

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Luke Watson, Director of Community Development

DATE: July 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 for June 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.

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 beginning in April by shifting to virtual meetings, conducted via Zoom webinars.

CURRENT PLANNING ACTIVITIES

Planning processed 54 new applications and conducted two (2) Public Hearings in June. A detailed account of planning activities is attached to this report.

Plan Type	June 2020
Long Range Project	1
Home Occupation	23
Minor Exception	1
Modifications	11
Pre-Application	8
Sign Program	2
Temporary Use Permit	4
Zoning or Planning Letter	4
Total	54

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)**

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, allowing 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 Specific Plan Implementation (SPI). 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 a 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 91,002 square foot, two story, 107 unit assisted living and memory care facility located on the southeast corner of Margarita Road and Solana Way. A Mitigated Negative Declaration was prepared for this project. **(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. This phase is all age-qualified homes encompasses three villages located in PAs 22, 23A, and 24, for a total of 192 units. All three are scheduled for Planning Commission on July 15, 2020. **(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. This project is scheduled for Planning Commission on July 15, 2020. **(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

Temporary Expanded Outdoor Dining and Retail in Old Town: As the State of California, and Riverside County Public Health loosen restrictions related to the COVID 19 pandemic, City Council has directed staff to implement multiple programs (Temecula Revive) that accelerate local economic activity while maintaining compliance with all State or County mandates. Staff has developed the Temporary Expanded Dining/Retail program to assist businesses during these challenging times. On Friday, May 29, 2020, the City Council Old Town Steering Subcommittee (Naggar/Schwank) received a presentation from staff regarding the proposed Temporary Expanded Dining/Retail program. The Subcommittee directed staff to bring the proposal to the City Council on June 9, 2020. Staff will provide the City Council with an update on July 14, 2020. **(RABIDOU, WATSON)**

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. On May 26, 2020, the City Council voted 5-0 to approve the CEQA Transportation VMT Analysis Guidelines. Staff is currently working with the Fehr and Peers on finalizing the TIA document to include the recently approved VMT guidelines into the document. Fehr & Peers is developing a tailored VMT forecasting tool and VMT Mitigation program recommendation approach. **(TOMA)**

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 developing Objective Design Standards that will conform with SB 35, and will incorporate objective design guidelines into the City's Development Code. **(TOMA, RABIDOU)**

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)**

HOUSING

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 Council approved a Loan Agreement with Community Housing Works (CHW) for the use of affordable housing tax allocation bond proceeds on May 26, 2020. Entitlements are expected to be completed in Summer 2020, and CHW will apply for funding through the State of California in 2021. **(LEHNER, RABIDOU, WATSON)**

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 14th. 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)**

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)**

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): Running concurrently with the Housing Element Update is the Regional Housing Needs Assessment (RHNA). The RHNA planning cycle is an eight-year cycle and covers October 2021 through October 2029. On May 7, 2020, the SCAG Regional Council delayed adoption of the Connect SoCal for up to 120 days. After the adoption of Connect SoCal, each local jurisdiction will receive formal notification from SCAG on their draft RHNA allocation. The Final RHNA Allocation is anticipated in September 2020. **(WEST)**

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Temecula Assist: On Thursday, May 21, 2020, during the City Council Budget Workshop, the Temecula City Council gave the greenlight to a half million dollars in aid for Temecula small businesses. The program, branded as Temecula Assist, is a set of two small business emergency relief grants designated for Temecula business owners coping with the financial effects of the COVID-19 pandemic. Temecula Assist is comprised of two grants: Rent Recovery and Job Retention Grant (funded through CDBG-CV) and a Business Improvement Grant (funded through the General Fund). The application period is May 26 through June 9. The Substantial Amendment to the 2019-20 CDBG

Annual Action Plan as approved at a public hearing at City Council on June 9, 2020. The grant program is expected to assist 67 local businesses. **(LEHNER)**

CDBG Administration: The 2020-21 Notice of Funding Availability (NOFA) for CDBG funding 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
Total Public Service Funds Requested for 2020-21			\$83,928

BUILDING & SAFETY

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

Building & Safety Statistics	June 2020
Permits	275
New Single Family Units	18
New Commercial Building	0
Photovoltaic	75
Tenant Improvements	9
Non Construction C of O	15
Number of Active Plan Checks	578
Number of New Plan Checks	195
Number of Finaled Permits	167
Inspections	1,877
Inspections Per Day	85.3
Inspections Per Person Per Day	21.3
Stops Per Month	
Visitors to Counter	281

New Construction Projects Currently 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)
- 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)

Non Construction Certificate of Occupancy

- Poke Port – 41653 Margarita Road
- Happy Belly Deli – 41920 6th Street
- Health Staff Training Institute – 27645 Jefferson Avenue
- Temecula Wound Care – 27555 Ynez Road

CODE ENFORCEMENT

During the month of June, Code Enforcement responded to 168 web inquiries. In addition, the division opened 133 code cases, conducted 285 inspections, and forwarded 75 referrals.

Type of Code Case	June 2020
Abandoned or Inoperable Vehicle	4
Vacant Home / Prop. Maintenance / Rodent/ Mold	10
Business or Home Occupation w/o license/CUP	5
Trash and Debris / Dumping	6
Overgrown Vegetation / Weeds / Fire Hazard	31
Green Pool / Vector Control / Stagnant Water	
Graffiti	15
Noise/Nuisance/Animal Control	14
Trailer / RV Stored/Boat/Parking	11
Construction w/o Permit/Building Code	13
Encroach Public ROW / Trash Cans	10
Zoning/Signs	9
Public Safety & Health	5
Total Number of Cases	133

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

Foreclosure Tracking	June 2020
Residential - Default	42
Residential - Foreclosure	51
Residential - REO	35
Total - Residential	128
Commercial - Default	0
Commercial - Foreclosure	1
Commercial - REO	3
Total - Commercial	4

ATTACHMENTS:

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