET FORTH IN EXHIBIT A

Attachments: [Agenda Report](#)  
[Resolution](#)  
[List of Demands](#)

4. Adopt Ordinance No. 2023-09 Approving a Planned Development Overlay Amendment (Planning Application No. PA23-0260) (Second Reading)

Recommendation: That the City Council adopt an ordinance entitled:

ORDINANCE NO. 2023-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING A PLANNED DEVELOPMENT OVERLAY AMENDMENT TO THE LINFIELD CHRISTIAN SCHOOL PLANNED DEVELOPMENT OVERLAY (PDO-7) GENERALLY LOCATED NORTH OF PAUBA RD., SOUTH OF RANCHO VISTA RD., EAST OF TEMECULA VALLEY HIGH SCHOOL, AND WEST OF GREEN TREE RD., AND MAKE A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (APN: 955-020-012, 017, 018, AND 019) (PA23-0260)

Attachments: [Agenda Report](#)  
[Ordinance](#)  
[Exhibit A](#)

5. Adopt Ordinance No. 2023-10 Amending Temecula Municipal Code Section 2.40.100 Relating to Compensation for City Board and Commission Members (Second Reading)

Recommendation: That the City Council adopt an ordinance entitled:

ORDINANCE NO. 2023-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING SECTION 2.40.100 OF THE TEMECULA MUNICIPAL CODE RELATING TO COMPENSATION FOR CITY BOARD AND COMMISSION MEMBERS

Attachments: [Agenda Report](#)  
[Ordinance](#)

6. Approve Resolution Authorizing Withdrawal of Funds from City’s Pension Trust to Make Additional Discretionary Payment to CalPERS Retirement System

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA AUTHORIZING THE TRANSFER OF \$2,000,000 FROM THE CITY’S PENSION RATE STABILIZATION TRUST TO MAKE AN ADDITIONAL DISCRETIONARY PAYMENT TO CALIFORNIA PUBLIC EMPLOYEES’ RETIREMENT SYSTEM

**Attachments:**      [Agenda Report](#)  
[Resolution](#)

7.      Approve Recommendation for Community Service Funding Grant Program for Fiscal Year 2023-24 (At the Request of Subcommittee Members Schwank and Stewart)

**Recommendation:**      That the City Council approve the recommended award and allocation of \$100,000 to fund grant applications received from non-profit organizations for the Community Service Funding Grant Program Fiscal Year 2023-24.

**Attachments:**      [Agenda Report](#)  
[Application Summary](#)  
[Applications 1-15](#)  
[Applications 16-30](#)  
[Applications 31-47](#)

8.      Authorize the Submittal of an Application to the Department of Resources Recycling and Recovery for Funding from the Fiscal Year 2022-23 SB 1383 Local Assistance Grant Program

**Recommendation:**      That the City Council adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA TO AUTHORIZE THE SUBMITTAL OF AN APPLICATION TO THE DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CALRECYCLE) FOR FUNDING FROM THE FISCAL YEAR 2022-23 SB 1383 LOCAL ASSISTANCE GRANT PROGRAM

**Attachments:**      [Agenda Report](#)  
[Resolution](#)

9.      Approve Increase to Professional Services Contingency Authorization for the Margarita Recreation Center Project, PW17-21

**Recommendation:**      That the City Council:

1. Approve an increase to the contingency for professional services for the Margarita Recreation Center Project, PW17-21 by \$40,000; and
2. Increase the City Manager’s authorized contingency by \$40,000.

**Attachments:**      [Agenda Report](#)  
[Project Description](#)

10. Approve Agreement with Southstar Engineering & Consulting, Inc. for Consultant Services for the I-15 Congestion Relief Project, PW19-02

Recommendation: That the City Council approve the agreement with Southstar Engineering & Consulting, Inc., in an amount not to exceed \$968,813.40, to provide professional construction management services for the I-15 Congestion Relief Project, PW19-02.

Attachments: [Agenda Report](#)  
[Agreement](#)  
[Project CIP Budget Sheet](#)

11. Approve First Amendment to Agreement with Pacific Striping, Inc. for Citywide Repainting of Traffic Striping

Recommendation: That the City Council approve the first amendment to the agreement with Pacific Striping, Inc. for Citywide Repainting of Traffic Striping, in the amount of \$300,000, for a total agreement amount of \$2,241,500.

Attachments: [Agenda Report](#)  
[First Amendment](#)

12. Approve Third Amendment to Agreement with Inland Empire Property Services for Weed Abatement Services

Recommendation: That the City Council approve the third amendment to the agreement with Inland Empire Property Services for weed abatement services, in the amount of \$100,000, for a total agreement amount of \$400,000.

Attachments: [Agenda Report](#)  
[Third Amendment](#)

13. Approve Fifth Amendment to Agreement with David Evans and Associates, Inc. for the Diaz Road Expansion Project, PW17-25

Recommendation: That the City Council:

1. Approve the fifth amendment to the agreement with David Evans and Associates, Inc., in the amount of \$100,000, for additional contingency in support of the professional design and environmental services of the Diaz Road Expansion Project, PW17-25; and
2. Increase the City Manager's authority to approve extra work authorizations by \$100,000.

