



Staff Report

TO: City Council
FROM: Christina Taylor, Community Development Director
DATE January 18, 2022
SUBJECT: Community Development Department Update

Background and Analysis:

Housing Element Update (Project No. CD-02): The Draft Housing Element, Safety Element Update and Affirmatively Furthering Fair Housing (AFFH) appendix are nearing completion. The State of California requires review of the draft document prior to approval by the governing body. Unfortunately, the State has about a four month back up on review of these documents and the City is still awaiting final comments. City staff anticipates the documents to be reviewed before Planning Commission and City Council in April 2022.

Zoning Code Updates (Project No. CD-01): Consistency analysis and zoning code changes related to the General Plan Update were completed and took effect in January 2021. Housing Element Update related zoning code amendments will be presented in April 2022 in conjunction with the Housing Element Update. Zoning Code Amendments such as the Accessory Dwelling Unit (ADU) Ordinance and Objective Design Guidelines will follow approval of the Housing Element Update in May or June 2022.

Regional Housing Needs Assessment (RHNA): The State mandated Annual Progress Report guidelines for reporting were released on January 4, 2021. The reporting requires submission for all residential permit information from 2020 as it pertains to permits issued, permit finals, location, income eligibility level, zone changes (if applicable) and loss of residential units. This information will be presented to City Council in March 2022 and will be submitted to the State Department of Housing and Community Development the submission deadline of by the April 1, 2022.

City Council Directed Items:

Food Trucks: City staff presented an informational item to City Council in December 2021. Based on City Council direction, City staff has done research and is preparing code recommendations for City Council review in February 2022.

Special Events/Temporary Uses: In November 2021, City staff presented an informational item to City Council regarding temporary uses and special event processes. At City Council's direction, Planning staff has been researching and working with other departments to prepare recommendations for City Council review in March 2022.

Sign Code: City staff is engaged in ongoing review of the sign code related to political signs as well as general sign standards and sign program standards. Planning staff continues to work with the City Clerk's office and the City Attorney to develop standards for each of these areas which will meet the intent of relevant laws while meeting the needs of the City, residents and businesses. A draft sign code reflecting the direction given by Council has been provided to staff from the City Attorney's office and recommendations will be prepared for City Council by March 2022.

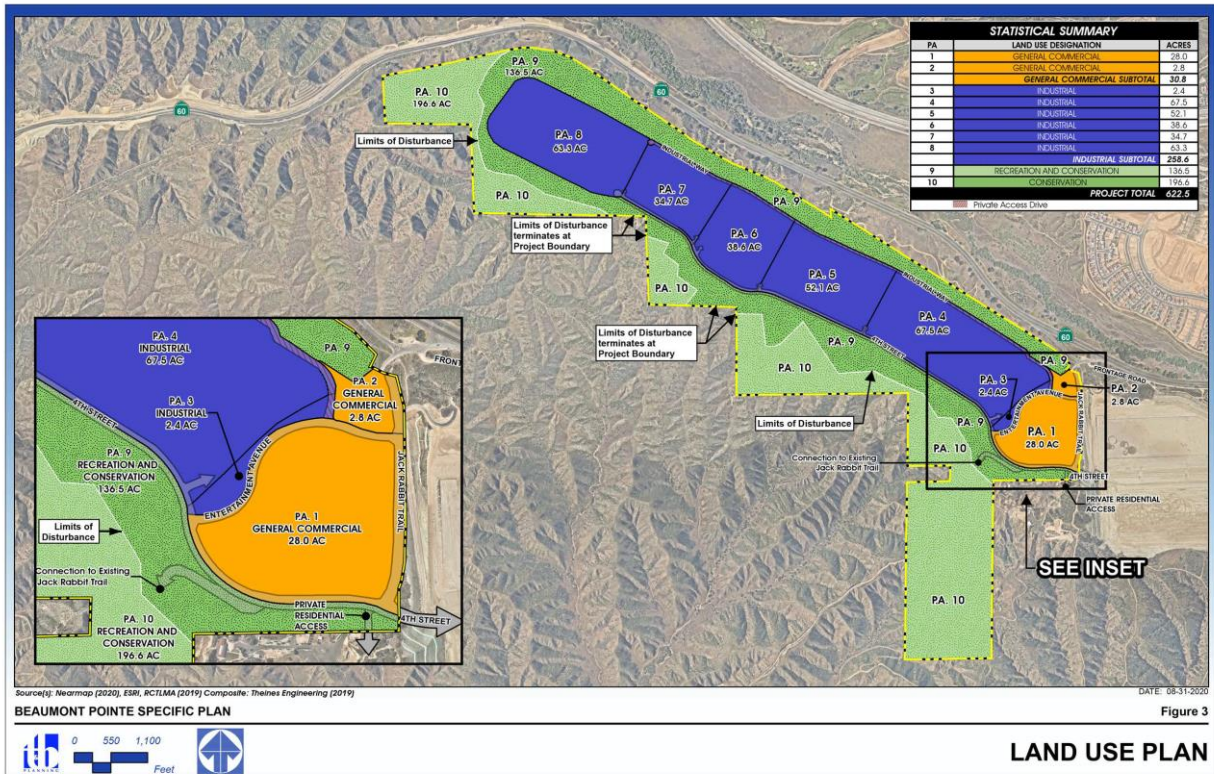
Design Guidelines/Standards: City Council has recently expressed interest in evaluating the need for design guidelines/standards. City staff has begun compiling the current guidelines in place in various areas throughout the City as well as researching what is in place in other jurisdictions. City staff intends to focus this discussion into three distinct categories: Downtown, Non-residential and Residential. A presentation will be prepared for City Council in March 2022, starting with discussion on downtown standards.

