

## **ACTION MINUTES**

**TEMECULA CITY COUNCIL  
REGULAR MEETING  
COUNCIL CHAMBERS  
41000 MAIN STREET  
TEMECULA, CALIFORNIA  
MAY 26, 2020 - 7:00 PM**

### **IMPORTANT NOTICE REGARDING THIS MEETING**

This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N 29 20, dated March 17, 2020, regarding the COVID 19 pandemic. The live stream of the meeting may be viewed on television and/or online. Details can be found at [temeculaca.gov/tv](http://temeculaca.gov/tv). In accordance with Executive Order N 29 20, the public may only view the meeting on television and/or online and not in the Council Chamber.

**Submission of Public Comments:** For those wishing to make public comments at this Council meeting, please submit your comments by email to be read aloud at the meeting by the City Clerk. Email comments must be submitted to the City Clerk at [randi.johl@temeculaca.gov](mailto:randi.johl@temeculaca.gov). Email comments on matters not on the agenda must be submitted prior to the time the Mayor calls the item for Public Comments. Email comments on agenda items must be submitted prior to the time the Mayor closes public comments on the agenda item. All email comments shall be subject to the same rules as would otherwise govern speaker comments at the Council meeting. Electronic comments on agenda items for this Council meeting may only be submitted via email and comments via text and social media (Facebook, Twitter, etc.) will not be accepted.

**Reading of Public Comments:** The City Clerk shall read all email comments, provided that the reading shall not exceed three (3) minutes, or such other time as the Council may provide, consistent with the time limit for speakers at a Council meeting. The email comments submitted shall become part of the record of the Council meeting.

**CALL TO ORDER at 7:00 PM: Mayor James Stewart**

**INVOCATION: Aaron Adams**

**FLAG SALUTE: Mayor James Stewart**

**ROLL CALL: Edwards, Naggar, Rahn, Schwank, Stewart**

### **PUBLIC COMMENTS**

The following individuals submitted an electronic comment on non-agendized items:

- Anonymous
- Louis Todd
- Tanis June Earle
- Natalie Morgan

The following individuals submitted an electronic comment on agenda items:

- Brandon Jantz (20)
- Bruce and Marjorie Drayton (20)
- Kimberly Savage (20)
- Kim Daly (20)
- Brenda Hamilton (20)
- Lisa Maloney (20)
- Sandra Vaniman (20)
- Kathy Bowman (20)
- Tori Manning (20)
- Deborah Noonan (20)
- Jill Erickson (20)
- Eileen Rosenow (20)
- Lori Bermudez (20)
- Rachel Pena (20)
- Ira Robinson (20)
- Ed Dool (20)
- Richard Bivin (20)
- Jane Lauhon (20)
- Toni Reyes (20)
- Doug Ferrin (20)
- John Gutierrez (20)
- Charles Colburn (20)
- Rob Crisell (20)
- Jennifer Palmer (20)
- Kathleen Bowen (20)
- Ann and Dennis Johnson (20)
- Michael Richards (20)
- Chastity Cervantez (20)

## **CITY COUNCIL REPORTS**

### **CONSENT CALENDAR**

Unless otherwise indicated below, the following pertains to all items on the Consent Calendar.

Approved the Staff Recommendation (5-0): Motion by Edwards, Second by Schwank. The vote reflected unanimous approval.

1. **Waive Reading of Standard Ordinances and Resolutions**

**Recommendation:** That the City Council waive the reading of the text of all standard ordinances and resolutions included in the agenda except as specifically required by the Government Code.