Attachments: [Agenda Report](#)  
[Fifth Amendment](#)  
[Project Description](#)

14. Approve List of Prequalified Bidders and Authorize Solicitation of Design-Build Proposals for Ronald Reagan Sports Park Hockey Rink Project, PW22-06

Recommendation: That the City Council:

1. Approve the list of prequalified bidders; and
2. Authorize the Department of Public Works to solicit proposals for design-build services from the list of prequalified bidders for the Ronald Reagan Sports Park Hockey Rink Project, PW22-06.

Attachments: [Agenda Report](#)  
[Project Description](#)  
[Project Location](#)

**RECESS CITY COUNCIL MEETING TO SCHEDULED MEETINGS OF THE TEMECULA COMMUNITY SERVICES DISTRICT, THE SUCCESSOR AGENCY TO THE TEMECULA REDEVELOPMENT AGENCY, THE TEMECULA HOUSING AUTHORITY, AND/OR THE TEMECULA PUBLIC FINANCING AUTHORITY**

**TEMECULA COMMUNITY SERVICES DISTRICT MEETING****CALL TO ORDER: President James Stewart****ROLL CALL: Alexander, Brown, Kalfus, Schwank, Stewart****CSD PUBLIC COMMENTS - NON-AGENDA ITEMS**

A total of 30 minutes is provided for members of the public to address the Board of Directors on matters not listed on the agenda. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to CouncilComments@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

**CSD CONSENT CALENDAR**

All matters listed under Consent Calendar are considered to be routine and all will be enacted by one roll call vote. There will be no discussion of these items unless members of the Community Services District request specific items be removed from the Consent Calendar for separate action. A total of 30 minutes is provided for members of the public to address the Board of Directors on items that appear on the Consent Calendar. Each speaker is limited to 3 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to CouncilComments@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

**15. Approve Action Minutes of October 24, 2023**

**Recommendation:** That the Board of Directors approve action minutes of October 24, 2023.

**Attachments:** [Minutes](#)

**CSD DIRECTOR OF COMMUNITY SERVICES REPORT****CSD GENERAL MANAGER REPORT****CSD BOARD OF DIRECTOR REPORTS****CSD ADJOURNMENT**

The next regular meeting of the Temecula Community Services District will be held on Tuesday, November 28, 2023, at 4:30 p.m., for a Closed Session, with regular session commencing at 6:00 p.m., at the Council Chambers located at 41000 Main Street, Temecula, California.

**SUCCESSOR AGENCY TO THE TEMECULA REDEVELOPMENT AGENCY - NO MEETING**

**TEMECULA HOUSING AUTHORITY - NO MEETING**

**TEMECULA PUBLIC FINANCING AUTHORITY - NO MEETING**

**RECONVENE TEMECULA CITY COUNCIL**

**PUBLIC HEARING**

Any person may submit written comments to the City Council before a public hearing or may appear and be heard in support of or in opposition to the approval of a project at the time of the hearing. If you challenge a project in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the City Clerk at or prior to the public hearing. For public hearings each speaker is limited to 5 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk or by submitting an email to be included into the record. Email comments must be submitted to CouncilComments@temeculaca.gov. Email comments on all matters, including those not on the agenda, must be received prior to the time the item is called for public comments. At public hearings involving land use matters, the property owner and/or applicant has the burden of proof and, therefore, shall be allowed 15 minutes for an initial presentation, and an additional 10 minutes for rebuttal by its development team following other comments on the matter. An appellant, other than the property owner and/or applicant, and the spokesperson for an organized group of residents residing within the noticed area of the property, which is the subject of the public hearing, shall be allowed 15 minutes to present the appellant’s position to the Council. The Mayor may allow more time if required to provide due process for the property owner, applicant or appellant. All other members of the public may speak during the public hearing for a maximum period of 5 minutes each. Deferral of one speaker’s time to another is not permitted. In the event of a large number of speakers, the Mayor may reduce the maximum time limit for members of the public to speak. All public participation is governed by the Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

**16. Introduce Ordinances Amending Title 17 of the Temecula Municipal Code to Implement Programs in the City’s Housing Element and Amending Accessory Dwelling Unit Regulations**

**Recommendation:** That the City Council introduce the following ordinances entitled:

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLE 17 OF THE TEMECULA MUNICIPAL CODE TO IMPLEMENT THE PROGRAMS IN THE CITY’S HOUSING ELEMENT BY (1) ADDING DEFINITIONS FOR AGRICULTURAL EMPLOYEE HOUSING, EMPLOYEE HOUSING, FAMILY DAY CARE HOME, LARGE FAMILY DAY CARE HOME, LOW BARRIER NAVIGATION CENTER AND SMALL FAMILY DAY CARE HOME, (2) PROVIDING THAT EMPLOYEE HOUSING

