



Agenda Report

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File #: 20-0048

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**PLANNING AND HOUSING COMMISSION  
STAFF REPORT**

DATE: 1/21/2020

TO: Honorable Chair and Commissioners

FROM: Community Development Department

**APPLICATION REQUEST:**

**PM 37747 (CONTINUED):** Parcel map application to subdivide 4.49 acres into three numbered lots for commercial purposes and two lettered lots for street dedication purposes located at 135 W. Parkridge Avenue on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail (CR) District of the North Main Street Specific Plan. (Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660)

**RECOMMENDED ACTION:**

That the Planning and Housing Commission **CONTINUE PM 37747** to the Planning and Housing Commission meeting of February 10, 2020.

**PROJECT SITE SUMMARY**

Parcel Map 37747 is a proposal to subdivide 4.49 acres located on the west side of Main Street and north of Parkridge Avenue into three lots to be occupied by a carwash and two drive-through restaurants. The subdivision also includes the creation of two lettered lots which will be dedicated to Main Street and Parkridge Avenue for right-of-way purposes. The parcel map is associated with CUP2019-0006, CUP2019-0007, and CUP2019-0008 which are for the review of the carwash and restaurants. The project was originally scheduled for review at the Planning and Housing Commission meeting of January 6, 2020 but was continued to the January 21, 2020 meeting at the request of the applicant to allow the applicant additional time to address some outstanding issues with the design of the project and make the necessary revisions to the project plans. The applicant is requesting another continuance to the February 10, 2020 meeting to allow the applicant more time to address the issues.

**PREPARED BY:** SANDRA YANG, SENIOR PLANNER

**SUBMITTED BY:** JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

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