

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Luke Watson, Director of Community Development

DATE: November 23, 2021

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 October 2021.

CURRENT PLANNING ACTIVITIES

Planning processed 25 new applications (not including Home Occupations) and conducted nine (9) Public Hearings in October 2021. A detailed account of planning activities is attached to this report.

Plan Type	October2021
Development Plan	1
Extension of Time	1
Home Occupations	16
Massage	1
Minor Exception	0
Modifications	9
Pre-Application	4
Temporary Use Permit	6
Zoning Letter	3
Total	41

Everhome Suites (PA21-1350): The City is processing a Development Plan for an approximately 64,500 square foot, four-story, 117 room Everhome Suites Hotel located on the west side of Madison Ave. between Buecking Dr. and McCabe Ct. (**COOPER**)

Temecula Village Phase II (PAs 20-0323, 20-0324, 20-0325, 20-0326): The City is processing a Development Plan for a 134 unit multi-family community built on 7.61 acres; a Tentative Tract Map (TTM 38043) to combine eight (8) existing contiguous parcels into a single parcel; a General Plan Amendment to amend the underlying General Plan Land Use designation of the project site from Professional Office (PO) to Medium Density Residential (M); a Planned Development Overlay Amendment for PDO-5, (Temecula Village). The City is working with a consultant to prepare a fiscal impact analysis and with an environmental consultant to prepare and environmental document.

The project is located on the south side of Rancho California Road, approximately 150 feet west of Cosmic Drive. **(COOPER)**

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)**

Solana Winchester (PA20-1371): The City is processing a Development Plan to allow for the construction of a 350-unit apartment community located within the Residential Overlay Area of Planning Area 12 of the Harveston Specific Plan at the terminus of Date Street approximately 900 feet, south of Ynez Road. The City is working with a consultant to prepare a fiscal impact analysis. **(COOPER)**

Sanborn/Jefferson Gas Station (PAs 21-0075, 21-0076): The City is processing a Development Plan and Conditional Use Permit for an approximately 10,000 square foot gas station consisting of 12 fueling pumps, convenience store, quick service restaurant, and multi-tenant retail building located at 41480 Sanborn Avenue. **(COOPER)**

Winchester Hills Development Agreement Amendment (PA21-0128): The City is processing a Second Amendment to the Development Agreement by and between the City of Temecula and Lennar Homes, Inc., a California Corporation and Winchester Hills I LLC, a California Limited Liability Company to rescind the First Amendment to the Development Agreement and reinstate the original term of the Development Agreement for the Winchester Property located within portions of Planning Area 12 of the Harveston Specific Plan. **(COOPER)**

Ralph's Fueling Center (PA21-0449): The City is processing a Development Plan for a fuel station consisting of 18 fueling pumps that includes a 174 square foot kiosk located on the southwest corner of Wolf Store Road and Butterfield Stage Road. **(COOPER)**

LongHorn Steakhouse (PAs 21-0793, 21-0823): The City is processing a Development Plan and Conditional Use Permit for an approximately 5,710 square foot restaurant with an outdoor patio and a Type 47 (On-Sale General) ABC License located on the former Marie Calendar's site at 29363 Rancho California Road. The project is scheduled for Planning Commission on November 17, 2021. **(COOPER)**

Firenze (PA21-1023): The City is processing a Development Plan application for an approximately 498,557 square foot hotel and apartment project. The approximately 148,545 square foot, five story, 224 room hotel includes a conference center, restaurant, wine market multi-tenant space, and outdoor courtyard dining space. The approximately 350,012 square foot, seven story, 121 unit apartment building include a roof top area that contains a pool/spa, cabanas, fire pit, media wall, kitchen, fitness area, and lawn/game area. The parking for the project is located on the interior of the apartment building that is wrapped with the residential units. The project is located approximately 665 feet north of Rancho California Road on the east side of Jefferson Avenue. **(COOPER)**

Prado (PAs 21-0838, 21-0839): The City is processing Development Plan and Tentative Tract Map applications for a 237 unit single family residential community built on 27.5 acres consisting of detached rental condominiums. The project includes a clubhouse, pool bocce ball court, cornhole court, tot lot walking paths, and fitness center. The project is located at the terminus of Equity Drive on the west side of Ynez Road. **(COOPER)**

LONG RANGE PLANNING

Expanded Outdoor Dining and Retail in Old Town: Staff brought this item before City Council on June 8, 2021 for further discussion. The City Council directed staff to extend the temporary program for one year and develop a permanent outdoor dining program. **(TOMA, WATSON)**