2. **Approve Action Minutes of April 28, May 6 and May 12, 2020**

**Recommendation:** That the City Council approve the action minutes of April 28, May 6 and May 12, 2020.

3. **Approve List of Demands**

**Recommendation:** That the City Council adopt a resolution entitled:

RESOLUTION NO. 2020-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA ALLOWING CERTAIN CLAIMS AND DEMANDS AS SET FORTH IN EXHIBIT A

4. **Approve City Treasurer's Report as of March 31, 2020**

**Recommendation:** That the City Council approve and file the City Treasurer's Report as of March 31, 2020.

5. Adopt Ordinance 2020-04 Amending Title 17 of the Temecula Municipal Code Pertaining to the Accessory Dwelling Units (Second Reading)

Recommendation: That the City Council adopt an ordinance entitled:

ORDINANCE NO. 2020-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLE 17 OF THE TEMECULA MUNICIPAL CODE TO DELETE CERTAIN SUBSECTIONS OF SECTION 17.06.050 PERTAINING TO ACCESSORY DWELLING UNITS, ESTABLISHING A NEW CHAPTER 17.23 PERTAINING TO ACCESSORY DWELLING UNITS, AMENDING TABLE 17.24.040 REGARDING PARKING REQUIREMENTS, AND FINDING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

6. Adopt Ordinance 2020-05 Amending Title 17 of the Temecula Municipal Code to Conform with the Density Bonus Ordinance Law Under the California Government Code (Long Range Project Number LR19-1597) (Second Reading)

Recommendation: That the City Council adopt an ordinance entitled:

ORDINANCE NO. 2020-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLE 17 OF THE TEMECULA MUNICIPAL CODE TO REVISE REGULATIONS TO CONFORM WITH DENSITY BONUS LAW (CALIFORNIA GOVERNMENT CODE SECTION 65915) AND FINDING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

7. Extend Terms of Appointment for Planning Commissioner Lanae Turley-Trejo and Old Town Local Review Board Members Annette Brown and Peg Moore

Recommendation: That the City Council extend the terms of appointment for Planning Commissioner Lanae Turley-Trejo and Old Town Local Review Board Members Annette Brown and Peg Moore to October 10, 2020.

8. Set Public Hearing to Approve Solid Waste and Recycling Rates for Commercial Customers for Fiscal Year 2020-21

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2020-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA SETTING A TIME AND PLACE FOR A PUBLIC HEARING IN CONNECTION WITH THE SOLID WASTE AND

RECYCLING RATES FOR COMMERCIAL CUSTOMERS FOR  
FISCAL YEAR 2020-21

9. Approve Resolution Regarding the Return of Funds to the US Department of Housing and Urban Development

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2020-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA REGARDING THE RETURN OF FUNDS TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

10. Approve Loan Agreement with Las Haciendas Housing Associates, LP for a 77 Unit Affordable Housing Project

Recommendation: That the City Council approve a resolution entitled:

RESOLUTION NO. 2020-29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA, ACTING IN ITS CAPACITY AS THE HOUSING SUCCESSOR TO THE FORMER TEMECULA REDEVELOPMENT AGENCY (AND, WITH RESPECT TO A LOAN OF CITY FEES, ALSO IN ITS CAPACITY AS THE CITY) APPROVING A LOAN AGREEMENT WITH LAS HACIENDAS HOUSING ASSOCIATES, L.P. FOR THE "LAS HACIENDAS" 77 UNIT LOW INCOME AFFORDABLE MULTI-FAMILY (APARTMENT) PROJECT AT 28715 LAS HACIENDAS STREET AND 28772 CALLE CORTEZ, AND THE TAKING OF RELATED ACTIONS, AND MAKING A FINDING OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT SECTION 15182

11. Approve Resolution to Amend the Transportation Uniform Mitigation Fee (TUMF) Program

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2020-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING THE APPLICABLE TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) APPLICABLE TO ALL DEVELOPMENTS IN THE CITY OF TEMECULA

12. Approve Tract Maps and Subdivision Improvement and Monumentation Agreements for Sommers Bend and Authorize the City Manager to Execute Related Documents

Recommendation: That the City Council:

1. Approve Tract Map 37341-11, 37341-12, 37341-13, 37341-14, 37341-15 and 37341-16 in conformance with the Conditions of Approval;
2. Approve the Subdivision Improvement and Monumentation Agreements with the Developer;
3. Authorize the City Manager to execute the agreements on behalf of the City.

### **RECESS:**

At 7:25 PM, the City Council recessed and convened as the Temecula Community Services District Meeting and Successor Agency to the Temecula Redevelopment Agency. At 7:30 PM, the City Council resumed with the remainder of the City Council Agenda.

