

**CITY OF TEMECULA  
AGENDA REPORT**

**TO:** City Manager/City Council

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

**DATE:** February 26, 2019

**SUBJECT:** Community Development Department Monthly Report

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**PREPARED BY:** Lynn Kelly-Lehner, Principal Management Analyst

**RECOMMENDATION:** Receive and file.

The following are the highlights for the Community Development Department for the month of January 2019.

**CURRENT PLANNING ACTIVITIES**

**New Cases:** In January 2019, Planning received 71 new applications. A detailed account of current planning activities is attached to this report.

<b>Plan Type</b>	<b>January 2019</b>
Conditional Use Permit	1
Development Plan	1
Home Occupations	41
Long Range Applications	4
Maps	1
Massage Permits	8
Modifications	9
Pre Applications	4
Temporary Use Permit	4
Zoning or Planning Letter	2
<b>Total</b>	<b>71</b>

**Winchester/Jefferson Hotel (PA17-1315):** The City is processing a Development Plan for the construction of a three-story, over enclosed podium parking, 39,294 square foot hotel. The project is located behind the existing Rancho Car Wash on the corner of Jefferson Avenue and Winchester

Road at APN 910-282-002 and has 61 rooms with a second story pool/spa and deck area. In accordance with the Uptown Temecula Specific Plan, a Notice of Intent for approval of the project has been prepared with project approval on March 11, 2019 should no opposition from the public be received by staff. **(COOPER)**

**Roripaugh Ranch Park ‘N Ride (PA18-0131):** This City is processing a Development Plan for a 2.20 acre Park ‘N’ Ride and Trail Head that contains parking for 50 vehicles and six horse trailers. The project also contains picnic tables, benches, horse hitching posts and bike racks located in Phase II of Roripaugh Ranch on the north side of Nicolas Road approximately 400-feet west of Butterfield Stage Road. The project has been scheduled for Planning Commission hearing for February 20, 2019. **(COOPER)**

**Vine Creek Affordable Housing Project: (PA18-0081, PA18-0692):** The City is processing a Development Plan and Certificate of Historical Appropriateness to allow an all-affordable multi-family project totaling 60 units. The project is generally located approximately 130 feet north of the Main Street and Pujol Street intersection. The project is expected to go to public hearing at Planning Commission on February 20, 2019. **(JONES)**

**Heirloom Farms (PAs 18-0659, 18-0660, 18-0661):** The City is processing a Development Plan to allow for the construction of 325 unit single family community built on 27.86 acres consisting of detached homes, attached townhomes, and duplexes; a Specific Plan Amendment to the Harveston Specific Plan for a Residential Overlay within portion of Planning Area 12; and a General Plan Amendment to amend the underlying General Plan Land Use designations for Planning Area 12 of the Harveston Specific Plan to a Specific Plan Implementation (SPI) land use. A community meeting was held on June 19, 2018 and further community outreach will take place prior to a public hearing. The project is located on the southwest corner of Date Street and Ynez Road. **(COOPER)**

**Rancho Highlands (PAs 18-0633, 18-0635, 0635):** The City is processing a Development Plan to allow for the construction of a 240 unit multi-family development generally located 775 feet southeast of Rancho California Road on the north side of Ynez Road; a Specific Plan Amendment to remove project parcels from the Rancho Highlands Specific Plan; and a Zone Change to bring the project’s parcels of the Rancho Highlands Development Plan consistent with the General Plan land use designations of High Density Residential and Professional Office. **(COOPER)**

## **LONG RANGE PLANNING**

**Short Term Rentals Ordinance:** Staff has developed a two-phase approach for addressing short-term rentals (STRs). The first phase involved surveys and community meetings to evaluate the interest and perspective of the community regarding short term rentals. Five community workshops were held over the summer of 2018. On October 16, 2018, staff presented results of the community workshops and survey to the City Council Short Term Rental Subcommittee, consisting of Council Member Rahn and Mayor Pro Tem Stewart. The Subcommittee expressed concerns about negative impacts created within a surrounding neighborhood, the unintended consequences to the available housing stock and prices, and the effects on the local tourism industry. The findings of the outreach meetings and public meetings was presented at the

