

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council
FROM: Luke Watson, Director of Community Development
DATE: June 25, 2019
SUBJECT: Community Development Department Monthly Report

PREPARED BY: Lynn Kelly-Lehner, Principal Management Analyst

RECOMMENDATION: That the City Council receive and file the Community Development Department monthly report.

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

CURRENT PLANNING ACTIVITIES

New Cases: Planning received 69 new applications and conducted two Public Hearings. A detailed account of current planning activities is attached to this report.

Plan Type	May 2019
Conditional Use Permit	2
Home Occupations	37
Long Range Applications	1
Massage Permits	4
Modifications	11
Pre Applications	5
Secondary Dwelling	2
Temporary Use Permit	4
Zoning or Planning Letter	3
Total	69

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 twenty feet to ten feet for Planning Areas 18C, 20A, and 24; and from fifteen feet to ten feet for Planning Areas 22 and 23A, if they are developed as age restricted (55+) residences. **(COOPER)**

Sommers Bend Private Recreation Center (PAs19-0268 and 19-0718): The City is processing a Development Plan and Conditional Use Permit for the Sommers Bend (formerly Roripaugh Ranch Phase II) Recreation Private Recreation Center containing an approximately 5,615 square foot clubhouse building, 3,364 square foot multi-purpose "barn," 7,563 square foot pool house, and three (3) 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)**

Harveston (PAs18-0660 and 18-0661): The City is processing a a Specific Plan Amendment to the Harveston Specific Plan for a Residential Overlay within portions of Planning Area 12 that will allow for up to 1,000 residential units; 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. The project is located on the southwest corner of Date Street and Ynez Road. **(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 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)**

Phil's BBQ (PA19-0737): The City is processing a Modification for Phil's BBQ for the addition of approximately 514 square feet and for exterior elevation modifications to an existing commercial building located at 40830 Winchester Road. **(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. A Planning Commission meeting is scheduled for June 5, 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)**

Outdoor Vendor Ordinance: In conformance with Senate Bill (“SB”) 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 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 and approved by the City Council 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 scheduled for public hearing at the 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 Modification to Regulatory Agreement: The City is currently working with Affirmed Housing for the negotiation of modifications to their existing regulatory agreements on the existing Mission Village Affordable Housing Complex. This negotiation will result in the complete rehabilitation of the complex and secure affordable housing covenants on the property for an additional 55 years. The item is scheduled to go to City Council in 2019. **(WATSON, LEHNER)**

Vine Creek Disposition and Development Agreement: The City is working with Temecula

Pacific Associates 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 on June 25, 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, one of which is Vine Creek project listed above. 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 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. The City anticipates receiving approximately \$558,000 of CDBG funding in 2019-20. **(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 each year. Staff assists with outreach for the Riverside County Mobile Household Hazardous Waste Collection events and Composting Workshops. **(WEST)**

BUILDING & SAFETY

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

Building and Safety Statistics	May 2019
Permits	252
New Single Family Homes	8
New Commercial Building	2
Photovoltaic	65
Tenant Improvements	15
Non Construction C of O	26
Number of Active Plan Checks	350
Number of New Plan Checks	128

Number of Fianled Permits	170
Inspections	1828
Inspections Per Day	79.47
Inspections Per Person Per Day	19.86
Stops Per Month	543
Visitors to Counter	1102

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)
- Generations at Linfield - memory care/assisted living (59 apartments and 32 condos)
- 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)
- Quick Burger Fast Food with a Drive – Thru (1,389 sf)
- 3 Recreation Buildings for Sommers Bend (13,055 sf)

New Construction Permits

- Staybridge Suites hotel – 27500 Jefferson Avenue
- Temecula Health Care – 44320 Campanula Way

Certificate of Occupancy

- Q’s Taco Restaurant – 27725 Jefferson Avenue
- The Nuron Clinic – 44054 Margarita Road

Tenant Improvements

- Small Barn – 28535 Old Town Front Street
- Los Reyes Foods – 42170 Sarah Way

CODE ENFORCEMENT

During the month of May, Code Enforcement responded to 77 web inquiries. In addition, the division opened 135 code cases, conducted 294 inspections, conducted 590 weed abatement inspections and forwarded 84 referrals to Public Works, Police, Animal Control, Riverside County, Records, Business License, and Fire. Detailed Code Enforcement case activity is in the following chart.

Type of Code Case	Total
Abandoned or Inoperable Vehicle	3
Vacant Home / Property Maintenance / Rodent/ Mold	3
Business or Home Occupation w/o license/CUP	4
Trash and Debris / Dumping	2
Overgrown Vegetation / Weeds / Fire Hazard	34
Green Pool / Vector Control	4
Graffiti	14
Noise/Nuisance/Animal Control	24
Trailer / RV Stored/Boat/Parking	13
Construction w/o Permit/Building Code	6
Encroach Public ROW / Trash Cans	13
Zoning/Signs	14
Public Safety & Health	1
Total Number of Cases	135

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

	December 2018	January 2019	February 2019	March 2019	April 2019	May 2019
DEFAULT	58	52	45	48	43	47
FORECLOSED	73	77	87	78	73	69
REO	50	51	51	54	55	53
TOTALS	181	180	183	180	171	169

Commercial Foreclosure Tracking

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

ATTACHMENTS:

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