

CITY OF TEMECULA AGENDA REPORT

TO: City Manager/City Council

FROM: Luke Watson, Director of Community Development

DATE: January 26, 2021

SUBJECT: Community Development Department Monthly Report

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 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 implemented 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 resumed public hearings and meetings in April by shifting to virtual meetings, conducted via Zoom.

CURRENT PLANNING ACTIVITIES

Planning processed 77 new applications (not including Home Occupations) and conducted ten (10) Public Hearings in November and December 2020. A detailed account of planning activities is attached to this report.

Plan Type	November 2020	December 2020
Long Range Projects	3	5
Accessory Dwelling Unit	1	0
Bingo	1	0
Conditional Use Permit	0	0
Development Plan	1	1
General Plan Amendment	2	0
Home Occupation	17	10
Maps	1	1
Massage Permits	3	24
Modifications	4	8
Pre-Application	3	8
Residential Tract Product Review	1	5
Sign Program	0	1
Temporary Use Permit	0	1
Wireless Antenna Facility	1	0
Zoning or Planning Letter	0	2
Total	38	66

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)**

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 a virtual community meeting was held on August 20, 2020. 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. The project is scheduled for Planning Commission on January 6, 2021. **(COOPER)**

Sommers Bend Multi-Family Density Core (PA20-1219, 20-1459): The City is processing a Development Plan and Tentative Tract Map for a 376-unit multi-family community consisting of townhomes, motorcourt duplexes, and bungalow 3-packs built on 31.49 acres. The project includes a paseo connecting the project to the recreation center and sports park, a dog run, play areas, parks, barbecue areas, bocce ball, and a ninja course. The project is located within Planning Areas 28 & 29 of Sommers Bend. **(COOPER)**

Sommers Bend Home Product Review (HPR) (PAs 20-1414, 20-1415, 20-1416): The City is processing Home Product Reviews for a total of 57 single family lots. This phase is located on the southern and eastern boundaries of the project, are the larger 20,000 square foot minimum lots and encompasses Planning Areas 19, 20B, and 21. **(COOPER)**

Sommers Bend PA15 HPR (PA20-1454): The City is processing a Home Product Review for Planning Area 15 of the Roripaugh Ranch Specific Plan to allow for three (3) unique detached single-family plans with three (3) architectural styles consisting of 45 lots. **(CARDENAS)**

Sommers Bend HPR (PA20-1461): The City is processing Home Product Review for a total of 115 single family lots located in Planning Area 17A. **(COOPER)**

Sommers Bend HPR (PA20-1321): The City is processing Home Product Review for a total of 74 single family lots located in Planning Area 18A. **(COOPER)**

Temecula Village Phase II (PAs 20-0323, 20-0324, 20-0325, 20-0326): The City is processing a Development Plan for a 134 unit multi-family community built on 7.61 acres; a Tentative Tract Map (TTM 38043) to combine eight (8) existing contiguous parcels into a single parcel; a General Plan Amendment to amend the underlying General Plan Land Use designation of the project site from Professional Office (PO) to Medium Density Residential (M); a Planned Development Overlay Amendment for PDO-5, (Temecula Village). The City is working with a consultant to prepare a fiscal impact analysis. The project is located on the south side of Rancho California Road, approximately 150 feet west of Cosmic Drive. **(COOPER)**

Paseo Del Sol Tentative Tract Map No. 36483 (PA14-0087): The City is processing a Tentative Tract Map (No. 36483) for 168 single-family homes and 11 open space lots located at the northwest corner of Temecula Parkway and Butterfield Stage Road. **(COOPER)**

Solana Winchester (PA20-1371): The City is processing a Development Plan to allow for the construction of a 350-unit apartment community located within the Residential Overlay Area of Planning Area 12 of the Harveston Specific Plan at the terminus of Date Street, approximately 900 feet south of Ynez Road. **(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 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. Staff provided updates to the City Council on July 14, 2020. Approximately 50 businesses have participated in the program throughout the City. **(RABIDOU, WATSON)**

CEQA Traffic Impact Analysis - VMT Thresholds and Guidelines (LR18-1506): Per the requirements of SB 743, the City was required to update its Traffic Impact Analysis (TIA) Guidelines to facilitate compliance with Vehicles Miles Traveled (VMT). The City transitioned from level of service (LOS) based to VMT based before the state deadline of July 1, 2020. 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 approved the CEQA Transportation VMT Analysis Guidelines. Fehr & Peers has developed a tailored VMT forecasting tool. Staff has finalized the VMT forecasting tool and the formation of the TIA Guidelines with the Fehr & Peers. The City of Temecula's Updated TIA Guidelines and the VMT forecasting tool is now available to use by the public on Public Works webpage. **(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. Staff has hired PlaceWorks, to assist with development of our design standards for multifamily and mixed use. On September 28, 2020, staff and Consultant presented six architectural styles to the PC Infill Subcommittee, consisting of Commissioners Watts and Turley-Trejo. The Subcommittee agreed with staff's six recommended styles. On October 13, 2020, staff and Consultant presented to the CC Infill Subcommittee consisting of Council Member Naggar and Rahn, the six recommended architecture styles. The Council Members agreed with staff's recommendation to move forward with detailing the styles for the Objective Design Standards. Early December, the consultant provided staff with a first draft of the ODS document. Staff reviewed and provided comments/edits. Currently, the consultant is reviewing staff's comments will provide an updated draft mid-January. **(TOMA, RABIDOU)**