AND AGRICULTURAL EMPLOYEE HOUSING ARE PERMITTED USES IN THE HR, RR, VL, L-1, L-2, LM, M, AND H ZONES, (3) PROVIDING THAT RESIDENTIAL CARE FACILITIES FOR THE ELDERLY (SEVEN OR MORE) ARE PERMITTED USES IN THE HR, RR, VL, L-1, L-2, LM, AND HR-SM ZONES, (4) PROVIDING THAT RESIDENTIAL CARE FACILITIES (SEVEN OR MORE) ARE PERMITTED USES IN THE HR, RR, VL, L-1, L-2, LM, M, AND HR-SM ZONES, (5) PROVIDING THAT COMMUNITY CARE FACILITIES ARE PERMITTED IN ALL RESIDENTIAL ZONES, (6) ADDING SUPPORTIVE HOUSING STANDARDS, (7) PROVIDING THAT SUPPORTIVE HOUSING, TRANSITIONAL HOUSING AND LOW BARRIER NAVIGATION CENTERS ARE PERMITTED USES IN THE NC, CC, HT, SC, PO, PI, PDO-2, PDO-4R, PDO-5, PDO-6, PDO-7, PDO-10, AND PDO-14 ZONES, (8) PROVIDING THAT TRANSITIONAL HOUSING AND SUPPORTIVE HOUSING ARE A PERMITTED USE IN THE PDO-11, PDO-12 AND PDO-15 ZONES, (9) UPDATING EMERGENCY SHELTER PARKING STANDARDS, (10) REVISING REASONABLE ACCOMMODATION REGULATIONS, (11) REVISING PARKING STANDARDS FOR MULTI-FAMILY RESIDENTIAL USES WITH 12 UNITS OR LESS, (12) MAKING OTHER REVISIONS TO CONFORM WITH CHANGES IN STATE LAW, AND (13) MAKING A FINDING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTION 15162

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING CHAPTER 17.23 OF TITLE 17 OF THE TEMECULA MUNICIPAL CODE PERTAINING TO ACCESSORY DWELLING UNIT (ADU) REGULATIONS AND PROVIDING THAT ADU'S ARE PERMITTED IN THE PDO-5, PDO-7, PDO-9, PDO-10, PDO-11, PDO-12, AND PDO-15 ZONES, AND REVISING ADU REGULATIONS, AND MAKING A FINDING THAT THE ORDINANCE IS EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.17

**Attachments:**

[Agenda Report](#)

[Ordinance - Housing Element Implementation](#)

[Ordinance - ADU Update](#)

[PC Resolution No. 2023-18](#)

[Notice of Exemption](#)

[Notice of Public Hearing](#)

**BUSINESS**

Any member of the public may address the City Council on items that appear on the Business portion of the agenda. Each speaker is limited to 5 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to CouncilComments@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

17. Approve Four City Council Protocol Manual Policies (At the Request of Subcommittee Members Alexander and Kalfus)

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPTING FOUR CITY COUNCIL POLICIES GOVERNING THE OPERATIONS OF THE CITY COUNCIL FOR INCLUSION IN THE CITY COUNCIL PROTOCOL MANUAL

**Attachments:**

[Agenda Report](#)

[Resolution](#)

[Exhibit A - Committee Appointments Policy](#)

[Exhibit B - Compensation and Stipend Policy](#)

[Exhibit C - Code of Ethics Policy](#)

[Exhibit D - Travel and Reimbursement Policy](#)

**ITEMS FOR FUTURE CITY COUNCIL AGENDAS**

Any Council Member, including the Mayor, may request an item be placed on a future agenda. Any such request will be discussed under this section. In making the request, a Council Member may briefly describe the topic of the proposed agenda item and any timing associated with the placement of the item on the agenda. This description shall not exceed 3 minutes. No substantive discussion on the subject of the motion may occur. Items may only be placed on the agenda by Council Members pursuant to policy or by the City Manager based on administrative or operational needs of the City. Public comments on the placement of these agenda items shall be limited to a maximum of 30 minutes. Individual comments shall not exceed 3 minutes. All public participation is governed by the Council Policy regarding Public Participation at Meetings and Agenda Placements by Council Members adopted by Resolution No. 2021-54.

**CITY MANAGER REPORT****CITY ATTORNEY REPORT**

**ADJOURNMENT**

The next regular meeting of the City Council will be held on Tuesday, November 28, 2023, at 4:30 p.m., for a Closed Session, with regular session commencing at 6:00 p.m., at the Council Chambers located at 41000 Main Street, Temecula, California.

**NOTICE TO THE PUBLIC**

The full agenda packet (including staff reports, public closed session information, and any supplemental material available after the original posting of the agenda), distributed to a majority of the City Council regarding any item on the agenda, will be available for public viewing in the main reception area of the Temecula Civic Center during normal business hours at least 72 hours prior to the meeting. The material will also be available on the City's website at [TemeculaCa.gov](http://TemeculaCa.gov) and available for review at the respective meeting. If you have questions regarding any item on the agenda, please contact the City Clerk's Department at (951) 694-6444.