



STAFF REPORT

DATE: 12/04/2024
TO: Honorable Mayor and City Council Members
FROM: Planning and Development Department

2024-188

REQUEST FOR CITY COUNCIL ACTION

SUBJECT:

EXTENSION OF TIME FOR PARCEL MAP 37221 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) (APPLICANT: VISTA DOS LAGOS, LLC, 2518 NORTH SANTIAGO BOULEVARD, ORANGE, CA 92867)

EXECUTIVE SUMMARY:

This staff report asks the City Council to consider the approval of a one-year extension of time for Parcel Map 37221 (PM 37221). PM 37221 accommodates the development of two office buildings within the Dos Lagos Specific Plan. Pursuant to the Subdivision Map Act, PM 37221 is eligible for a discretionary extension of time by the City Council not exceeding a period of six years. This request is the second, one-year discretionary extension of time and would extend PM 37221 to November 3, 2025.

RECOMMENDED ACTION:

That the City Council approve a one-year extension of time for Parcel Map 37221, expiring on November 3, 2025.

BACKGROUND & HISTORY:

PM 37221 is located at the southwest corner of Temescal Canyon Road and Pronio Circle. The proposed subdivision creates two parcels on 2.06 acres to facilitate the development of two professional office buildings on two separate parcels. The zoning of

the project site is Entertainment Commercial (EC) of the Dos Lagos Specific Plan (SP99-03).

PM 37221 was approved by the City Council on November 3, 2021. The initial term of PM 37221 is 24 months from the date of its initial approval. The City Council at its meeting on December 6, 2023, approved the first discretionary extension of time of one year for PM 37221, extending the map to November 3, 2024.

ANALYSIS:

The applicant submitted an extension of time request to the City on October 31, 2024. At the time of the applicant's submitted request, the Subdivision Map Act grants an automatic extension of 60 days or until the extension is approved, conditionally approved, or denied by the City's legislative body, which is the City Council. The applicant's request for a one-year extension of time will extend PM 37221 to November 3, 2025.

The applicant is currently in the plan check process with the City to have PM 37221 recorded. The additional time will allow the applicant to finish the current process with the City and have the map recorded with the County without restarting the process of applying for a new parcel map.

FINANCIAL IMPACT:

All applicable fees associated with this request have been paid by the applicant.

ENVIRONMENTAL ANALYSIS:

A Mitigated Negative Declaration was prepared for Parcel Map 37221 according to CEQA and adopted by the City Council on November 3, 2021. The extension of time does not change the scope of the project from its initial approval. Therefore, this request does not require further environmental analysis under CEQA.

PREPARED BY: JESSICA KANG, ASSOCIATE ENGINEER

REVIEWED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

ATTACHMENTS:

1. Exhibit 1 – Location and Zoning Map
2. Exhibit 2 – Site Plan for PM 37221
3. Exhibit 3 – Letter from Applicant Requesting Extension