

**CITY OF TEMECULA  
AGENDA REPORT**

**TO:** City Manager/City Council

**FROM:** Luke Watson, Director of Community Development

**DATE:** May 26, 2020

**SUBJECT:** Community Development Department Monthly Report

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**PREPARED BY:** Lynn Kelly-Lehner, Principal Management Analyst

**RECOMMENDATION:** That the City Council receive and file the Community Development Department monthly report for April 2020.

**VIRTUAL TRANSITION**

The COVID-19 pandemic necessitated the virtual shift of many functions of the City, and Community Development in particular. Community Development, in collaboration with Business License, Fire, Land Development, Police, and IT, shifted all Permit Center services online in under one week.

IT completed a significant amount of work in three days to enable departments to deliver services online and allow some staff to work remotely. While this transition occurred, staff was able to maintain a full suite of permit services.

Building and Safety has begun implementation of virtual inspections utilizing FaceTime. While keeping the health and safety of staff and the community as the top priority, the division has been able to increase the volume of inspections conducted, and keep projects moving with this new process.

Community Development was able to resume public hearings and meetings in April by shifting to completely virtual meetings, conducted via Zoom webinars.

**CURRENT PLANNING ACTIVITIES**

Planning processed 32 new applications and conducted six (6) Public Hearings in April. A detailed account of planning activities is attached to this report.

| Plan Type                 | April 2020 |
|---------------------------|------------|
| Long Range Projects       | 3          |
| Development Plan          | 4          |
| Home Occupations          | 13         |
| Minor Exception           | 1          |
| Modifications             | 6          |
| Pre-Application           | 2          |
| Assessory Dwelling Unit   | 1          |
| Temporary Use Permit      | 1          |
| Zoning or Planning Letter | 1          |
| <b>Total</b>              | <b>32</b>  |

**Winchester Hills Specific Plan Amendment (PAs18-0660 and 18-0661):** The City is processing a Specific Plan Amendment to the Winchester Hills 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 project is located on the 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 321-unit single-family community on 27.86 acres consisting of detached homes, attached townhomes, and duplexes. Community meetings were held on June 19, 2018 and February 20, 2020, and further outreach will take place prior to a public hearing. The City is working with a consultant to prepare a fiscal impact analysis. The project is located on the 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 adjacent to the Temecula Duck Pond, southeast of Rancho California Road on Ynez Road. The project includes leasing offices, clubhouse, fitness center, pool, tot lot, and dog park. The project is located within the Affordable Housing Overlay Zone. The project proposes 20% of the units (55 units) as affordable at or below 60% average median income. **(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 is working with an environmental consultant to prepare environmental documents for the proposed project. **(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)**

**Woodspring Suites (PA20-0072):** The City is processing a Development Plan for an approximately 60,600 square foot, four-story, 130 room Woodspring Suites Hotel located on the west side of Madison Avenue between Buecking Drive and McCabe Court. **(COOPER)**

**Sommers Bend Home Product Review (PAs 20-0328, 20-0329, and 20-0330):** The City is processing the second phase of a single family residential home product review for Sommers Bend. The second phase is all age qualified homes encompassing three villages located in PAs 22, 23A, and 24 for a total of 192 units. **(COOPER)**

**Sommers Bend Age Qualified Private Recreation Center (PA20-0278):** The City is processing a Development Plan for the Sommers Bend age qualified private recreation center consisting of an approximately 11,159 square foot clubhouse building (including a fitness center, multi-purpose room, and kitchen), pool, spa, pickleball courts, bocce ball, group BBQ, yoga lawn, cabanas, and 45 parking spaces located within PA23B at Sommers Bend. **(COOPER)**

**Roripaugh Ranch Wingsweep Tract Maps (PAs 20-0567, 20-0568, 20-0569):** The City is processing three Tentative Tract Maps (TTM) for the remaining three non-entitled residential planning areas of the Roripaugh Ranch Specific Plan: TTM 37925 (PA10) for the creation of 13 single

family lots, 1 open space lot, and a water quality basin; TTM 37928 (PA33A) for the creation of 15 single family lots, 5 open space lots, and a water quality basin; TTM 37928 (PA33A) for the creation of 15 single family lots, 5 open space lots, and a water quality basin. **(COOPER)**

**MS Mountain View Industrial Buildings (PAs 20-0533, 20-0534, 20-0535, and 20-0536):** The City is processing four (4) separate industrial buildings located on individual lots along Avenida Alvarado. The square footage of each individual building is 15,641 square feet, 14,544 square feet, 15,944 square feet, and 11,824 square feet. **(COOPER)**

