

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Luke Watson, Director of Community Development

DATE: July 23, 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 June 2019.

CURRENT PLANNING ACTIVITIES

New Cases: Planning received 62 new applications and conducted three (3) Public Hearings. A detailed account of current planning activities is attached to this report.

Plan Type	June 2019
Conditional Use Permit	3
Development Plan	2
Home Occupations	26
Long Range Applications	1
Massage Permits	3
Minor Exception	1
Modifications	11
Pre Applications	6
Secondary Dwelling	1
Sign Program	1
Temporary Use Permit	3
Wireless Antenna Facility	1
Zoning or Planning Letter	3
Total	62

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) 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 Specific Plan Amendment (PAs 18-0660 and 18-0661): The City is processing 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 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)**

Solana Assisted Living (PAs 19-0940 and 19-0941): The City is processing a Development Plan and Conditional Use Permit for the construction of an approximately 90,343 square foot, two story, 105 unit assisted living and memory care facility located on the southeast corner of Margarita Road and Solana Way. **(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 the neighborhood, unintended consequences to the housing stock, and effects on the tourism industry. The findings of the outreach meetings were presented to City Council on November 13, 2018. City Council directed staff to prepare an ordinance that includes 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. Issue a request for proposals for a third party compliance vendor.
2. Move forward with an increased fine structure for unpermitted short-term rentals.
3. Return to the City Council Subcommittee to discuss a possible hosted STR ordinance.

The Short-Term Rental Subcommittee met on April 23, 2019. On June 5, 2019, Planning Commission recommended that the City Council adopt the proposed changes. City Council will review the proposed changes in the second half of 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 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. The second reading of the ordinance was approved on June 11, 2019. **(TOMA)**

Waves to Wineries: Staff is working with the National Park 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. The goals are to identify existing trails, connection gaps, and implement a strategy to fill in the missing links. **(PETERS)**

SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY (SARDA) & AFFORDABLE HOUSING

Vine Creek Disposition and Development Agreement (DDA): 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. City Council approved the DDA on June 25, 2019. Temecula Pacific Associates has looking to secure financing from the State of California prior to the commencement of construction. **(WATSON, LEHNER)**

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)**

Affordable Housing RFP: In late 2015, the Successor Agency obtained clearance from the Department of Finance which released \$12.8 million of affordable housing funds. Staff issued an RFP to solicit project proposals from interested developers for the construction of an affordable housing development in 2015. The City received twenty proposals from interested developers. The City has been actively negotiating with two development teams since that time. The City adopted the DDA for Vine Creek on June 25, 2019, and is still in negotiations with another developer on a separate property. If these projects are constructed, 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 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 Cleanup events per year and assists with outreach for the Riverside County Mobile Household Hazardous Waste Collection events and Composting Workshops. **(WEST)**

BUILDING & SAFETY

Building and Safety statistics for June 2019 are highlighted in the following table. Additional statistics are attached to this report.

Building and Safety Statistics	June 2019
Permits	257
New Single Family Homes	3
New Commercial Building	1
Photovoltaic	49
Tenant Improvements	8
Non Construction C of O	39
Number of Active Plan Checks	464
Number of New Plan Checks	148
Number of Finaled Permits	151
Inspections	1393
Inspections Per Day	69.65
Inspections Per Person Per Day	17.41
Stops Per Month	523
Visitors to Counter	1,067

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)
- 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

- Mexico Café - 44500 Pechanga Parkway

Certificate of Occupancy

- The Smok'd Hog – 32117 Temecula Parkway
- La Isla Cevicheria – 32117 Temecula Parkway
- Wingman's Wings – 32117 Temecula Parkway
- Smiling Children Dentistry – 31537 Rancho Pueblo Road

Tenant Improvements

- Serrano Family Flooring – 43084 Rancho Way
- Bastards American Cantina – 27717 Jefferson Avenue

CODE ENFORCEMENT

During the month of June, Code Enforcement responded to 70 web inquiries. In addition, the division opened 137 code cases, conducted 223 inspections, conducted 748 weed abatement inspections and forwarded 42 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	6
Vacant Home / Prop. Maintenance / Rodent/ Mold	20
Business or Home Occupation w/o license/CUP	3
Trash and Debris / Dumping	6
Overgrown Vegetation / Weeds / Fire Hazard	15
Green Pool / Vector Control	5
Graffiti	6
Noise/Nuisance/Animal Control	19
Trailer / RV Stored/Boat/Parking	14
Construction w/o Permit/Building Code	14
Encroach Public ROW / Trash Cans	11
Zoning/Signs	17
Public Safety & Health	1
Total Number of Cases	137

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

Foreclosure Tracking	June 2019
Residential - Default	52
Residential - Foreclosure	63
Residential - REO	52
Total - Residential	167
Commercial - Default	1
Commercial - Foreclosure	1
Commercial - REO	3
Total - Commercial	5

ATTACHMENTS:

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