



Agenda Report

File #: 18-2086

**AGENDA REPORT
REQUEST FOR CITY COUNCIL ACTION**

DATE: 9/19/2018

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration to approve Precise Plan 2018-0003 an application for the review of a proposed commercial development totaling 90,865 square feet in building area inclusive of four-story hotel with 101 rooms, 11,000 square feet of restaurant space including a drive-through, 15,800 square feet of retail floor area including a convenience store with a 10-pump fuel station and 2,000 square foot ancillary drive-through car wash on 7.3 acres in the Commercial designation (Planning Area 1) of the Dos Lagos Specific Plan (SP-99-03) (located at the northwest corner of Dos Lagos Drive and Temescal Canyon Road, and consideration of the Mitigated Negative Declaration regarding potential environmental impact of the project. (Applicant: Terrano Plaza, LLC - Rexco)

RECOMMENDED ACTION:

That the City Council

1. Take no action, thereby affirming the Planning and Housing Commission's action granting PP2018-0003, based on the findings contained in the staff report and conditions of approval.

- OR -

2. Set the item for review at a subsequent

ANALYSIS:

PP2018-0003 is an application by Terrano Plaza, LLC for the review of the site development plan for the commercial component of the mixed use residential/commercial project in Planning Area 1 of the Dos Lagos Specific Plan. The site plan is designed to complement the first phase of the project consisting of 276 apartment units in 38 buildings on the westerly 13.7 acres of Planning Area 1. The commercial component will be on 7.31 acres and will consist of multiple commercial buildings.

The commercial site plan is bisected by the main entry from Temescal Canyon Road shared with the

residential and commercial properties. The north half of the commercial site accommodates a four-story, 101-key hotel and two freestanding buildings designed to accommodate 5,000 square feet of restaurant and 4,000 square feet of general retail served by a shared parking area. The south half of the commercial site features three buildings with one being multi-tenant accommodating up to 3,500 square feet of restaurant space and 2,600 square feet for retail. Separately, a 2,500 square foot drive-through restaurant pad is shown centrally oriented along the street frontage. A 7,200 square foot convenience type store is located at the southerly portion of the site with ten fueling pumps (20 stations) located to the interior, north of the store. A separate concurrent application (CUP2018-0007) evaluates a 2,000 square foot ancillary drive-through car wash attached to the southerly elevation of the convenience store. The Dos Lagos Specific Plan requires a conditional use permit for car wash facilities.

Access, Circulation and Parking

Primary access to the site is from Temescal Canyon Road via a multiple-lane median-divided interior drive. This drive continues westward to form the entrance into the existing apartment complex. A north-south spine road drive extends from Dos Lagos Drive to a drive access serving the lifestyle center to the north. This drive, which also features parallel parking stalls, separates the apartment complex on the west side of Planning Area 1 from the commercial site on the east side along Temescal Canyon Road. Internal drive aisles provide access to the interior parking fields serving the various commercial buildings.

Parking for the commercial buildings will be shared among the site as the commercial center will have reciprocal access and parking. The parking ratios used for the project are shown in the following table.

Parking Summary Table

Land Use	Size	Parking Ratio	Required Parking
Hotel	101 Rooms	1 space per room + 2 manager spaces	103
Restaurant	11,000 S.F.	1:100	110
Retail	6,600 S.F.	1:200	33
Fuel Station and C-Store	7,200 S.F.	1:250 + 3 spaces	32
Drive-Through Car Wash	--	2 spaces	2
Required Parking			278
Provided Parking			293

The total required parking spaces for the commercial development is 278 spaces with 293 being provided.

Architecture and Floor Plans

The proposed project has been designed with contemporary architecture that is consistent with that

established for the residential apartment complex. The Dos Lagos Specific plan recognizes this *Eclectic Mediterranean* architectural style which is also the foundational design for the commercial portion of Planning Area 1. The design features varied wall planes of smooth plaster colored with light and dark contrasting tones and accent materials that add depth and visual interest, such as vertical seam metal in a gray color. Each building has a unique design but still consistent with an overall design theme.

The four story hotel building is the tallest building on the site at approximately 49 feet but is compatible with the four story apartment buildings located to the rear of the center. The remainder of the buildings are single story, but have varied parapet heights to provide visual interest. The building heights of the single story buildings vary from 19 feet to 27 feet.

