

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
MAY 26, 2020 - 7:00 PM**

IMPORTANT NOTICE REGARDING THIS MEETING

This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N 29 20, dated March 17, 2020, regarding the COVID 19 pandemic. The live stream of the meeting may be viewed on television and/or online. Details can be found at temeculaca.gov/tv. In accordance with Executive Order N 29 20, the public may only view the meeting on television and/or online and not in the Council Chamber.

Submission of Public Comments: For those wishing to make public comments at this Council meeting, please submit your comments by email to be read aloud at the meeting by the City Clerk. Email comments must be submitted to the City Clerk at randi.johl@temeculaca.gov. Email comments on matters not on the agenda must be submitted prior to the time the Mayor calls the item for Public Comments. Email comments on agenda items must be submitted prior to the time the Mayor closes public comments on the agenda item. All email comments shall be subject to the same rules as would otherwise govern speaker comments at the Council meeting. Electronic comments on agenda items for this Council meeting may only be submitted via email and comments via text and social media (Facebook, Twitter, etc.) will not be accepted.

Reading of Public Comments: The City Clerk shall read all email comments, provided that the reading shall not exceed three (3) minutes, or such other time as the Council may provide, consistent with the time limit for speakers at a Council meeting. The email comments submitted shall become part of the record of the Council meeting.

CALL TO ORDER: Mayor James Stewart

INVOCATION: TBD

FLAG SALUTE: Mayor James Stewart

ROLL CALL: Edwards, Naggar, Rahn, Schwank, Stewart

PUBLIC COMMENTS

A total of 30 minutes is provided for members of the public to address the City Council on items that appear on the Consent Calendar or a matter not listed on the agenda. Each speaker is limited to three minutes. For all Public Hearing or Business items on the agenda, each speaker is limited to five minutes. For this meeting, public comments may be submitted and read into the record pursuant to the important notice provided at the top of this agenda.

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.

1. Waive Reading of Standard Ordinances and Resolutions

Recommendation: That the City Council waive the reading of the text of all standard ordinances and resolutions included in the agenda except as specifically required by the Government Code.

Attachments: [Agenda Report](#)

2. Approve Action Minutes of April 28, May 6 and May 12, 2020

Recommendation: That the City Council approve the action minutes of April 28, May 6 and May 12, 2020.

Attachments: [Action Minutes - 4/28/20](#)
[Action Minutes - 5/6/20](#)
[Action Minutes - 5/12/20](#)

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. Approve City Treasurer's Report as of March 31, 2020

Recommendation: That the City Council approve and file the City Treasurer's Report as of March 31, 2020.

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

5. Adopt Ordinance 2020-04 Amending Title 17 of the Temecula Municipal Code Pertaining to the Accessory Dwelling Units (Second Reading)

Recommendation: That the City Council adopt an ordinance entitled:

ORDINANCE NO. 2020-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLE 17 OF THE TEMECULA MUNICIPAL CODE TO DELETE CERTAIN SUBSECTIONS OF SECTION 17.06.050 PERTAINING TO ACCESSORY DWELLING UNITS, ESTABLISHING A NEW CHAPTER 17.23 PERTAINING TO ACCESSORY DWELLING UNITS, AMENDING TABLE 17.24.040 REGARDING PARKING REQUIREMENTS, AND FINDING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

6. Adopt Ordinance 2020-05 Amending Title 17 of the Temecula Municipal Code to Conform with the Density Bonus Ordinance Law Under the California Government Code (Long Range Project Number LR19-1597) (Second Reading)

Recommendation: That the City Council adopt an ordinance entitled:

ORDINANCE NO. 2020-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLE 17 OF THE TEMECULA MUNICIPAL CODE TO REVISE REGULATIONS TO CONFORM WITH DENSITY BONUS LAW (CALIFORNIA GOVERNMENT CODE SECTION 65915) AND FINDING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

7. Extend Terms of Appointment for Planning Commissioner Lanae Turley-Trejo and Old Town Local Review Board Members Annette Brown and Peg Moore

Recommendation: That the City Council extend the terms of appointment for Planning Commissioner Lanae Turley-Trejo and Old Town Local Review Board Members Annette Brown and Peg Moore to October 10, 2020.

