



## REPORT TO PLANNING COMMISSION

**To:** Honorable Chairman and Members of the Planning Commission

**From:** Damaris Abraham, Planning Manager

**Prepared by:** Kevin Beery, Associate Planner

**Date:** May 3, 2022

**Subject:** Planning Application No. 2021-28 (Corydon III) – A request for Design Review approval to construct two industrial buildings totaling 63,030 square feet and related improvements, in conjunction with a request for a Conditional Use Permit to establish a two-unit warehouse facility and an outdoor storage area

**Applicant:** Brad Woods, RD Construction

### Recommendation

1. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING FINDINGS THAT PLANNING APPLICATION NO. 2021-28 (CONDITIONAL USE PERMIT NO. 2021-06 AND INDUSTRIAL DESIGN REVIEW NO. 2021-04) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP);
2. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2021-06 TO ESTABLISH A TWO-UNIT WAREHOUSE FACILITY AND AN OUTDOOR STORAGE AREA LOCATED AT APNs: 370-080-007, 370-080-006, and 370-080-020; and,
3. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING INDUSTRIAL DESIGN REVIEW NO. 2021-04 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR TWO INDUSTRIAL BUILDINGS TOTALING 63,030 SQUARE FEET LOCATED AT APNs: 370-080-007, 370-080-006, and 370-080-020.

### Project Description and Location

The project is a development proposal involving a request for Design Review approval (IDR 2021-04) to construct two industrial buildings totaling 63,030 square feet and related improvements, in conjunction with a request for a Conditional Use Permit (CUP 2021-06) to establish a two-unit warehouse facility and an outdoor storage area on 3.04 acres of land in the Action Sports, Tourism, Commercial & Recreational and Airport Overlay districts of the East Lake Specific Plan. The project is located on the west side of Corydon Road between Palomar Street and Cereal Street (APNs: 370-080-007, 370-080-006, 370-080-020).

Building One (located in west portion of site) would be approximately 31 feet in height and include 21,687 square feet of gross floor area, including approximately 5,600 square feet of accessory office space. Building Two (located in east portion of site) would be approximately 32 feet in height and include 40,817 square feet of gross floor area, including approximately 10,204 square feet of accessory office. The outdoor storage yard would be located along the rear of the property and would have a gravel surface. The proposed building footprint area is 47,226 square feet, or 35.6 percent of the lot area. The project would also include construction of related site improvements such as 79 on-site parking spaces and the installation of approximately 20,486 square feet of landscaped area, or 15.4 percent of the lot area. Off-site construction activities would include minor utility extensions to serve the proposed development and right-of-way improvements (sidewalk, street widening) along Corydon Road immediately abutting the proposed development site.

The proposed buildings share a common architectural style (best characterized as modern industrial) and will incorporate flat roofs with parapets. Building exterior materials will consist of exposed concrete masonry blocks painted in black and gray, with metal and cement accent panels. Each building will feature an all-glass, articulated entry on the front elevation. Loading bays and overhead doors will be provided on the rear and side elevations, and one overhead door will be provided on the front elevation of Building One.

**Environmental Setting**

	<b>EXISTING LAND USE</b>	<b>ESLP No. 11</b>	<b>GENERAL PLAN</b>
Project Site	Vacant/Industrial	Action Sports, Tourism, Commercial & Recreation	Specific Plan
North	Industrial	Action Sports, Tourism, Commercial & Recreation	Specific Plan
South	Industrial	Action Sports, Tourism, Commercial & Recreation	Specific Plan
East	Vacant	City of Wildomar	Wildomar
West	Vacant	Action Sports, Tourism, Commercial & Recreation	Specific Plan

**Table 1:** Environmental Setting

**Analysis**

The proposed development is located within Planning Area 3 of the ELSP, No. 11 and has an Action Sports, Tourism, Commercial and Recreation Land Use designation. This designation provides for a wide range of extreme action sports and accessory manufacturing, service and retail uses. In addition, the proposed development is located within the Airport Overlay Land Use designation which provides for facilities such as warehouses, storages facilities, maintenance and repair facilities, and hangars. The project is an infill development proposal to construct new warehousing facilities, which is supportive and compatible with other intended uses in both land use designations. The original ELSP and the subsequent amendments were subject to a consistency finding with the General Plan prior to adoption. Therefore, the project is consistent with the General Plan.

In accordance with Section 2.5.1.b.10 of ELSP, No. 11, the Community Development Director has deemed the proposed warehouse facility compatible with the intent of the Action Sports, Tourism, Commercial and Recreation Land Use category as requiring a Conditional Use Permit.