Objective Design and Development Standards (LR18-1684): The City received an SB 2 Grant from the State Department of Housing and Community Development (HCD) to update the Objective Design and Development Standards for multi-family and mixed-use residential developments, with the goal of expediting housing production, streamlining approval processes, and establishing the foundation for future regulations and housing laws. Staff is developing Objective Design Standards that will conform with SB 35, and will incorporate objective design guidelines into the City's Development Code. Staff has hired PlaceWorks, to assist with development of our design standards for multifamily and mixed use. On September 28, 2020, staff and Consultant presented six architectural styles to the PC Infill Subcommittee, consisting of Commissioners Watts and Turley-Trejo. The Subcommittee agreed with staff's six recommended styles. On October 13, 2020, staff and Consultant presented to the CC Infill Subcommittee consisting of Council Member Naggar and Rahn, the six recommended architecture styles. The Council Members agreed with staff's recommendation to move forward with detailing the styles for the Objective Design Standards. In October 2021, staff and consultant presented to the PC Subcommittee the draft document. The Subcommittee was happy with staff's document and asked to continue requiring higher quality product for residential developments. Since the October 2020 meeting, staff made substantial progress on the project and in September 2021, staff met with the Council Subcommittee again to present the "Hearing Draft" document. The Council Subcommittee was delighted with staff's progress and directed to establish requirements standards that would lead to higher quality product for multi-family and mixed-use development. Furthermore, an anticipating with adoption of SB-9, which allows single-family property to be subdivide into two lots and place duplex on each lot, Staff has directed consultant to develop an additional Duplex/Triplex sheet to be inserted into our document addressing the new state law which goes into effect on January 1, 2022. The project is schedule for PC meeting on December 1, 2021. **(TOMA)**

Permit Ready ADU Program (LR19-1464): The City received an SB 2 Grant from the State Department of Housing and Community Development (HCD) to prepare, adopt, and implement a Permit Ready Accessory Dwelling Unit (ADU) program. The ADU program will encourage the construction of ADUs, offering property owners a selection of pre-approved ADU building plans that can be obtained at the community Development Department, free of charge. On September 16, 2020, the RFP closed on PlanetBids. The City received three detailed proposals from qualified consultants. After detailed review of all the proposals, staff selected checkerboardSTUDIOS Consultant Firm. On March 18, 2021, staff kicked off the project with the Consultant and staff from Planning, Building, Public Works, and Fire. This will be a joined effort between the internal departments and the consultant. Staff is working with the consultant on the first task (Phase 1: Schematic Design), staff has provided feedback of the Schematic Design taking into consideration

the School District and Development Impact Fee (DIF) fees, and appropriate unit type and size. On, October 19, 2021, staff presented at the draft site plan and architecture designs to the Southern Riverside County Association of Realtors (SRCAR). On November 30, 2021, staff will be holding an Open House to solicit feedback from the professional community (i.e., Engineers, Contractors, Architects, etc.), the meeting will be open to the public. **(TOMA, RABIDOU)**

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 hired Fehr & Peers (F&P) 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 CEQA 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, TOMA)**

Mobile Food Trucks (LR20-1472): On February 23, 2021, staff presented to the Economic Development Subcommittee members (ME/JS) on Mobile Food Trucks (MFT). This was a noticed meeting with one public comment in favor of MFT, read by Stuart Fisk. The intent of the meeting was to get the subcommittee's feedback on the potential for MFT to operate in the City. Staff presented the definition of MFTs, existing regulations, standards of operation to consider, and Pros & Cons list. The subcommittee advised staff to create a framework and come back to the committee for discussion. Staff is working on developing the framework. **(COLLINS)**

Waves to Wineries: Staff is working with the National Parks Service on the Waves to Wineries Trail Plan. The purpose of this plan is to unite Temecula Wine Country with the Pacific Coast by identifying a network of trails along the Santa Margarita River corridor. **(PETERS)**

HOUSING

Las Haciendas Affordable Housing Project: The City is processing a Development Plan for 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. The City Council approved a Loan Agreement with Community Housing Works (CHW) for the use of affordable housing tax allocation bond proceeds on May 26, 2020. The developer held a virtual community workshop on July 28, 2020. The item was approved by the Planning Commission on October 7, 2020. An amendment to the Loan Agreement was approved at the April 27, 2021 City Council meeting. A tax allocation application was forwarded to the state in March, 2021. The applicant has submitted Building Permits and Grading Permits. CHW was awarded tax credits in June, 2021. The project is nearing completion of plan review as of November 2021. **(RABIDOU, WATSON)**

Vine Creek Disposition and Development Agreement (DDA): City Council approved the DDA with Temecula Pacific Associates on June 25, 2019 for the development of 60 affordable units on City-owned property on Pujol Street. The developer is looking to secure financing from the State of California prior to construction. The City and developer will collaborate with the County of

Riverside and the State Department of Housing and Community Development for additional funding opportunities through the Permanent Local Housing Allocation grant. A tax allocation application was forwarded to the state in March, 2021. **(WATSON)**

Housing Element Update (LR18-1620 and LR17-1757): The City is working with De Novo Planning Group to update the 2021-29 Housing Element. De Novo will also assist with the RHNA process, community engagement, and CEQA. The current Housing Element was certified by the Department of Housing and Community Development (HCD) in 2013 and serves as the foundation for the update. The Housing Element is a required part of the City's General Plan and is a blueprint for meeting the housing needs of residents, at all economic levels, and addressing segments of the population with special needs. The City Council General Plan Ad Hoc Subcommittee, consisting of Mayor Pro Tem Edwards and Council Member Rahn, and the Planning Commission General Plan Ad Hoc Subcommittee, consisting of Commissioners Watts and Turley-Trejo, will serve as advisory bodies.

