



Staff Report

File #: 21-0965

REQUEST FOR CITY COUNCIL ACTION

DATE: 11/03/2021

TO: Honorable Mayor and City Council Members

FROM: Planning & Development Department

SUBJECT:

Precise Plan 2020-0006 is the review of two professional medical office buildings totaling 21,400 square feet on two acres, 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).

EXECUTIVE SUMMARY:

Precise Plan 2020-0006 (PP2020-0006) is an application by Griffco Land, LLC. for the review of the site plan and architecture of two professional medical office buildings totaling 21,400 square feet on two acres. The project site is located in the Dos Lagos Specific Plan which accommodates mixed land uses that include residential, commercial retail, entertainment, and offices. The Entertainment Commercial zone allows office, and the proposal adheres to the development standards adopted by the specific plan.

RECOMMENDED ACTION:

That the City Council:

- a. Take no action, thereby affirming the Planning and Housing Commission's action granting PP2020-0006, based on the findings contained in the staff report and conditions of approval.

OR

- b. Set the item for review at a subsequent meeting.

BACKGROUND & HISTORY:

The project site is vacant with a parking lot located on the westerly portion of the site. Development of the site is imminent per the Dos Lagos Specific Plan due to the Entertainment Commercial zone. The Dos Lagos Specific Plan has been developed in several phases throughout the years. This site is one of the few remaining parcels within the Plan that has yet to be developed.

The project site is located on the north end of The Shops at Dos Lagos shopping center at the southwest corner of Temescal Canyon Road and Pronio Circle. It is bordered by a manmade lake ("Dos Lagos lakes") to the west and a restaurant parking lot to the south. To the north are live/work units, separated from the project site by Pronio Drive. To the west are residential units, located on the other side of Temescal Canyon Road.

ANALYSIS:

Building 1 is two stories and has a total floor area of 17,164 square feet. Building 2 is 4,236 square feet and one story. The placement of the buildings and overall layout comply with the minimum building setback requirements of the Dos Lagos Specific Plan's EC zone.

The Dos Lagos Specific Plan establishes "Eclectic Mediterranean" as the underlying architectural theme for all developments within the specific plan area. However, the Specific Plan offers flexibility to developments that are located along the perimeters of the Dos Lagos lakes, provided that the architecture is reviewed through the precise plan process. The proposed project is located adjacent to the lake.

Building 1 features brick veneer with stone panels on the exterior. Building 2 proposes the same brick stone veneer material with plaster walls. Both buildings have tinted glass windows with aluminum canopies. The buildings' colors and materials are traditional, and they are compatible with the surrounding residential and commercial buildings. Both buildings are below the Specific Plan's 60-foot height limit, and all rooftop mechanical equipment will be screened by parapet walls to ensure they are not visible from streets, parking lots, or the ground level of adjacent properties.

The two buildings share parking through a reciprocal easement, and the parking lot meets with minimum requirements of Corona Municipal Code (CMC) Chapter 17.76 - Off Street Parking.

TABLE A
Parking Requirement

Building	Building Square Footage	Parking Ratio	Parking Required	Parking Provided
1	17,164	1 parking space/200 square feet of building area	86	--
2	4,236	1 parking space/200 square feet of building area	21	--
		Total	107	107

On-site circulation consists of a 30-foot wide main drive aisle located between the proposed buildings. The drive aisle connects to an existing driveway on Pronio Circle to the north, and to an existing parking lot at the adjacent Dos Logos shopping center to the south. The Dos Logos shopping Center has multiple entrances along Temescal Canyon Road.

Temescal Canyon Road is classified by the General Plan as a major arterial, and Pronio Circle is classified as a local street. Both roadways are capable of handling the traffic associated with the

proposal. The portion of Temescal Canyon Road adjacent to the project site is fully improved with roadway, curb and gutter, landscaped parkway, and sidewalk. No additional widening is required for this portion of Temescal Canyon Road. The portion of Pronio Circle adjacent to the site is improved with curb and gutter, but it has a missing sidewalk where Building 2 is proposed. The applicant is required to construct the missing sidewalk.

FINANCIAL IMPACT:

The applicant paid the application processing fees of \$16,243 to cover the cost of the Precise Plan.

ENVIRONMENTAL ANALYSIS:

Per Section 15070 of the State Guidelines for Implementing the California Quality Act (CEQA) and Section 6.02 of the City's Local CEQA Guidelines, a Mitigated Negative Declaration was prepared for the project. The Initial Study identified that the project's potentially significant effects to the environment are capable of being mitigated to less than significant. Therefore, based on the mitigation measures identified in the Mitigated Negative Declaration, 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.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of October 11, 2021, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Meza/Sherman) and carried unanimously, that the Planning and Housing Commission adopt Resolution No. 2575 granting PP2020-0006, 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, PLANNING & DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Locational and zoning map
2. Exhibit 2 - Site plan for PP2020-0006
3. Exhibit 3 - Planning and Housing Commission staff report
4. Exhibit 4 - Draft minutes of the Planning and Housing Commission meeting of October 11, 2021