



Staff Report

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**File #:** 23-0945

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**REQUEST FOR CITY COUNCIL ACTION**

**DATE:** 12/06/2023

**TO:** Honorable Mayor and City Council Members

**FROM:** Planning and Development Department

**SUBJECT:**  
EXTENSION OF TIME FOR PARCEL MAP 37221 LOCATED AT THE SOUTHWEST CORNER OF TEMESCAL CANYON ROAD AND PRONIO CIRCLE IN THE ENTERTAINMENT COMMERCIAL (EC) DESIGNATION OF THE DOS LAGOS SPECIFIC PLAN (SP99-03) (APPLICANT: GRIFFCO LAND, LLC, 1285 CORONA POINTE COURT, CORONA, CA 92879)

**EXECUTIVE SUMMARY:**

This staff report asks the City Council to consider the approval of a one-year extension of time for Parcel Map 37221 (PM 37221). Pursuant to the Subdivision Map Act, PM 37221 is eligible for a discretionary extension of time by the City Council not exceeding a period of six years. This request is the first discretionary extension of time and would extend PM 37221 for one year to November 3, 2024.

**RECOMMENDED ACTION:**

**That the City Council** approve a one-year extension for Parcel Map 37221, expiring on November 3, 2024.

**BACKGROUND & HISTORY:**

PM 37221 is located at the southwest corner of Temescal Canyon Road and Pronio Circle. The proposed subdivision creates two parcels on 2.06 acres to facilitate the development of two professional office buildings on two separate parcels. The zoning of the project site is Entertainment Commercial (EC) of the Dos Lagos Specific Plan (SP99-03).

PM 37221 was approved by the City Council on November 3, 2021. The initial term of PM 37221 is 24 months from the date of its initial approval. PM 37221 will expire on November 3, 2023, if the extension of time is not granted.

**ANALYSIS:**

The applicant submitted an extension of time request to the City on October 19, 2023. Pursuant to the Subdivision Map Act, the request grants an automatic extension of 60 days or until the extension is approved, conditionally approved, or denied by the City's legislative body, which is the City Council. The applicant is requesting a discretionary one-year extension of time, which will extend PM 37221 to November 3, 2024.

The applicant is currently in the plan check process with the City to have PM 37221 recorded. The additional time will allow the applicant to finish the current process with the City and have the map recorded with the County without restarting the process by applying for a new map.

**FINANCIAL IMPACT:**

All applicable fees have been paid by the owner.

**ENVIRONMENTAL ANALYSIS:**

A Mitigated Negative Declaration was prepared for Parcel Map 37221 pursuant to CEQA and adopted by the City Council on November 3, 2021. The extension of time does not change the scope of the project from its initial approval. Therefore, this request does not require further environmental analysis under CEQA.

**PREPARED BY:** JENNIFER TRAN, ASSOCIATE ENGINEER

**REVIEWED BY:** JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

**Attachments:**

1. Exhibit 1 - Location and Zoning Map
2. Exhibit 2 - Site Plan for PM 37221
3. Exhibit 3 - Letter from Applicant Requesting Extension