Running concurrently with the Housing Element Update is the Regional Housing Needs Assessment (RHNA). The RHNA planning cycle is an eight-year cycle and covers October 2021 through October 2029. The Final RHNA allocation was issued in September 2020. Staff is working with the consultant to update data and write draft chapters. A Housing Workshop was held on August 17, 2021, with approximately 12 attendees. The item was recommended for adoption by the Planning Commission at the September 15, 2021, Planning Commission meeting. The Riverside County Airport Land Use Commission (ALUC) and California Board of Forestry and Fire Protection have signed-off on the Housing Element. The item was approved by the City Council on October 12, 2021. Staff is waiting for a response from the California Department of Housing and Community Development. Staff will return to the City Council, if needed in January or February 2022. **(RABIDOU, PETERS)**

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Mortgage and Rental Assistance Program (MRAP): Pre-applications are open for the City of Temecula Mortgage and Rental Assistance Program (MRAP). This program will provide rental and mortgage assistance to those eligible recipients who were negatively impacted by COVID-19. Checks are being issued for eligible recipients. **(RABIDOU, WATSON)**

Five Year Consolidated Plan: The City is kicking-off an update to the CDBG Consolidated Plan. Workshops were held on October 27, 2021. Citizens and other stakeholders attended the meeting and provided feedback. A survey is available online for the outreach. Additional information will be available at TemeculaCA.gov/CDBG. **(RABIDOU, WATSON)**

BUILDING & SAFETY

Building and Safety statistics for October 2021 are highlighted in the following table.

Building & Safety Statistics	October 2021
Permits	504
New Single Family Units	63
New Commercial Building	7
Photovoltaic	182
Tenant Improvements	11
Non Construction C of O	34
Number of Active Plan Checks	447
Number of New Plan Checks	105
Number of Finaled Permits	185
Inspections	3,050
Inspections Per Day	145.2
Inspections Per Person Per Day	36.3
Stops Per Month	815.0
Visitors to Counter	857

New Construction Projects Currently in Plan Check

- Truax Hotel (161,586 SF)
- Milgard Windows (30,960 SF canopy)
- Parking Structure on 3rd Street (48,907 SF)
- Town Square Market Place (two buildings at 43,640 SF each)
- Generations at Linfield - memory care/assisted living (59 apartments and 32 condos)
- Hotel (38,202 SF) on Jefferson and Winchester
- Temecula Hyundai Service Building (5,753 SF)
- Trinity Lutheran Church Preschool (9,530 SF)

New Commercial Buildings

- Mountain View – 42589 Avenida Alvarado (14,530 SF)
- Mountain View – 42601 Avenida Alvarado (15,895 SF)
- Mountain View – 42433 Avenida Alvarado (15,629 SF)
- Mountain View Bldg. 9, 42624 Avenida Alvarado (19,919 SF)
- Mountain View Bldg. 4, 42613 Avenida Alvarado (33,654 SF)
- Mountain View Bldg. 8, 42612 Avenida Alvarado (17,329 SF)

Non-Construction Certificate of Occupancy

- PNC Bank National Association, 3117 Temecula Pky (3,863 SF)
- Promenade Fuel Up, 40720 Winchester Rd. (3000 SF)
- Fenix Home Health LLC, 41715 Enterprise Circle North (2,320 SF)

Tenant Improvement

- Dick's Sporting Goods, 40710 Winchester Road (54,374 SF)
- RAW Fitness, 40470 Winchester Road (3,785 SF)
- Wingstop, 41115 Winchester Road, Suite 101A (1,768 SF)

CODE ENFORCEMENT

During the month of October, Code Enforcement responded to 90 web inquiries. In addition, the division opened 123 code cases, conducted 174 inspections, and forwarded 34 referrals.

Type of Code Case	October 2021
Abandoned or Inoperable Vehicle	4
Vacant Home / Prop. Maintenance / Infestation/ Mold	2
Business or Home Occupation w/o license/CUP	17
Trash and Debris / Dumping	12
Overgrown Vegetation / Weeds / Fire Hazard	3
Green Pool / Vector Control / Stagnant Water	5
Graffiti	12
Noise/Nuisance/Animal Control	15
Trailer / RV Stored/Boat/Parking	6
Construction w/o Permit/Building Code	7
Encroach Public ROW / Trash Cans	10
Zoning/Signs	27
Public Safety & Health	3
Total Number of Cases	123

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

Foreclosure Tracking	October 2021
Residential - Default	15
Residential - Foreclosure	26
Residential - REO	13
Total - Residential	54
Commercial - Default	0
Commercial - Foreclosure	1
Commercial - REO	4
Total - Commercial	5

ATTACHMENT: Current Planning Activity Report