Notable Developer Initiated Projects:

Summit Station Specific Plan (ENV2021-0017, PLAN2021-0656, PM2021-0009, PP2021-0388-0391, SP2021-0005) This project was filed on August 20, 2021, and is bounded by Brookside Avenue on the south and Cherry Valley Boulevard on the north, east of I-10. This project is a specific plan change from residential to commercial, industrial and open space at the site formerly known as the SunnyCal Specific Plan. The project includes an environmental impact report (EIR), specific plan and general plan amendment, a parcel map and plot plan application. A Scoping Meeting was held for the project on October 7, 2021, and preparation of the EIR and specific plan are underway. City staff meets bi-weekly with the applicants and project team and anticipates this project to be presented for public hearings by August 2022.



Beaumont Pointe Specific Plan (SP2019-0003, PLAN2019-0283, PLAN2019-0284, ENV2019-0008) This project was filed on April 8, 2019, and is located west of Jack Rabbit Trail, south of SR-60 in the City's sphere of influence in unincorporated Riverside County. The project includes an annexation, specific plan, general plan amendment, EIR, parcel map and plot plan reviews for development of 622 acres. A Scoping Meeting was held for the project on September 17, 2020, and preparation of the EIR is underway along with the Specific Plan. City staff meets bi-weekly with the applicants and project team as this project has significant environmental and site constraints. City staff does not anticipate this project being presented for public hearings before the end of 2022.

