

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Luke Watson, Director of Community Development

DATE: May 28, 2019

SUBJECT: Community Development Department Monthly Report

PREPARED BY: Lynn Kelly-Lehner, Principal Management Analyst

RECOMMENDATION: Receive and file

The following are the highlights for the Community Development Department for April 2019.

CURRENT PLANNING ACTIVITIES

New Cases: In April 2019, Planning received 58 new applications and conducted five (5) Public Hearings. A detailed account of current planning activities is attached to this report.

Plan Type	April 2019
Home Occupations	29
Long Range Applications	3
Massage Permits	4
Minor Exception	1
Modifications	8
Pre Applications	3
Secondary Dwelling	1
Temporary Use Permit	4
Wireless Antenna Facility	3
Zoning or Planning Letter	2
Total	58

Roripaugh Ranch Specific Plan Amendment (PA19-0408): The City is processing a Specific Plan Amendment to the Roripaugh Ranch Specific Plan for revisions to the rear yard setbacks from 20 feet to 10 feet for Planning Areas 18C, 20A, and 24; and to rear yard setbacks from 15 feet to 10 feet for Planning Areas 22 and 23A, if they are developed as age restricted (55+) residences. **(COOPER)**

Sommers Bend Private Recreation Center (PA19-0268): The City is processing a Development Plan for the Sommers Bend (formerly Roripaugh Ranch Phase II) Recreation Private Recreation Center containing an approximately 4,684 square foot clubhouse building, 3,492 square foot multi-purpose "barn" building, 5,862 square foot pool house building, and six (6) bungalows. The recreation center also contains three (3) pools, a tot lot, event lawn, spa, cabanas, two (2) fire pits, outdoor kitchen area, and parking. The project is located within Planning Area 30 of the Roripaugh Ranch Specific Plan. **(COOPER)**

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: Five community workshops regarding short term rentals (STRs) were held over the summer of 2018. On October 16, 2018, staff presented results of the 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, unintended consequences to the available housing stock, and effects on the local tourism industry. The findings of the outreach meetings and public meetings were presented at the November 13, 2018 City Council meeting. 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. 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. An update regarding STRs was discussed at the March 12, 2019 City Council meeting. At that meeting, the City Council provided three different directives:

1. To move forward with a request for proposal for a third party compliance vendor.
2. To move forward with an increased fine structure for unpermitted short-term rentals.
3. To return to the City Council Subcommittee to discuss a possible hosted STR ordinance.

The Short-Term Rental Subcommittee met on April 23, 2019. Staff is identifying third-party solutions and working on an ordinance for a fine structure. **(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)**

Outdoor Vendor Ordinance: In conformance with Senate Bill (“SB”) No. 946 Sidewalk Vendors which became effective January 1, 2019, this Ordinance will renumber Chapter 5.20 Outdoor Vendors on private property to Chapter 8.60 Outdoor Vendor on public and private property in the Temecula Municipal Code regulating vendors Citywide. Currently, the City of Temecula Municipal Code prohibits outdoor vending in public parks and public right-of-way, which is in conflict with SB 946. The item was approved by the Planning Commission on April 17, 2019. The item is scheduled for City Council hearing on May 28, 2019. **(TOMA)**

Massage Ordinance Update: Staff is preparing an update to Chapter 5.22 of the Temecula Municipal Code to bring the ordinance into compliance with state law and to provide additional tools for Police Department and Code Enforcement for repeat violations of Chapter 5.22. The draft ordinance is anticipated to go to City Council on June 25, 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 2019. **(WATSON, LEHNER)**

Vine Creek Disposition and Development Agreement: The City is 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 City Council in June 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.

The 2019-20 Notice of Funding Availability (NOFA) was released in November 2018. Two technical workshops were held for applicants on November 29, 2018. The Finance Committee provided recommendations for the 2019-20 program on February 26, 2019. The recommendations were approved by the entire City Council on April 23, 2019. **(LEHNER)**

ENERGY & CONSERVATION

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

BUILDING & SAFETY

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

Building and Safety Statistics	April 2019
Permits	259
New Single Family Homes	7
New Commercial Building	0
Photovoltaic	57
Tenant Improvements	13
Non Construction C of O	23
Number of Active Plan Checks	390
Number of Finaled Permits	198
Inspections	2030
Inspections Per Day	92.27
Inspections Per Person Per Day	23.06
Stops Per Inspector Per Month	573

Visitors to Counter	1071
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New Construction Projects in Plan Check

- Truax Hotel (161,586 sf)
- Parking Structure on 3rd 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

- Bright Water Medical Inc. – 42580 Rio Nedo
- Golden West Diagnostics – 27617 Commerce Center Drive

Tenant Improvements

- Bestop/RPR – 43352 Business Park Drive
- 60 Grit Studios – 42025 Zevo Drive

CODE ENFORCEMENT

During the month of April, Code Enforcement responded to 78 web inquiries. In addition, the division opened 173 code cases, conducted 475 inspections, and forwarded 60 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	Total
Abandoned or Inoperable Vehicle	5
Vacant Home / Property Maintenance / Rodent/ Mold	20
Business or Home Occupation w/o license/CUP	14
Trash and Debris / Dumping	10
Overgrown Vegetation / Weeds / Fire Hazard	24
Green Pool / Vector Control	5
Graffiti	11
Noise/Nuisance/Animal Control	32

Trailer / RV Stored/Boat/Parking	12
Construction w/o Permit/Building Code	4
Encroach Public ROW / Trash Cans	16
Zoning/Signs	16
Public Safety & Health	4
Total Number of Cases	173

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

	November 2018	December 2018	January 2019	February 2019	March 2019	April 2019
DEFAULT	58	58	52	45	48	43
FORECLOSED	73	73	77	87	78	73
REO	50	50	51	51	54	55
TOTALS	181	181	180	183	180	171

Commercial Foreclosure Tracking

	November 2018	December 2018	January 2019	February 2019	March 2019	April 2019
DEFAULT	2	2	2	2	1	1
FORECLOSED	1	1	1	1	1	1
REO	3	3	3	3	3	3
TOTALS	6	6	6	6	5	5

ATTACHMENTS:

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