## **LONG RANGE PLANNING**

**Old Town Specific Plan Amendment (LR20-0209):** Staff is preparing an amendment to the Old Town Specific Plan to allow for four-story hotels in the Downtown Core District. Currently, outside of the Hotel Overlay District, the Specific Plan only allows four-story buildings in the Downtown Core District when at least one floor is residential or when one floor is office and parking is provided for that floor. Staff worked with Ascent Environmental to prepare an EIR Addendum for the project and will present the Specific Plan Amendment to the Planning Commission on May 6, 2020, and to the City Council on May 26, 2020. **(FISK)**

**Old Town Parking Study (LR17-1502):** Staff is working with Fehr & Peers to update the 2010 Old Town Parking Management Plan. The Plan 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 projects will have on future demand. The study will also identify strategies and standards for management of the parking supply. Per direction provided by the City Council Old Town Subcommittee, consisting of Council Members Naggar and Schwank, 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. Staff has presented the findings to the Public Traffic/Safety Commission and Community Services Commission. Staff will next present the study findings to the Planning Commission Old Town Subcommittee and then the full Planning Commission. **(JONES)**

**Objective Design and Development Standards (LR18-1684):** The City 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, streamlining approval processes, and establishing the foundation for future regulations and housing laws. Staff is working on creating Objective Design Standards that will conform with SB 35, as well as to incorporate objective design guidelines into the City's Development Code. **(TOMA, RABIDOU)**

**CEQA Traffic Impact Analysis - VMT Thresholds and Guidelines (LR18-1506):** The City has been selected by Southern California Association of Governments (SCAG), through the Sustainable Communities Program, to update the Traffic Impact Analysis (TIA) Guidelines to facilitate compliance with SB 743 Vehicles Miles Traveled (VMT). The City's TIA Guidelines provide a methodology for assessing potential traffic and circulation impacts of proposed projects. The Guidelines use Level of Service (LOS) based on intersection delay to analyze impacts to intersections and roadway segments. The City will transition the Guidelines from LOS based to VMT based before the state deadline of July 1, 2020. Staff is working with Fehr & Peers to update the Guidelines to include VMT methodology, thresholds of significance, and mitigation measures. On January 28 and April 23, 2020, Staff met with the General Plan Update Subcommittee, consisting of Mayor Pro Tem

Edwards and Council Member Rahn. The Planning Commission approved the Guidelines on April 22. On April 23, the project was presented to the Public Traffic Safety Commission. The project is scheduled for City Council on May 26, 2020. **(TOMA)**

**Housing Element Update (LR18-1620 and LR17-1757):** The City is working with De Novo Planning Group to update the 2021-29 Housing Element. De Novo will also assist with the RHNA process, community engagement, and CEQA. The current Housing Element was certified by the Department of Housing and Community Development (HCD) in 2013 and serves as the foundation for the update. The Housing Element is a required part of the City's General Plan and is a blueprint for meeting the housing needs of residents, at all economic levels, and addressing segments of the population with special needs. The City Council General Plan Ad Hoc Subcommittee, consisting of Mayor Pro Tem Edwards and Council Member Rahn, and the Planning Commission General Plan Ad Hoc Subcommittee, consisting of Commissioners Watts and Youmans, will serve as advisory bodies during the process. **(WEST, TOMA, PETERS)**

**Regional Housing Needs Allocation (RHNA) (LR17-1757):** Related and running concurrently with the Housing Element Update, is the Regional Housing Needs Assessment (RHNA). The RHNA planning cycle is an eight-year cycle and will cover the planning period October 2021 through October 2029. The process will develop the methodology for allocating existing and projected housing needs for the SCAG Region. SCAG will adopt the RHNA Allocation Methodology and distribute the RHNA in April 2020. The Final RHNA Allocation will occur in October 2020. **(WEST)**

**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 and implement a strategy to fill in the missing links. **(PETERS)**

## **AFFORDABLE HOUSING**

**Mission Village Rehabilitation:** The City partnered with Affirmed Housing for modifications to their regulatory agreements on the existing Mission Village Affordable Housing Complex. This will result in the complete rehabilitation of the complex and secure affordable covenants for an additional 55 years. The modifications to the agreement were approved by City Council on August 13, 2019. The County Oversight Board approved the modifications on September 5, 2019, and the State Department of Finance approved the project on October 18, 2019. The construction loan for the rehabilitation project closed on March 14. As part of the negotiations, the City received an additional \$1.3 million to use towards the development of affordable housing. Construction for the rehabilitation will begin in 2020. **(LEHNER, WATSON)**

**Las Haciendas Affordable Housing Project:** The City has received a formal Development Plan for a 77-unit affordable multi-family housing community consisting of two residential buildings, a community building and tuck-under parking located at 28715 Las Haciendas. The City is negotiating a Loan Agreement with Community Housing Works (CHW) for the use of affordable housing tax allocation bond proceeds. **(LEHNER, RABIDOU, WATSON)**