### **RECONVENE TEMECULA CITY COUNCIL**

### **PUBLIC HEARING**

17. Approve Amendment to the Old Town Specific Plan to Allow Four-Story Hotels Within the Downtown Core District and to Add Language to the Specific Plan to Clarify the Intended Use of a Minor Exception for Building Height

Recommendation: That the City Council adopt resolutions entitled:

RESOLUTION NO. 2020-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING ADDENDUM NO. 1 TO THE OLD TOWN SPECIFIC PLAN PROGRAM ENVIRONMENTAL IMPACT REPORT (SCH NO. 2009071049)

RESOLUTION NO. 2020-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING AMENDMENT NO. 9 TO THE OLD TOWN SPECIFIC PLAN (SP-5) (LONG RANGE PROJECT NO. LR20-0209)

Approved the Staff Recommendation (5-0): Motion by Edwards, Second by Schwank. The vote reflected unanimous approval.

18. Introduce Ordinance to Amend Chapter 17.21 Affordable Housing Overlay Zone of the Temecula Municipal Code (Long Range Project No. LR20-0279)

Recommendation: That the City Council introduce and read by title only an ordinance entitled:

ORDINANCE NO. 2020-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING TITLE 17 OF THE TEMECULA MUNICIPAL CODE TO AMEND CHAPTER 17.21 REGARDING THE AFFORDABLE HOUSING OVERLAY ZONE, AND MAKING THE DETERMINATION THAT THE PROPOSED ORDINANCE IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW UNDER CEQA GUIDELINES SECTION 15061(B)(3)

Approved the Staff Recommendation (5-0): Motion by Edwards, Second by Rahn. The vote reflected unanimous approval.

19. Adopt California Environmental Quality Act (CEQA) Transportation Vehicle Miles Traveled (VMT) Analysis Guidelines

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2020-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA TO ADOPT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") TRANSPORTATION VEHICLE MILES TRAVELED ("VMT") ANALYSIS GUIDELINES FOR PURPOSES OF ANALYZING TRANSPORTATION IMPACTS UNDER CEQA, AND MAKING A FINDING OF EXEMPTION UNDER CEQA (LONG RANGE PLANNING PROJECT NO. LR18-1506)

Approved the Staff Recommendation (5-0): Motion by Schwank, Second by Edwards. The vote reflected unanimous approval.

**BUSINESS**

20. Receive Update to Community Recovery and Reopening Plan and Related Efforts and Provide General Direction Regarding the Same

Recommendation: That the City Council receive the update to the Community Recovery and Reopening Plan and related efforts and provide general direction regarding the same.

Receive and file only.

**DEPARTMENTAL REPORTS**

21. City Council Travel/Conference Report – Receive and file only.

22. Community Development Department Monthly Report – Receive and file only.

23. Fire Department Monthly Report – Receive and file only.

24. Police Department Monthly Report – Receive and file only.
25. Public Works Department Monthly Report – Receive and file only.

**COMMISSION REPORTS**

**PUBLIC SAFETY REPORT**

**CITY MANAGER REPORT**

**CITY ATTORNEY REPORT**

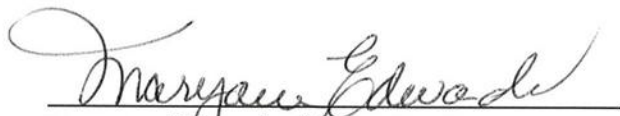
**ADJOURNMENT**

At 8:50 PM, the City Council meeting was formally adjourned to Tuesday, June 9, 2020, at 5:30 PM for Closed Session, with regular session commencing at 7:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.

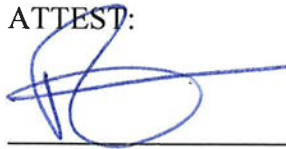
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Adjourned in memory of  
Hans Bolowich of CalFire

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Maryann Edwards, Mayor Pro Tempore

ATTEST:

  
Randi Johl, City Clerk

[SEAL]