



Agenda Report

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File #: 20-0618

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**AGENDA REPORT  
REQUEST FOR CITY COUNCIL ACTION**

DATE: 08/05/2020

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

**SUBJECT:**

City Council consideration of PM 37747, a Parcel Map (PM) application to subdivide 4.49 acres into four numbered lots for commercial purposes and two lettered lots for street dedication purposes located on the north side of Parkridge Avenue, west of Main Street in the North Main Street Specific Plan. (Applicant: Chris Costanzo, Costanzo Investments, LLC.)

**RECOMMENDED ACTION:**

**That the City Council** approve PM 37747 subject to the findings and conditions of approval as recommended by the Planning and Housing Commission.

**ANALYSIS:**

Parcel Map 37747 is an application to subdivide 4.49 acres located on the west side of Main Street and north of Parkridge Avenue into four parcels for commercial purposes. The project site is vacant, and the zoning is Commercial Retail (CR) of the North Main Street Specific Plan (SP99-01) and General Commercial (GC) of the General Plan.

Parcel Map

PM 37747 is intended to facilitate the development of the project site by creating four parcels to accommodate the construction of future commercial buildings. Additionally, PM 37747 creates two lettered lots for the dedication of the streets on Main Street and Parkridge Avenue adjacent to the project site. The CR designation of SP99-01 does not require a minimum lot size, lot width, or lot depth. The parcels being created by PM 37747 have sizes ranging from .54 acres to 1.29 acres. The parcels sizes were determined based on the building sizes planned for each parcel in addition to the required parking and access aisles to accommodate the land uses of the site. Table 1 describes the size of each parcel and its intended use.

**Table 1**  
**Parcel Summary**

| <b>Parcel No. / Lot Letter</b> | <b>Acreage</b> | <b>Use</b>  |
|--------------------------------|----------------|---|
| Parcel 1                       | 1.29           | 3,761 SF restaurant with drive-through service (Raising Cane's) |
| Parcel 2                       | 0.54           | 2,650 SF restaurant with drive-through service (The Habit)      |
| Parcel 3                       | 0.98           | 3,596 SF carwash with vacuum stalls                             |
| Parcel 4                       | 0.57           | 2,532 SF restaurant   |
| Lot A                          | 0.73           | Main Street Dedication  |
| Lot B                          | 0.38           | Parkridge Avenue Dedication                                     |
| <b>Total</b>                   | <b>4.49</b>    |   |

### Easements

PM 37747 accommodates a number of easements for utilities, sewer, access, and public landscaping. Due to downstream elevation and capacity constraints, the City of Norco has agreed to provide sewer service to the project site. The development is designed to discharge into the City of Norco's sewer system via an 8-inch sewer line, which will extend from the project site to Main Street and connect to an existing sewer line in Hamner Avenue in the City of Norco. An easement containing a small landscape area is proposed at the northerly corner of the development, which will be maintained by the City's Community Facilities District, CFD 2011-1. The easement is being established in case there is any future potential for the installation of a gateway monument in accordance with the streetscape plan for North Main Street. The area will be landscaped and maintained by the City until such time as the entry monument would be designed and constructed. The site contains several existing easements which will be protected in place. These include the following:

- A 20-foot wide storm drain easement crosses the northern corner of the property in favor of the Riverside County Flood Control & Water Conservation District.
- An existing 10-foot wide utility easement located along the site's Parkridge Avenue street frontage in favor of Southern California Edison (SCE). The easement contains above ground low voltage power lines that are required to be placed underground within the existing easement.
- An existing 30-foot wide utility easement located along the northwest perimeter of the property adjacent to the City of Norco boundary in favor of SCE. The easement contains four existing high voltage power poles/lines.

### Public Improvements

The public improvements required along Main Street and Parkridge Avenue adjacent to the overall 4.49 acres will be done simultaneously. Main Street along the commercial center's frontage is required to be widened by 20 feet to provide an overall right-of-way width of 100 feet, which includes 80 feet of paved roadway from curb to curb and parkways on both sides of the street. This widening will allow the construction of a third southbound lane on Main Street as this section of the street currently has only two southbound lanes. The required improvements include approximately 16 feet of paved roadway, curb and gutter, and a 10-foot wide parkway, which includes a 6-foot

wide sidewalk and tree wells.

