



Staff Report

File #: 21-0964

REQUEST FOR CITY COUNCIL ACTION

DATE: 11/03/2021

TO: Honorable Mayor and City Council Members

FROM: Planning & Development Department

SUBJECT:

Parcel Map 37221 application for the subdivision of 2.065 acres into two lots for commercial purposes, 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:

Parcel Map 37221 (PM 37221) is an application by Griffco Land, LLC. to subdivide 2.065 acres into two lots to facilitate the development of two professional office buildings. The project site is located in the Dos Lagos Specific Plan, which accommodates mixed land uses that include residential, commercial retail, entertainment, and commercial services. The parcel map will accommodate two new commercial buildings on two separate parcels.

RECOMMENDED ACTION:

That the City Council approve PM 37221 subject to the findings and conditions as recommended by the Planning and Housing Commission and adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan.

BACKGROUND & HISTORY:

Parcel Map 37221 is a request to subdivide a two-acre property into two parcels for commercial purposes. The property is located at the southwest corner of Temescal Canyon Road and Pronio Circle. It is bordered by developments associated with The Shops at Dos Lagos shopping center, including a manmade recreational 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. Presently, the property is partially developed with a parking lot.

The proposed subdivision is intended to accommodate the development of two professional medical office buildings with a combined building area of 21,400 square feet. The land use is allowed in the

Entertainment Commercial (EC) zone.

ANALYSIS:

In accordance with the site development standard under Section 4.3.2 of the Dos Lagos Specific Plan, there is no minimum lot area, width, or depth requirement for newly created commercial parcels in the EC zone. The following table summarizes the lot information for this subdivision.

TABLE 1
Proposed Lot Sizes for PM 37221

Parcel Number	Lot Area	Acreage
1	30,844	0.71
2	59,125	1.36

Parcels 1 and 2 will have vehicular access from Pronio Circle via an existing driveway located at the north perimeter of the property. The parcels will also have access from within the adjacent shopping center, which has multiple entrances located 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 currently capable of handling traffic volumes associated with the proposed project. 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 gutters, but it has a missing sidewalk along Parcel 1. The applicant is required to construct the missing sidewalk along this section of Pronio Circle.

The Dos Lagos Specific Plan requires that a 13-foot wide landscape easement be provided along the project's frontage in addition to the existing parkway within the right-of-way along Temescal Canyon Road. The applicant is providing the required landscape easement and proposes no changes to the parkway within the right-of-way.

FINANCIAL IMPACT:

The applicant paid the application processing fees of \$6,475 to cover the cost of the Parcel Map.

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 (Sherman/Meza) and carried unanimously, that the Planning and Housing Commission recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan and approval of PM 37221 to the City Council, 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 PM 37221
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