The canopy design for the fuel station is a perforated metal material cover and support columns that are shown clad at the base with more perforated metal transitioning into rounded canopy support at the top of the columns for a modern look. These support columns are depicted in the elevations with back lit acrylic panels in a curved frame.

Landscaping

The landscape design concept for the project will consist of California-friendly low and medium water use plant material. Plant materials are shown in a uniform theme across the site with a wide and varied palette. Date palms will grace the main entry from Temescal Canyon Road. Various shade trees in sizes that range from 24-inch box to 48-inch box in accent locations along the interior spine road will provide shade throughout the site. A headlight buffer hedge-row will be required for all parking areas adjacent to streets and will be verified along with all applicable code requirements at the time of plan check.

Sign Program

The specific plan prescribes the allowable signage for commercial centers based on the size of the project in acres. The subject site is 7.31 acres. Commercial centers that are less than 20 acres in size are allowed one standard project identification sign per street frontage. This type of sign can be up to 25 feet high and up to 200 square feet and may contain the name of the center and up to three tenant names. In addition to the project identification sign, directional signs up to 20 square feet and five feet high are allowed on-site for way-finding purposes.

The Dos Lagos Specific Plan also states additional signage may be considered in conjunction with a comprehensive sign program and per Chapter 17.74 of the Corona Municipal Code and a Precise Plan review. The applicant's sign program does show one freeway pylon sign (considered as one street frontage for the mixed-use project) and smaller monument signs along Temescal Canyon Road. The applicant has chosen to use monument signs not exceeding a height of 6 feet in lieu of a 25-foot high pylon sign on Temescal Canyon Road. This is consistent with the other project identification monument signs that have been used on Temescal Canyon Road in the Dos Lagos plan area, as no pylon signs exist along this street.

The tenant monument signs located adjacent to Temescal Canyon Road are permitted, but the third tenant monument sign located west of the hotel is not allowed because it is not located along a street

frontage. However, tenant directional signage would be allowed in this area. Tenant directional signage on the internal drive aisles is consistent with other directional signage used at *The Shoppes at Dos Lagos*. Tenant directional signage would not exceed a height of five feet and copy face area of 20 square feet.

Compliance with Specific Plan and General Plan

This project completes the implementation of the vision for the site for a mix of residential and commercial uses in PA 1. The General Plan designation of the site is Mixed Use I (MUI), which is intended for land uses that incorporate a mix of residential and commercial land uses either vertically or horizontally. The site has been appropriately designed with a circulation pattern that ties together the residential and commercial uses for walkability but with essential buffering. Architectural design is fully compatible between the uses and is also consistent with the Dos Lagos Specific Plan guidelines that prescribe *Eclectic Mediterranean* with simple building forms and asymmetrical shapes. Quality materials and colors are proposed that will result in visual interest and material compatibility with the residential portion of Planning Area 1 and existing development in the area.

The project is consistent with a number of General Plan goals and policies encouraging the integration of mixed land uses with retail, office, and other uses on the same site and the development of vacant land within the city on the periphery of existing development that complements the scale and pattern of existing uses.

COMMITTEE ACTION:

The Infrastructure Committee at its meeting on May 2, 2018, reviewed the project and had no objection to the project's overall design.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant has paid all the required application processing fees.

ENVIRONMENTAL ANALYSIS:

Per Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the City's Local Guidelines, an initial study was prepared for the project that identifies potential impacts and mitigation measures that will reduce any potential impacts to level below significance, and therefore, there is no substantial evidence in light of the whole record before the City that the project may have a significant effect on the environment. Therefore, a mitigated negative declaration was prepared for the project.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of August 20, 2018, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Carrillo/Ruscigno) and carried unanimously with Commissioner Dunn absent, that the Planning and Housing Commission adopt the Mitigated Negative Declaration and

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Mitigation Monitoring Plan and Resolution No. 2514 granting PP2018-0003, based on the findings contained in the staff report and conditions of approval. The minutes of the Planning and Housing Commission meeting are included as Exhibit 4.

PREPARED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DEPARTMENT

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: DARRELL TALBERT, CITY MANAGER

EXHIBITS

1. Locational and Zoning Map.
2. Site Plan for PP2018-0003.
3. Planning and Housing Commission Staff Report.
4. Draft Minutes of the Planning and Housing Commission meeting of August 20, 2018.

APPLICANT INFORMATION

Name: Terrano Plaza, LLC - Rexco: 2518 N. Santiago Blvd, Orange, 92867