

**CITY OF TEMECULA  
AGENDA REPORT**

**TO:** City Manager/City Council

**FROM:** Luke Watson, Director of Community Development

**DATE:** September 27, 2022

**SUBJECT:** Community Development Department Monthly Report

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**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 August 2022.

**CURRENT PLANNING ACTIVITIES**

Planning processed thirty-nine (39) new applications (not including Home Occupations) and conducted two (2) Public Hearings in August 2022. A detailed account of planning activities is attached to this report.

Planning Statistics	August 2022
Long Range Projects	8
Accessory Dwelling Unit	1
Conditional Use Permits	1
Development Plan	3
Extension of Time	1
Home Occupations	29
Minor Exception	2
Modifications	12
Pre-App	4
Temporary Use Permit	2
Variance	1
Wireless Antenna Facility	1
Zoning or Planning Letter	3
Total	68

**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 has worked with a consultant to prepare a fiscal impact analysis along 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. The project is scheduled for City Council on September 13, 2022. **(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)**

**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)**

**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)**

**MS Mountain View Phase V (PAs 22-0593, 22-0594, 22-0595):** The City is processing three (3) Development Plan applications for industrial buildings of 21,793 square feet, 11,369 square feet, and 22,769 square feet located along Avenida Alvarado. The projects are scheduled for Planning Commission on September 21, 2022. **(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 Library. The Draft SEIR was provided to staff for review. **(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 1st Street and 2nd Street. **(COOPER)**

**Temecula Hyundai (PA22-0293):** The City is processing a Modification to a Development Plan for the addition of approximately 3,824 square feet to the vehicle showroom and service area, a new approximately 674 square foot vehicle delivery canopy area, elevation revisions to adhere to new corporate colors, and a new vehicle display pad at the entry driveway located at 27430 Ynez Road. **(COOPER)**

**Sommers Bend SHAWOOD Home Product Review (PAs 22-0494, 0495, 0496):** The City is Processing Home Product Reviews for Planning Area's 19, 20B, and 21 of Sommers Bend. There are a total of 57 homes ranging in size from 3,203 square feet to 4,974 square feet with three (3) different architectural styles. Home Product Review for these planning areas was previously approved on June 2, 2021. The applicant is proposing new architectural styles with new construction techniques for these larger homes. **(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 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 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)**

## **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-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 is scheduled for July 21, 2022. The Preliminary Draft document will be presented to all

Boards and Commissions in August and September. The Final Draft QLMP is tentatively scheduled for the September 27, 2022, City Council meeting. **(PETERS)**

**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 & Safety, 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 held an Open House to solicit feedback from the professional community (i.e., Engineers, Contractors, Architects, etc.), the meeting will be open to the public. Staff is currently reviewing the construction drawings. **(RABIDOU)**

**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. A meeting to discuss the street cross sections is scheduled for 8/11/2022. **(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 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 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)**

**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. Staff took the draft to Community Development Brainstorming Meeting on May 4, 2022, for review. Revisions necessary. **(COLLINS)**

**Shopping Cart Ordinance (LR21-0909):** An ordinance to modify Title 9 Public Peace, Morals and Welfare of the Temecula Municipal Code to regulate shopping carts. Shopping carts continue to be left throughout the City, costing taxpayers and businesses money to retrieve, repair or replace these carts. The ordinance proposes mandatory physical measures for all retailers with shopping carts, exemptions provided for, exemptions are invalid for retailers whose carts are found more than 3 times in a 12-month period. Staff presented the draft ordinance to the City Council Public Safety Subcommittee on January 18, 2022 (Rahn, Edwards), direction to staff was to conduct more outreach to businesses, chamber of commerce as well as to present the ordinance to the Planning Commission Commercial Center Subcommittee. Staff hand delivered 82 letters to all businesses within the City, presented the draft ordinance to the Temecula Valley Chamber of Commerce on January 11, 2022, and presented to Planning Commission Commercial Center Subcommittee on February 16, 2022 (Turley-Trejo, Watts). Commissioners were supportive of the ordinance, recommended the framing be as a responsibility and not assign blame. Staff was requested to present again to the Subcommittee's to show outreach efforts and report feedback. The Shopping Cart Ordinance (1<sup>st</sup> read) was passed on July 12<sup>th</sup>, 2022, staff will follow up with another in person visit with code enforcement in early September to further explain the requirements and timeframes for implementing theft prevention measures. (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 selection will take place week of September 5<sup>th</sup>. (COLLINS)

