

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Luke Watson, Director of Community Development

DATE: October 22, 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 Community Development for September 2019.

CURRENT PLANNING ACTIVITIES

New Cases: Planning received 51 new applications and conducted three (3) Public Hearings. A detailed account of current planning activities is attached to this report.

Plan Type	September 2019
Long Range Projects	3
Bingo	1
Conditional Use Permit	2
Home Occupation	21
Massage Permits	1
Modifications	14
Pre-Applications	6
Sign Program	3
Temporary Use Permit	2
Zoning	2
Total	51

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) Private Recreation Center containing an approximately 5,615 square foot clubhouse, 3,364 square foot multi-purpose "barn," 7,563 square foot pool house, and three bungalows. The recreation center also contains three pools, a tot lot, event lawn, spa, cabanas, two fire pits, outdoor kitchen area, and parking. **(COOPER)**

Sommers Bend Home Product Review (PAs 19-1016, 19-1017, 19-1018, and 19-1019): The City is processing the first phase of a single family residential home product review for Sommers Bend. The first phase encompasses four villages located in PAs 14, 16A, 16B, and 31B for a total of 246 units. **(COOPER)**

Harveston Specific Plan Amendment (PAs18-0660 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 to a Specific Plan Implementation (SPI) land use. The City is also working with an environmental consultant to prepare a Supplemental Environmental Impact report for the proposed project. 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 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 northwest 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)**

Solana Assisted Living (PAs19-0940 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. The City will also be working with an environmental consultant to prepare a Mitigated Negative Declaration environmental document for the proposed project. **(COOPER)**

Temecula Valley Lexus (PAs 19-1164 and 19-1165): The City is processing a Development Plan for Temecula Valley Lexus for an approximately 54,383 square foot automobile dealership that includes sales, service, and parts storage located at 42081 DLR Drive. **(COOPER)**

Temecula Hyundai (PA19-1307): The City is processing a Modification for the construction of an approximately 5,382 square-foot two-story building on the rear portion of the existing Temecula

Hyundai site to include new service bays, parts storage, and offices, located at 27430 Ynez Road. (The project was previously approved under PA14-2899 but the approval expired). **(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 public outreach 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 to neighborhoods, housing stock, and tourism industry. 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, fines for code violations, and revoking permits for repeat violators. In addition, staff will prepare a fee study for the administrative costs to implement a program, including the collection of transient occupancy taxes (TOT) and the cost of enforcement. At the March 12, 2019 City Council meeting, City Council provided three 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 scheduled to present the findings to the Old Town Local Review Board on October 14, 2019. **(JONES)**

SB 2 Planning Grant Application (LR19-0274): Staff is working with HCD and their technical assistance team to submit for the SB 2 Planning Grants Program. The Program uses a non-competitive process to award funds. Funds will be available to eligible applicants upon request. Based on the City's population size, the City is eligible to receive \$310,000. The amount has been divided between four different projects: 1) Objective Design and Development Standards; 2) Permit Ready Accessory Dwelling Units (ADU); 3) Housing Element Update; and 4) Water Quality Master Plan for Uptown and Old Town Specific Plans. As of September 30, 2019, HCD has notified City Staff of tentatively approving the application for the full amount. The City is working with HCD to move forward to a formal approval from the Internal Loan Committee within the next several weeks. **(TOMA/PETERS)**

SB 743 CEQA Traffic Impact Analysis Update VMT Thresholds and Guidelines (PA18-1506): The City has been selected by Southern California Association of Government (SCAG) as part of the 2018 Sustainable Communities Program to assist in updating the City's Traffic Impact Analysis (TIA) Guidelines to facilitate compliance with SB 743 Vehicles Miles Traveled (VMT) and the new California Environmental Quality Act (CEQA) Guidelines. Currently, the City's TIA

Guidelines provide a standard format and methodology for assessing potential traffic and circulation impacts of proposed development projects, General Plan Amendments, Specific Plans, and changes in land use zoning. The TIA Guidelines use Level of Service (LOS) based on intersection delay as the basis to analyze impacts to intersections and roadway segments within a specified area. The purpose of this project will be to transition the TIA Guidelines from LOS based to VMT based guidelines, by establishing VMT baseline, thresholds, and mitigations. The State has set a deadline of July 1, 2020 for all cities and counties to update their metrics to VMT. Staff has issued a Requested for Proposal (RFP) to hire a consultant to assist with this effort. **(TOMA / PETERS/ GONZALEZ)**