**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)**

## 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. The Finance Committee provided recommendations for the 2020-21 program on March 10, 2020. City Council approved the following recommendations on April 28, 2020. (**LEHNER**)

| Organization                                            | Project Name                                    | Program Description                                                               | Finance Committee Recommendation |
|---------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------|
| Assistance League of Temecula Valley                    | Operation School Bell                           | Clothing & supplies for low income students in TVUSD                              | \$5,491                          |
| Boys & Girls Clubs of Southwest County                  | Before and After School Care                    | Round trip school transportation; activities before and after school              | \$5,491                          |
| Canine Support Teams, Inc.                              | Service Dogs for Disabled Persons               | Provide service and assistance dogs to people with disabilities.                  | \$5,491                          |
| City of Temecula                                        | Homeless Prevention and Diversion Program       | Connecting homeless individuals with services and financial assistance            | \$20,000                         |
| Community Mission of Hope                               | Housing Resource Center                         | Provide case management for homeless; food pantry                                 | \$5,491                          |
| Fair Housing Council of Riverside County                | Comprehensive Fair Housing Program              | Fair housing education, training, technical assistance; landlord/tenant mediation | \$20,000                         |
| Hospice of the Valleys                                  | Senior Assistance Program                       | Provide direct costs of hospice care for senior citizens                          | \$5,491                          |
| Riverside Area Rape Crisis Center                       | Anti Violence Education and Crisis Intervention | Provide support and services to survivors of sexual assault                       | \$5,491                          |
| Safe Alternatives for Everyone (SAFE)                   | Creating SAFE Families                          | Victim awareness; case management; support for victims                            | \$5,491                          |
| Voices for Children                                     | Court Appointed Special Advocate (CASA) Program | Case management and advocacy for foster children in Temecula                      | \$5,491                          |
| <b>Total Public Service Funds Requested for 2020-21</b> |                                                 |                                                                                   | <b>\$83,928</b>                  |

## BUILDING & SAFETY

Building and Safety statistics for April 2020 are highlighted in the following table. Additional statistics are attached to this report.

| Building & Safety Statistics   | April 2020 |
|--------------------------------|------------|
| Permits                        | 159        |
| New Single Family Units        | 0          |
| New Commercial Building        | 0          |
| Photovoltaic                   | 42         |
| Tenant Improvements            | 3          |
| Non Construction C of O        | 5          |
| Number of Active Plan Checks   | 392        |
| Number of New Plan Checks      | 134        |
| Number of Finaled Permits      | 110        |
| Inspections                    | 1754       |
| Inspections Per Day            | 78.7       |
| Inspections Per Person Per Day | 19.9       |
| Visitors to Counter            | 0          |

### **New Construction Projects Currently in Plan Check**

- Truax Hotel (161,586 sf)
- Parking Structure on 3<sup>rd</sup> Street (48,907 sf)
- Town Square Market Place (two buildings at 43,640 sf each)
- Generations at Linfield - memory care/assisted living (59 apartments and 32 condos)
- iA Robotics (24,659 sf)
- Hotel (38,202 sf) on Jefferson and Winchester
- Temecula Hyundai Service Building (5,753 sf)
- Trinity Lutheran Church Preschool (9,530 sf)
- Temecula Valley Lexus Dealership (54,898 sf)

### **Certificate of Occupancy**

- Familia Restaurant & Grill – 41925 Motor Car Parkway
- Creative Catering – 27525 Ynez Road

### **CODE ENFORCEMENT**

During the month of April, Code Enforcement responded to 128 web inquiries. In addition, the division opened 112 code cases, conducted 168 inspections, and forwarded 49 referrals.

| Type of Code Case                              | April 2020 |
|------------------------------------------------|------------|
| Abandoned or Inoperable Vehicle                | 4          |
| Vacant Home / Prop. Maintenance / Rodent/ Mold | 1          |
| Business or Home Occupation w/o license/CUP    | 6          |
| Trash and Debris / Dumping                     | 4          |
| Overgrown Vegetation / Weeds / Fire Hazard     | 8          |
| Green Pool / Vector Control / Stagnant Water   | 4          |
| Graffiti                                       | 19         |
| Noise/Nuisance/Animal Control                  | 11         |
| Trailer / RV Stored/Boat/Parking               | 2          |
| Construction w/o Permit/Building Code          | 5          |
| Encroach Public ROW / Trash Cans               | 10         |
| Zoning/Signs                                   | 4          |
| Public Safety & Health                         | 34         |
| <b>Total Number of Cases</b>                   | <b>112</b> |

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

| Foreclosure Tracking       | April 2020 |
|----------------------------|------------|
| Residential - Default      | 52         |
| Residential - Foreclosure  | 58         |
| Residential - REO          | 39         |
| <b>Total - Residential</b> | <b>149</b> |
| Commercial - Default       | 0          |
| Commercial - Foreclosure   | 1          |
| Commercial - REO           | 3          |
| <b>Total - Commercial</b>  | <b>4</b>   |

**ATTACHMENTS:**

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