Attachments: [Agenda Report](#)

8. Set Public Hearing to Approve Solid Waste and Recycling Rates for Commercial Customers for Fiscal Year 2020-21

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA SETTING A TIME AND PLACE FOR A PUBLIC HEARING IN CONNECTION WITH THE SOLID WASTE AND RECYCLING RATES FOR COMMERCIAL CUSTOMERS FOR FISCAL YEAR 2020-21

Attachments: [Agenda Report](#)
[Resolution](#)
[Rate Schedule](#)

9. Approve Resolution Regarding the Return of Funds to the US Department of Housing and Urban Development

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA REGARDING THE RETURN OF FUNDS TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Attachments: [Agenda Report](#)
[Resolution](#)
[HUD Letter](#)

10. Approve Loan Agreement with Las Haciendas Housing Associates, LP for a 77 Unit Affordable Housing Project

Recommendation: That the City Council approve a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA, ACTING IN ITS CAPACITY AS THE HOUSING SUCCESSOR TO THE FORMER TEMECULA REDEVELOPMENT AGENCY (AND, WITH RESPECT TO A LOAN OF CITY FEES, ALSO IN ITS CAPACITY AS THE CITY) APPROVING A LOAN AGREEMENT WITH LAS HACIENDAS HOUSING ASSOCIATES, L.P. FOR THE “LAS HACIENDAS” 77 UNIT LOW INCOME AFFORDABLE MULTI-FAMILY (APARTMENT) PROJECT AT 28715 LAS HACIENDAS STREET AND 28772 CALLE CORTEZ, AND THE TAKING OF RELATED ACTIONS, AND MAKING A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15182

Attachments: [Agenda Report](#)
 [Resolution](#)
 [Attachment A](#)

11. Approve Resolution to Amend the Transportation Uniform Mitigation Fee (TUMF) Program

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING THE APPLICABLE TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) APPLICABLE TO ALL DEVELOPMENTS IN THE CITY OF TEMECULA

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

12. Approve Tract Maps and Subdivision Improvement and Monumentation Agreements for Sommers Bend and Authorize the City Manager to Execute Related Documents

Recommendation: That the City Council:

1. Approve Tract Map 37341-11, 37341-12, 37341-13, 37341-14, 37341-15 and 37341-16 in conformance with the Conditions of Approval;
2. Approve the Subdivision Improvement and Monumentation Agreements with the Developer;
3. Authorize the City Manager to execute the agreements on behalf of the City.

Attachments:

[Agenda Report](#)

[Fees and Securities Report](#)

[Vicinity Map](#)

[Tract Maps](#)

**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 THE
TEMECULA PUBLIC FINANCING AUTHORITY**

TEMECULA COMMUNITY SERVICES DISTRICT MEETING

CALL TO ORDER: President Zak Schwank

ROLL CALL: Edwards, Naggar, Rahn, Schwank, Stewart

CSD PUBLIC COMMENTS

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 or a matter not listed on the agenda. Each speaker is limited to three minutes. For all Public Hearing or Business items on the agenda, each speaker is limited to five minutes. For this meeting, public comments may be submitted and read into the record pursuant to the important notice provided at the top of this agenda.

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 Temecula Community Services District request specific items be removed from the Consent Calendar for separate action.

13. Approve Action Minutes of April 28, 2020

Recommendation: That the Board of Directors approve the action minutes of April 28, 2020.

Attachments: [Action Minutes](#)

14. Set Public Hearing to Approve Temecula Community Services District Proposed Rates and Charges for Fiscal Year 2020-21

Recommendation: That the Board of Directors adopt a resolution entitled:

RESOLUTION NO. CSD

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TEMECULA COMMUNITY SERVICES DISTRICT OF THE CITY OF TEMECULA ACKNOWLEDGING THE FILING OF A REPORT WITH RESPECT TO THE PROPOSED RATES AND CHARGES FOR FISCAL YEAR 2020-21 AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING IN CONNECTION THEREWITH

Attachments: [Agenda Report](#)
[Resolution](#)
[Exhibit A](#)
[Preliminary Engineer Report](#)

15. Terminate Easement for Maintenance of Landscaping on Property Within Tract 21764 and Service Level C, Zone 7

Recommendation: That the Board of Directors adopt a resolution entitled:

RESOLUTION NO. CSD

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TEMECULA COMMUNITY SERVICES DISTRICT OF THE CITY OF TEMECULA TERMINATING THE EASEMENT FOR MAINTENANCE OF LANDSCAPING ON PROPERTY WITHIN TRACT 21764 AND TEMECULA COMMUNITY SERVICES DISTRICT, SERVICE LEVEL "C", ZONE 7

Attachments:[Agenda Report](#)[Resolution](#)[Easement Deed](#)[Zone 7 Map](#)**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, June 9, 2020, at 5:30 p.m., for a Closed Session, with regular session commencing at 7:00 p.m., at the Council Chambers located at 41000 Main Street, Temecula, California.

SUCCESSOR AGENCY TO THE TEMECULA REDEVELOPMENT AGENCY

CALL TO ORDER: Chairperson James Stewart

ROLL CALL: Edwards, Naggar, Rahn, Schwank, Stewart

SARDA PUBLIC COMMENTS

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 or a matter not listed on the agenda. Each speaker is limited to three minutes. For all Public Hearing or Business items on the agenda, each speaker is limited to five minutes. For this meeting, public comments may be submitted and read into the record pursuant to the important notice provided at the top of this agenda.

SARDA 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 Successor Agency to the Redevelopment Agency request specific items be removed from the Consent Calendar for separate action.