November 13, 2018 City Council meeting. The City Council directed staff to prepare an ordinance that includes, but is not limited to, requiring a host to be the primary residence of the STR, noise regulations and quiet times, fines for code violations, and revoking permits for repeat violators. The City Council also directed staff to prepare a fee study for the administrative costs to implement a STR program, including the collection of transient occupancy taxes (TOT) and the cost of enforcement activities. A workshop regarding STRs and possible components of the ordinance is scheduled to go to City Council for discussion in March. The ordinance phase of the project is anticipated to be completed by in 2019. **(RABIDOU, WEST, PETERS)**

**Old Town Parking Study:** Staff is working with Fehr and Peers Transportation Consultants to update the 2010 Old Town Parking Management Plan. The Study will take a detailed look at existing parking policies, standards, supply and demand within the study area, as well as the effect that planned future development and recently approved and pending projects for the area will have on future demand. The study will also identify custom strategies and standards for management of the study area parking supply. Staff is currently reviewing the draft Study. **(JONES)**

**Uptown Temecula Specific Plan:** The Uptown Temecula Specific Plan was adopted by the City Council on November 17, 2015. The Streetscape and Sidewalk Improvement Standards will serve as a technical companion document to the Uptown Temecula Specific Plan, for City staff to use when reviewing development proposals and to instruct the developer about the street trees, light standards, sidewalk material type, and the plant palette for any landscaping that may be proposed as part of a development plan. Public workshops were held on July 17 and August 31, 2017. The proposed Standards, In-Lieu Fee Nexus Study Update, and proposed amendments were reviewed by the Uptown Temecula Specific Plan Subcommittee, then consisting of Council Members Comerchero and Edwards on September 26, 2017 and February 20, 2018. The Planning Commission Subcommittee, consisting of Commissioners Turley-Trejo and Guerrero, and the City Council Subcommittee, now consisting of Mayor Naggar and Council Member Rahn, are scheduled to review the documents in February 2019. This is scheduled for the Planning Commission in March 2019 and City Council April 2019. **(WEST)**

**Waves to Wineries:** Staff is working with the National Park Service and multiple agencies on the Waves to Wineries Trail Plan (W2W). 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. The goals are to identify existing trails, gaps necessary to connect them, and develop and implement a strategy to fill in the missing links. **(PETERS)**

## **SUCCESSOR AGENCY TO THE TEMECULA REDEVELOPMENT AGENCY (SARDA) & AFFORDABLE HOUSING**

**Mission Village Disposition and Development Agreement:** The City is currently working with Affirmed Housing for the negotiation of a Disposition and Development Agreement (DDA) on the existing Mission Village Affordable Housing Complex. This DDA will result in the complete rehabilitation of the complex and secure affordable housing covenants on the property for an additional 55 years. The DDA is scheduled to go to City Council in early 2019. **(LEHNER)**

**Vine Creek Disposition and Development Agreement:** The City is currently working with Pacific West on the negotiation of a DDA for the development of 60 affordable housing units on City-owned property on Pujol Street. The DDA is scheduled to go to closed session at City Council on February 12, 2019. (WATSON, LEHNER)

**Affordable Housing RFP:** In late 2015, the Successor Agency obtained clearance from the Department of Finance \$12.4 million of affordable housing funds. The Supportive Housing Subcommittee directed staff to issue an RFP to solicit project proposals from interested developers for the construction of an affordable housing development. The City received twenty proposals from interested developers. Keyser Marston Associates assisted staff in the review and analysis of the proposals. The City is currently in negotiations for DDAs with developers for two separate properties. If these projects move forward, both sites will result in the construction of over 100 new affordable units. (WATSON, LEHNER)

## **COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

**CDBG Administration:** The City anticipates receiving approximately \$546,925 in funding for Fiscal Year 2018-19. Two public workshops were held on November 30, 2017. The Finance Committee, consisting of Mayor Pro Tem Stewart and Council Member Edwards, provided funding recommendations on March 6, 2018. The City Council approved funding recommendations during a public hearing on April 24, 2018. The Comprehensive Annual Performance Evaluation Report (CAPER) was presented to City Council on September 25, 2018.