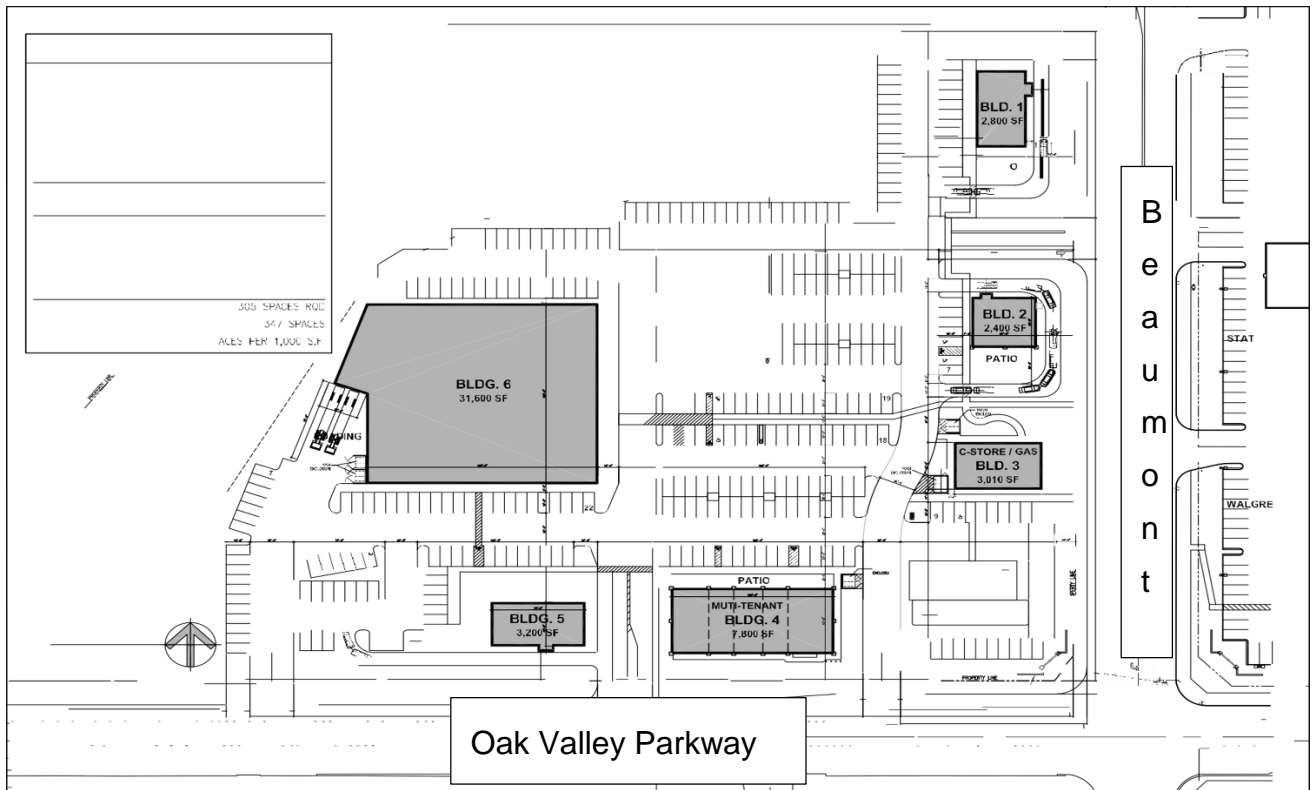


Potrero Logistics Center: (PP2020-0273, ENV2020-0009) This project was filed in March 2020 and includes applications for a general plan amendment, annexation, pre-zoning/re-zoning, environmental review and plot plan. The project is located on 32 acres on the southwest corner of Potrero Boulevard and SR-60 and proposes to construct a 500k square foot warehouse/distribution center. A scoping meeting for the EIR was held on June 4, 2020. The EIR was subsequently prepared and a Notice of Availability of the DEIR was published December 15, 2021. The DEIR and associated documents are available for review and comment through January 28, 2022, and is anticipated to be at the Planning Commission meeting in March 2022.



Beaumont Village: (PP2019-0222, CUP2017-0010) This project was originally filed in 2017 and has subsequently been revised several times. It is located at the northwest corner of Beaumont Avenue and Oak Valley Parkway and includes a plot plan and conditional use permits for a commercial shopping center with six (6) buildings comprised of three (3) quick service drive-throughs restaurants, a gas station, convenience store and retail uses on 7.16 acres. The project location has constraints from both habitat conservation areas and earthquake faulting and is currently being

revised to address these concerns. There is no anticipated timeline for presenting this project for public hearing.



Other Items:

Planning staff consist of the Planning Manager and Community Development Director. Throughout calendar year 2021, Planning staff received and processed the following applications:

- 5 Plot Plans (new development),
- 9 Minor Plot Plans,
- 21 Residential Administrative Plot Plans,
- 58 Administrative Plot Plans (New Business Applications),
- 6 Conditional Use Permits,
- 13 Variance Applications,
- 2 Parcel Maps,
- 4 Environmental Review Applications,
- 26 Pre-Application Reviews, and

534 Plan Checks.

Planning staff has fifteen projects pending filing.

Code Enforcement:

Code Enforcement staff consists of two full-time officers and the Community Development Director. Code Enforcement had 2 full-time officers through April 2021. Since April 2021 Code Enforcement has had 1 full-time officer. During 2021, Code Enforcement engaged in the following:

2 administrative appeals hearings,
284 inspections resulting in cases opened,
281 inspections resulting in cases closed, and
718 Acres (90 parcels) weed abated.

Fire Safety Specialist:

The City has one Fire Safety Specialist who handles plan check and inspection. The data for 2021 is below:

102 Fire plan reviews,
481 Building plan reviews,
31 Public Works plan reviews,
161 Planning case reviews,
875 Construction inspections,
59 Non-State mandated life safety inspections,
112 State mandated life safety inspections, and
12 Special event permit inspections.

Fiscal Impact:

City staff estimates the cost to prepare this report to be \$731.

Recommended Action:

Receive and file.