Housing Element Update: The City is working with De Novo Planning Group to update its Housing Element for the 2021-2029 planning period, as mandated by State Law. The current Housing Element was certified by the Department of Housing and Community Development (HCD) in 2013 and shall serve as a foundation for the update. Related to this effort is the Regional Housing Needs Assessment (RHNA). RHNA is mandated by State Housing Law as part of the Housing Element update. The RHNA planning cycle is an eight-year cycle and will cover the planning period October 2021 through October 2029. The process involves developing the methodology for allocating existing and projected housing needs for the SCAG Region. SCAG staff proposed three separate methodologies for consideration by the SCAG RHNA Subcommittee on July 22, 2019. In response, the City submitted a comment letter on September 12, 2019. Following all comments received, SCAG staff has since proposed a modified methodology and anticipates adopting the methodology on November 7, 2019. **(WEST /TOMA/PETERS)**

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)**

AFFORDABLE HOUSING

Vine Creek Disposition and Development Agreement (DDA): City Council considered the DDA with Temecula Pacific Associates on June 25, 2019 for the development of 60 affordable units on City-owned property on Pujol Street. Temecula Pacific Associates is 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 working with Affirmed Housing for the negotiation of modifications to their 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 modifications to the agreement were approved by the City Council on August 13, 2019. The County of Riverside Oversight Board approved the modifications on September 5th, and the State Department of Finance is expected to approve the project later this year. **(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 Clean-Up events per year and assists with outreach for the Riverside County Mobile Household Hazardous Waste Collection events and workshops. The next Citywide Clean-Up is scheduled for October 26, 2019 at Chaparral High School. **(WEST)**

BUILDING & SAFETY

Building and Safety statistics for September 2019 are highlighted below. Additional statistics are attached to this report.

Building and Safety Statistics	September 2019
Permits	241
New Single Family Homes	1
New Commercial Building	1
Photovoltaic	63
Tenant Improvements	10
Non Construction C of O	27
Number of Active Plan Checks	368
Number of New Plan Checks	142
Number of Finaled Permits	159
Inspections	1,897
Inspections Per Day	82.47
Inspections Per Person Per Day	16.49
Stops Per Month	674
Visitors to Counter	999

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 (1,389 sf)
- Three Recreation Buildings for Sommers Bend (13,055 sf)

Certificate of Occupancy

- Mountain Mike's Pizza – 27644 Ynez Road
- Desiray Gorman's Desserts Boutique – 27485 Ynez Road

Tenant Improvements

- Wellness Center – 31170 Temecula Parkway
- Coin Op Game Room – 28588 Old Town Front Street
- Buffalo Wild Wings – 32401 Temecula Parkway

CODE ENFORCEMENT

During the month of September, Code Enforcement responded to 67 web inquiries. In addition, the division opened 198 code cases, conducted 389 inspections, and forwarded 52 referrals.

Type of Code Case	September Total
Abandoned or Inoperable Vehicle	7
Vacant Home / Prop. Maintenance / Rodent/ Mold	31
Business or Home Occupation w/o license/CUP	5
Trash and Debris / Dumping	17
Overgrown Vegetation / Weeds / Fire Hazard	16
Green Pool / Vector Control	6
Graffiti	7
Noise/Nuisance/Animal Control	8
Trailer / RV Stored/Boat/Parking	45
Construction w/o Permit/Building Code	16
Encroach Public ROW / Trash Cans	25
Zoning/Signs	15
Public Safety & Health	0
Total Number of Cases	198

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

Foreclosure Tracking	September 2019
Residential - Default	55
Residential - Foreclosure	55
Residential - REO	44
Total - Residential	154
Commercial - Default	1
Commercial - Foreclosure	0
Commercial - REO	4
Total - Commercial	5

ATTACHMENTS:

1. Current Planning Activity Report

2. Community Development Statistics
3. Community Development Charts