The 2019-20 Notice of Funding Availability (NOFA) was released in November 2018. Two technical workshops were held for applicants on November 29, 2018. Staff will seek funding recommendations for the 2019-20 program year from the Finance Committee on February 26, 2019. (LEHNER)

## **ENERGY & CONSERVATION**

**Solid Waste and Recycling Program:** Staff manages the City's Solid Waste and Recycling Agreement with CR&R and acts as a liaison between the City, CR&R, and their customers. City staff and CR&R coordinate two Citywide Clean-up events each year. Staff also assists with outreach for the Riverside County Mobile Household Hazardous Waste Collection events and the Composting Workshops. A Riverside County Mobile Household Hazardous Waste Collection event was held January 26, 2019 and the next Temecula Citywide Clean-Up is scheduled for May 11, 2019 at Chaparral High School. (WEST)

## **BUILDING & SAFETY**

Building and Safety statistics for January 2019 are highlighted in the following table. Additional statistics can be found as an attachment to this report.

Building and Safety Statistics	January 2019
Permits	235
New Single Family Homes	7
New Commercial Building	0

Photovoltaic	60
Tenant Improvements	9
Non Construction C of O	29
Number of Active Plan Checks	255
Number of Finaled Permits	154
Inspections	1,561
Inspections Per Day	70.95
Inspections Per Person Per Day	17.73
Stops Per Inspector Per Month	571
Visitors to Counter	1071

#### New Construction Projects in Plan Check

- Truax Hotel (161,586 sf)
- Parking Structure on 3<sup>rd</sup> Street (48,907 sf)
- Town Square Market Place (two buildings at 43,640 sf each)
- Temecula Village 160 unit apartment complex (39 buildings)
- Staybridge Suites hotel (90,170 sf)
- Generations at Linfield - memory care/assisted living (59 apartments and 32 condos)
- Temecula Health Care (25,441 sf to be inspected by City; 53,926 to be inspected by OSHPOD)
- iA Robotics (24,659 sf)
- Hilton Garden Inn (67,570 sf)
- Starbucks (1,850 sf)
- Mexico Café (13,519 sf)
- John Hine Subaru Detail/Wash Building (1,744 sf)

#### Certificate of Occupancy

- Temecula Barber Company – 28780 Old Town Front Street
- Au Savon de Provence – 28657 Old Town Front Street
- 4M Engineering and Development – 41635 Enterprise Circle North

#### Tenant Improvements

- Hele Coffee Roasters – 43064 Bleackdeer Loop
- DePortola Medical Office – 44045 Margarita Road

### CODE ENFORCEMENT

During the month of January, Code Enforcement responded to 56 web inquiries. In addition, the division opened 132 code cases, conducted 361 inspections, and forwarded 44 referrals to Public Works, Police, Animal Control, Riverside County, Records, Business License, and Fire. Detailed Code Enforcement case activity can be found in the following chart.

Type of Code Case	January Total
Abandoned or Inoperable Vehicle	3
Vacant Home / Property Maintenance / Rodent/ Mold	3
Business or Home Occupation w/o license/CUP	13
Trash and Debris / Dumping	11
Overgrown Vegetation / Weeds / Fire Hazard	9
Green Pool / Vector Control	1
Graffiti	17
Noise/Nuisance/Animal Control	26
Trailer / RV Stored/Boat/Parking	13
Construction w/o Permit/Building Code	5
Encroach Public ROW / Trash Cans	18
Zoning/Signs	7
Public Safety & Health	6
<b>Total Number of Cases</b>	<b>132</b>

**Foreclosure Tracking:** Code Enforcement works with the local real estate community to monitor foreclosures, defaults and real estate owned properties. The following charts demonstrate the past six months of activities in Temecula.

#### *Residential Foreclosure Tracking*

	August 2018	Sept 2018	October 2018	November 2018	December 2018	January 2019
DEFAULT	55	48	64	58	58	52
FORECLOSED	80	81	77	73	73	77
REO	37	43	44	50	50	51
TOTALS	172	172	185	181	181	180

#### *Commercial Foreclosure Tracking*

	August 2018	Sept 2018	October 2018	November 2018	December 2018	January 2019
DEFAULT	3	3	3	2	2	2
FORECLOSED	0	1	1	1	1	1
REO	5	3	3	3	3	3
TOTALS	8	7	7	6	6	6

**ATTACHMENTS:**

1. Current Planning Activity Report
2. Community Development Statistics
3. Community Development Charts