

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Luke Watson, Director of Community Development

DATE: January 28, 2020

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 the months of November and December 2019.

CURRENT PLANNING ACTIVITIES

New Cases: Planning processed 140 new applications and conducted six Public Hearings in November and December 2019. A detailed account of planning activities is attached to this report.

Plan Type	November 2019	December 2019
Long Range Projects	4	5
Conditional Use Permit	1	0
Development Plan	1	0
Home Occupation	24	27
Massage Permits	9	11
Modifications	11	17
Pre-Application	5	3
Secondary Dwelling Unit	1	1
Sign Program	0	2
Temporary Use Permit	4	6
Zoning Letter	5	3
Total	65	75

Roripaugh Ranch Specific Plan Amendment (PA19-0408): The City is processing a Specific Plan Amendment to the Roripaugh Ranch Specific Plan including an update to the development standards for a rear yard setback reduction from 20 feet to 10 feet for Planning Areas 18C, 20A, and 24; a rear yard setback reduction from 15 feet to 10 feet for Planning Areas 22 and 23A only if the planning areas are developed as age qualified homes; and new language regarding the

Municipal Services Community Facilities District. The Specific Plan Amendment will not increase the number of dwelling units previously approved within the area. The Specific Plan Amendment was approved by the Planning Commission in November 2019 and will be brought to the City Council in January 2020. **(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. The item is expected to go to Planning Commission in February 2020. **(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 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)**

Arrive @ Rancho Highlands (PA19-1448): The City is processing a Development Plan for a 270 unit multi-family community built on 12.32 acres that includes 55 affordable units. The project includes leasing offices, clubhouse, fitness center, pool, spa, yoga center, bbq areas, tot lot, and dog park. The project is located adjacent to the Temecula Duck Pond, approximately 775 feet southeast of Rancho California Road on the north side of Ynez Road. This project is located within the Affordable Housing Overlay Zone. The project is proposing 20% of the units as affordable at or below 60% average median income (AMI). **(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. The City will work with an environmental consultant to prepare environmental documents for the proposed project. **(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)**

Lantern Crest Temecula (PA19-1452): The City is processing a Modification to a previously approved Development Plan (PA17-0328) for an approximately 524,362 square foot, four-story,

496 unit, independent and assisted living community. The project site was previously approved as the WESTliving Assisted Living Facility in the Winchester Hills Specific Plan. **(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 the 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 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. On March 12, 2019, 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. The item is scheduled for the January 14, 2020 City Council meeting. **(RABIDOU)**

Old Town Parking Study: Staff is working with Fehr & Peers 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. Per direction provided by the City Council Old Town Subcommittee, staff presented the study findings to the Old Town Local Review Board on October 14, 2019. On December 10, 2019, staff provided an update to the Subcommittee regarding the Board's discussion. Staff has been directed by the Subcommittee to present the study findings to the Public Traffic/Safety Commission and Community Services Commissions in 2020. **(JONES)**

Objective Design and Development Standards (LR18-1684): The City has received an SB 2 Grant from the State Department of Housing and Community Development (HCD) to update the Objective Design and Development Standards for multi-family and mixed-use residential developments, with the goal of expediting housing production, streamline approval processes, and establish the foundation for future regulations and state housing laws. Staff is working with MIG to update the Municipal Code to conform with new State laws. **(TOMA, PETERS)**

CEQA Traffic Impact Analysis Update - VMT Thresholds and Guidelines (PA18-1506): The City has been selected by Southern California Association of Governments (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 CEQA Guidelines. Currently, the City's TIA Guidelines provide a standard 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 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. The State has set a deadline of July 1, 2020 to update metrics to VMT. The City has entered into an agreement with Fehr & Peers to update the City's metrics. Staff is working with consultant to update our TIA guidelines to include VMT thresholds and mitigation measures. **(TOMA, PETERS)**

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 late in 2020. **(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 approved 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. **(LEHNER, WATSON)**

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 approved the project on October 18, 2019. Construction for the rehabilitation will begin in early 2020. **(WATSON, LEHNER)**

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

CDBG Administration: The 2020-21 Notice of Funding Availability (NOFA) was released in November 2019. Two technical workshops were held for applicants on December 12, 2019. Applications for the 2020-21 program were due on January 10, 2020. The Finance Committee is

expected to provide recommendations for the 2020-21 program in March 2020. **(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. A Citywide Clean-Up was held on October 26, 2019 at Chaparral High School. **(WEST)**

BUILDING & SAFETY

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

Building and Safety Statistics	November 2019	December 2019
Permits	260	288
New Single Family Units	57	64
New Commercial Building	1	1
Photovoltaic	88	85
Tenant Improvements	9	5
Non Construction C of O	19	27
Number of Active Plan Checks	272	363
Number of New Plan Checks	163	129
Number of Finaled Permits	160	206
Inspections	1591	1606
Inspections Per Day	88.38	82.36
Inspections Per Person Per Day	20.09	20.59
Stops Per Month	508	499
Visitors to Counter	928	979

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 November and December, Code Enforcement responded to 128 web inquiries. In addition, the division opened 179 code cases, conducted 765 inspections, and forwarded 104 referrals.

Type of Code Case	November	December
Abandoned or Inoperable Vehicle	9	3
Vacant Home / Prop. Maintenance / Rodent/ Mold	4	1
Business or Home Occupation w/o license/CUP	2	1
Trash and Debris / Dumping	6	3
Overgrown Vegetation / Weeds / Fire Hazard	9	0
Green Pool / Vector Control / Stagnant Water	1	0
Graffiti	7	20
Noise/Nuisance/Animal Control	9	16
Trailer / RV Stored/Boat/Parking	9	15
Construction w/o Permit/Building Code	15	5
Encroach Public ROW / Trash Cans	6	7
Zoning/Signs	23	3
Public Safety & Health	5	0
Total Number of Cases	105	74

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

Foreclosure Tracking	November 2019	December 2019
Residential - Default	53	53
Residential - Foreclosure	60	60
Residential - REO	42	42
Total - Residential	155	155
Commercial - Default	2	2
Commercial - Foreclosure	0	0
Commercial - REO	3	3
Total - Commercial	5	5

ATTACHMENTS:

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