The section of Parkridge Avenue along the center's frontage is required to be widened by 14 feet to provide an overall right-of-way width of 88 feet, which shall include 64 feet of paved roadway from curb to curb. This widening will allow for the construction of an additional westbound lane on Parkridge Avenue as this section of the street currently has only one westbound lane. The required improvements include 23 feet of paved roadway, curb and gutter, and a 12-foot wide landscape parkway, which includes a 6-foot wide sidewalk.

Additionally, the applicant is required to repave portions of Main Street to the satisfaction of the Public Works Department where trenching will occur for the installation of the 8-inch sewer line and water line within Main Street.

Also, a left-turn pocket is being added just beyond the intersection of Parkridge Avenue/Cota Street to allow a left-turn onto the project site, and the turn lanes on Parkridge Avenue/Main Street will be lengthened to accommodate more vehicle stacking space.

- The southbound left-turn pocket on Main Street at Parkridge Avenue is being increased from 105 feet to 220 feet in length to accommodate more stacking of vehicles.
- The eastbound left-turn pocket on Parkridge Avenue at Main Street will be increased from 85 feet to 230 feet in length to accommodate more stacking of vehicles.
- The westbound left-turn pocket on Parkridge Avenue at Main Street will be increased from 90 feet to 115 feet in length to accommodate more stacking of vehicles.

#### Traffic Impact Study

A Traffic Impact Study (TIS) was prepared by LSA Associates (June 2020) to analyze the traffic generated by the entire commercial development proposed on the 4.49 acres. The commercial center project was exempted from performing a Vehicle Miles Traveled (VMT) analysis because the project is considered a local-serving retail project that has less than 50,000 square feet of total building area.

The land uses anticipated on the 4.49 acres are expected to generate 2,356 total daily vehicle trips, with 40 total trips in the A.M. peak hour and 189 total trips in the P.M. peak hour. The intersections and roadway segments analyzed in the study are expected to operate at a satisfactory Level of Service (LOS) D or above at the time the project is in operation, which is anticipated to be year 2021. The City's General Plan considers collector, secondary, and major arterials that operate at LOS D or above as an acceptable level of service. The analysis took into consideration the roadway improvements that will be completed as part of the project including the widening of Main and Parkridge adjacent to the project site.

#### Consistency with the General Plan

PM 37747 is for commercial purposes, which is consistent with the General Commercial designation of the General Plan. The land uses intended on the parcels will allow various types of general commercial uses in accordance with the zoning of the property.

**COMMITTEE ACTION:**

Not applicable.

**STRATEGIC PLAN:**

Not applicable.

**FISCAL IMPACT:**

The applicant paid \$6,475.00 in application processing fees for the Parcel Map.

**ENVIRONMENTAL ANALYSIS:**

The project is categorically exempted from the California Environmental Quality Act (CEQA) because it qualifies as a Class 32 Infill Development project under Section 15332 of the CEQA Guidelines. The project qualifies as an exemption from CEQA because it is consistent with the project site's General Commercial designation of the General Plan and Commercial Retail zoning, is less than five acres, has no value as habitat for endangered, threaten, or rare species, and would not result in any significant impacts relating to traffic, air, water quality, and noise, and the site can be adequately served by all required utilities and public services. Therefore, a Notice of Exemption was prepared.

**PLANNING AND HOUSING COMMISSION ACTION:**

At its meeting of July 6, 2020, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Siqueland/Meza) and carried unanimously, that the Planning and Housing Commission recommend approval of PM 37747 to the City Council, based on the findings contained in the staff report and subject to the conditions of approval. The minutes of the Planning and Housing Commission meeting are included as Exhibit 4.

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

**REVIEWED BY:** ROGER BRADLEY, ASSISTANT CITY MANAGER

**SUBMITTED BY:** JACOB ELLIS, CITY MANAGER

**Attachments:**

1. Exhibit 1 - Locational and Zoning Map
2. Exhibit 2 - Site Plan for PM 37747
3. Exhibit 3 - Planning and Housing Commission Staff Report
4. Exhibit 4 - Draft Minutes of the Planning and Housing Commission meeting of July 6, 2020

**APPLICANT INFORMATION**

*Chris Costanzo, Costanzo Investments, LLC., 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660*