Permit Ready ADU Program (LR19-1464): The City received an SB 2 Grant from the State Department of Housing and Community Development (HCD) to prepare, adopt, and implement a Permit Ready Accessory Dwelling Unit (ADU) program. The ADU program will encourage the construction of ADUs, offering property owners a selection of pre-approved ADU building plans that can be obtained

at the community Development Department, free of charge. On September 16, 2020, the RFP closed on PlanetBids. The City received three detailed proposals from qualified consultants. After detailed review of all the proposals, staff selected checkerboardSTUDIOS Consultant Firm. Staff is working with the consultant to execute the contract. Work is anticipated to begin mid-January. **(TOMA, RABIDOU)**

Waves to Wineries: Staff is working with the National Parks 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. **(PETERS)**

HOUSING

Las Haciendas Affordable Housing Project: The City is processing a 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. The developer held a virtual community workshop on July 28, 2020. The item was approved by the Planning Commission on October 7, 2020. CHW will apply for funding through the State in 2021. **(RABIDOU, WATSON)**

Mission Village Rehabilitation: The City collaborated 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 project closed on March 14, 2020. 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 is expected to be complete in November 2020. **(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. The developer is looking to secure financing from the State of California prior to construction. The City and developer will collaborate with the County of Riverside and the State Department of Housing and Community Development for additional funding opportunities through the Permanent Local Housing Allocation grant. **(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.

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. The Final RHNA allocation was issued in September 2020. The City hosted the first virtual

Housing Element Workshop on Wednesday, September 23, 2020 at 6 p.m. The public can access the meeting at TemeculaCA.gov/housing. **(RABIDOU, TOMA, PETERS)**

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 was May 26th through June 9th. The Substantial Amendment to the 2019-20 CDBG Annual Action Plan was approved at a public hearing at City Council on June 9, 2020. The grant program will assist 67 local businesses. **(WATSON)**

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. **(WATSON)**

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 November and December 2020 are highlighted in the following table.

Building and Safety Statistics	November 2020	December 2020
Permits	305	335
New Single Family Units	22	33
New Commercial Building	0	0
Photovoltaic	104	113
Tenant Improvements	11	3
Non Construction C of O	16	20
Number of Active Plan Checks	206	261
Number of New Plan Checks	120	125
Number of Finaled Permits	189	211
Inspections	2311	2189
Inspections Per Day	128.38	99.5
Inspections Per Person Per Day	32.09	24.87
Stops Per Month		
Visitors to Counter	0	0

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)
- Epic Dog Academy (5,887 sf)
- At Home (113,903 sf)

Non-Construction Certificate of Occupancy

- The Bike Shop – 32835 Temecula Parkway #B
- OC Rods & Customs 27840 Del Rio Rd #C

Tenant Improvement

- TopSpin Pizza & Pong 28588 Old Town Front St #200
- Be Good Restaurant 28636 Old Town Front St

CODE ENFORCEMENT

During the month of November and December, Code Enforcement responded to 202 web inquiries. In addition, the division opened 244 code cases, conducted 490 inspections, and forwarded 83 referrals.

Type of Code Case	November	December
Abandoned or Inoperable Vehicle	3	2
Vacant Home / Prop. Maintenance / Rodent/ Mold	4	6
Business or Home Occupation w/o license/CUP	2	2
Trash and Debris / Dumping	17	15
Overgrown Vegetation / Weeds / Fire Hazard	2	7
Green Pool / Vector Control / Stagnant Water	1	0
Graffiti	26	35
Noise/Nuisance/Animal Control	6	13
Trailer / RV Stored/Boat/Parking	3	10
Construction w/o Permit/Building Code	5	8
Encroach Public ROW / Trash Cans	7	7
Zoning/Signs	21	7
Public Safety & Health	13	22
Total Number of Cases	110	134

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

Foreclosure Tracking	November 2020	December 2020
Residential - Default	13	13
Residential - Foreclosure	22	22
Residential - REO	23	23
Total - Residential	58	58
Commercial - Default	1	1
Commercial - Foreclosure	1	1
Commercial - REO	4	4
Total - Commercial	6	6

ATTACHMENTS: Current Planning Activity Report