**Municipal Code Update (LR22-0182):** An update to the Temecula Municipal Code Title 5 and 17. Updates to Title 5 are limited to clarification for exemptions to the requirements of Chapter 5.22 Massage Establishments specific to chair massage and specifies limits to existing exemptions. Updates to Title 17 include changes to the separate conveyance of Accessory Dwelling Units IAW AB 345. Additionally, ADU's would require all equipment (including window AC units) to be screened from the R-O-W and update the definition of guest house and secondary dwelling unit. Update PDO-4 & PDO-10 to require restaurants that provide live entertainment comply with Chapter 9.10 Live entertainment License. (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 6<sup>th</sup> Cycle Housing Element. The cost is included as a benefit to member agencies of WRCOG. (COLLINS)

## **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 under construction. (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. The project has received state tax credits as of June 2022. The applicant is moving forward with the project based on this additional funding. **(WATSON)**

**Housing Element Update (LR18-1620):** The City is working with De Novo Planning Group to update the 2021-29 Housing Element. De Novo will also assist with the Regional Housing Needs Assessment (RHNA) process, community engagement, and California Environmental Quality Act. 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 Council Member Edwards and Mayor 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. The City Council adopted the revised Housing Element on February 8, 2022. Staff has submitted an informal set of changes to HCD. **(RABIDOU)**

## **BUILDING & SAFETY**

Building and Safety statistics for August 2022 are highlighted in the following table.

Building & Safety Statistics	August 2022
Permits	524
New Single Family Units	59
New Commercial Building	0
Photovoltaic	190
Tenant Improvement	13
Non Construction C of O	47
Number of Active Plan Checks	259
Number of New Plan Checks	127
Number of Finaled Permits	420
Inspections	3215
Inspections Per Day	114.82
Inspections Per Person Per Day	22.96
Stops Per Month	1028
Visitors to Counter	1132

### **New Construction Projects Currently in Plan Check**

- Truax Hotel (161,586 SF)
- Parking Structure on 3<sup>rd</sup> Street (48,907 SF)
- Generations at Linfield - memory care/assisted living (59 apartments and 32 condos)
- Hotel (38,202 SF) on Jefferson and Winchester
- Hotel Curio (72,486 SF with 31,808 SF basement Parking) 4<sup>th</sup> Street
- Solana Way Senior Assisted Living and Memory Care (72,882 SF)
- Temecula Hyundai Service Building (5,753 SF)
- New Industrial Building (32,792 SF)
- New Margarita Recreation Center (8,161 SF)
- Nine (9) Industrial Buildings – Mountain View (219,609 SF total)
- Longhorn Steakhouse (5,710 SF) (old Marie Callendar's location)

### **Non-Construction Certificate of Occupancy**

- The Urban Island Restaurant (2,600 SF)
- Live Well Family Counseling (2,234 SF)

### **Tenant Improvement**

- Dave's Hot Chicken (1,924 SF)
- Boba Time (819 SF)

## CODE ENFORCEMENT

During the month August, Code Enforcement responded to 97 web inquiries. In addition, the division opened 103 code cases, conducted 175 regular inspections, conducted 8 weed abatement inspections, and forwarded 50 referrals.

Code Enforcement Statistics	August
Abandoned or Inoperable Vehicle	3
Vacant Home / Prop. Maintenance /Infestation/ Mold	3
Business or Home Occupation w/o license/CUP	1
Trash and Debris / Dumping	15
Overgrown Vegetation / Weeds / Fire Hazard	6
Green Pool / Vector Control / Stagnant Water	1
Graffiti	7
Noise/Nuisance/Animal Control	9
Trailer / RV Stored/Boat/Parking	18
Construction w/o Permit/Building Code	10
Encroach Public ROW / Trash Cans	17
Zoning/Signs	12
Public Safety & Health	1
<b>Total Number of Cases</b>	<b>103</b>

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

Foreclosure Statistics	August 2022
Residential - Default	34
Residential - Foreclosure	17
Residential - REO	13
<b>Total - Residential</b>	<b>64</b>
Commercial - Default	1
Commercial - Foreclosure	0
Commercial - REO	0
<b>Total - Commercial</b>	<b>1</b>

**ATTACHMENT:** Current Planning Activity Report