16. Approve Joint Action Minutes of April 28, 2020

Recommendation: That the Successor Agency to the Temecula Redevelopment Agency approve the joint action minutes of April 28, 2020.

Attachments: [Joint Action Minutes](#)

SARDA EXECUTIVE DIRECTOR REPORT**SARDA BOARD OF DIRECTOR REPORTS****SARDA ADJOURNMENT**

The next regular meeting of the Successor Agency to the Redevelopment Agency will be held on Tuesday, June 9, 2020, at 5:30 p.m., for a Closed Session, with regular session commencing at 7:00 p.m., at the Council Chambers located at 41000 Main Street, Temecula, California.

RECONVENE TEMECULA CITY COUNCIL**PUBLIC HEARING**

Any person may submit written comments to the City Council before or during a public hearing in support of or in opposition to the approval of the project(s) in the manner prescribed in the important notice at the top of this agenda. If you challenge any of the project(s) in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the City Clerk at, or prior to, the public hearing.

17. Approve Amendment to the Old Town Specific Plan to Allow Four-Story Hotels Within the Downtown Core District and to Add Language to the Specific Plan to Clarify the Intended Use of a Minor Exception for Building Height

Recommendation: That the City Council adopt resolutions entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING ADDENDUM NO. 1 TO THE OLD TOWN SPECIFIC PLAN PROGRAM ENVIRONMENTAL IMPACT REPORT (SCH NO. 2009071049)

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING AMENDMENT NO. 9 TO THE OLD TOWN SPECIFIC PLAN (SP-5) (LONG RANGE PROJECT NO. LR20-0209)

Attachments:

[Agenda Report](#)

[Aerial Map](#)

[Resolution - EIR Addendum](#)

[Exhibit A - EIR Addendum](#)

[Resolution - SPA](#)

[Exhibit A - SPA](#)

[Planning Commission Resolution No. 2020-11](#)

[Planning Commission Resolution No. 2020-12](#)

[Planning Commission Staff Report](#)

[Notice of Public Hearing](#)

[Draft Notice of Determination](#)

18. Introduce Ordinance to Amend Chapter 17.21 Affordable Housing Overlay Zone of the Temecula Municipal Code (Long Range Project No. LR20-0279)

Recommendation: That the City Council introduce and read by title only an ordinance entitled:

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLE 17 OF THE TEMECULA MUNICIPAL CODE TO AMEND CHAPTER 17.21 REGARDING THE AFFORDABLE HOUSING OVERLAY ZONE, AND MAKING THE DETERMINATION THAT THE PROPOSED ORDINANCE IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW UNDER CEQA GUIDELINES SECTION 15061(B)(3)

Attachments:

[Agenda Report](#)
[Ordinance](#)
[Planning Commission Staff Report](#)
[Planning Commission Resolution](#)
[Notice of Public Hearing](#)

19. Adopt California Environmental Quality Act (CEQA) Transportation Vehicle Miles Traveled (VMT) Analysis Guidelines

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA TO ADOPT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") TRANSPORTATION VEHICLE MILES TRAVELED ("VMT") ANALYSIS GUIDELINES FOR PURPOSES OF ANALYZING TRANSPORTATION IMPACTS UNDER CEQA, AND MAKING A FINDING OF EXEMPTION UNDER CEQA (LONG RANGE PLANNING PROJECT NO. LR18-1506)

Attachments:

[Agenda Report](#)
[CEQA Transportation VMT Analysis Guidelines](#)
[Resolution](#)
[Notice of Public Hearing](#)
[Planning Commission Staff Report](#)
[Planning Commission Resolution](#)

BUSINESS

20. Receive Update to Community Recovery and Reopening Plan and Related Efforts and Provide General Direction Regarding the Same

Recommendation: That the City Council receive the update to the Community Recovery and Reopening Plan and related efforts and provide general direction regarding the same.

Attachments: [Agenda Report](#)

DEPARTMENTAL REPORTS

21. City Council Travel/Conference Report

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

22. Community Development Department Monthly Report

Attachments: [Agenda Report](#)
 [Activity Report](#)
 [Statistics](#)
 [Charts](#)

23. Fire Department Monthly Report

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

24. Police Department Monthly Report

Attachments: [Agenda Report](#)

25. Public Works Department Monthly Report

Attachments: [Agenda Report](#)
 [Project Status Report](#)

COMMISSION REPORTS

PUBLIC SAFETY REPORT

CITY MANAGER REPORT

CITY ATTORNEY REPORT

ADJOURNMENT

The next regular meeting of the City Council will be held on Tuesday, June 9, 2020, at 5:30 p.m., for a Closed Session, with regular session commencing at 7:00 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 online at temeculaca.gov at least 72 hours prior to the meeting. If you have questions regarding any item on the agenda, please contact the City Clerk's Department at (951) 694 6444.