Staff has reviewed the development plans with respect to the relevant development standards as identified in Table 2-4 of the ELSP, No. 11 and the Lake Elsinore Municipal Code (LEMC) and has detailed the requirements and the proposed development standards as follows:

Development Standard	Required	Proposed
<i>Setbacks:</i>		
Front (Public Right of Way)	15 ft.	89 ft.
Parking – Front	Ave. 25 ft. min. 20 ft.	25.9 ft.
<i>Landscape improvements:</i>		
Adjacent to Street	Min. 15 ft.; Average 20 ft.	25.9 ft.
Landscape Coverage	15%	15.4%
Building Height	45 ft.	34'-9 1/2"

**Table 2:** Development Standards

The proposed development also complies with the minimum off-street parking standards under 17.148.030.C of the LEMC, as outlined in Table 3 below:

Parking Standard	Required	Proposed
1 per 500 SF Unit area, up to 20,000 SF, 1 per 1,000 SF Unit area over 20,000 SF, and 1 per 1,000 SF warehousing floor area	15,804 SF/500 SF = 32 46,700 SF/1,000 SF = 47 (rounded up) <b>Total = 79</b>	<b>Total = 79</b>

**Table 3:** Parking Standard

The proposed architectural design is consistent the Architectural Guidelines & Development Standards of the ELSP, No. 11 and the Nonresidential Development Standards (Chapter 17.112) of the LEMC. The architecture of the building has been designed to achieve harmony and compatibility with surrounding area. The proposed colors and materials will assist in blending the architecture into the existing landscape and are compatible with other colors and materials used on other properties in the vicinity. The proposed landscaping improvements serve to enhance the building designs and soften portions of building elevations, provide shade, and break-up expanses of pavement.

The Design Review Committee that includes staff from Planning, Building and Safety, Fire, and Engineering have reviewed the proposed project, and have conditioned the project to mitigate potential adverse impacts.

Traffic

A Vehicle Miles Traveled (VMT) Screening Report dated December 8, 2021 was prepared for the project. The report specifies that the proposed land use would generate 108 daily trips which is less than the City-adopted significance threshold of 110 daily trips, as outlined in the City's adopted Traffic Impact Analysis Guidelines. Accordingly, land use projects generating less than 110 daily trips may be presumed to have less than a significant impact on VMT and does not require additional VMT analysis. It is anticipated that the project will serve residents within the vicinity providing enhanced convenience which would reduce the need for residents to travel increased distances. Therefore, trip lengths within the region would not be increased, and vehicle travel would potentially decrease. Thus, the project is considered a local serving use and would not have a significant VMT impact.

Noise

An Acoustical Analysis Report dated November 18, 2021 was prepared for the project by Eilar Associates, Inc. to evaluate the potential noise impacts for the project. The study assessed the short-term construction noise impacts as well as operational noise impacts resulting from the

project which include on-site noise sources such as car wash equipment, vacuum stations, and traffic generated noise. The study concludes that the project would meet the noise regulations and standards of the LEMC Section 17.176 (Noise Ordinance). To further ensure that construction and operational activities do not disrupt the adjacent land use the study recommended additional conditions of approval (COA No. 12). Although these conditions are not required to mitigate any significant impacts, these conditions have been imposed to minimize noise levels during project construction.

#### Air Quality

An Air Quality and Greenhouse Gas Analysis dated November 15, 2021 was prepared for the project by BlueScape Environmental to evaluate the potential air quality impacts for the project. The study assessed air quality impacts resulting from project construction and operation in addition to evaluating project compliance with applicable criteria pollutant thresholds set by the South Coast Air Quality Management District (SCAQMD). The study concludes that the project would not exceed regional and localized construction and operational emission SCAQMD daily significance thresholds and that the project would neither conflict with plans, violate an air quality standard, nor contribute to an existing or projected violation, result in a cumulatively considerable increase in ozone or particulate matter emissions or expose receptors to substantial pollutant concentrations.

#### Water Quality

A preliminary project-specific Water Quality Management Plan (PWQMP-2021-10) dated July 23, 2021 (Revised March 2, 2022) has been prepared for the project to address the increase in polluted runoff that would occur from the proposed development. The water quality management plan proposes to collect and treat onsite stormwater run-off through use of an onsite self-retaining area and two bioretention basins. The onsite drainage from roofs and pavement areas will be collected by the two bioretention basins where stormwater would percolate through an engineered soil medium in which stormwater would be treated by physical, chemical, and biological processes. The plants and biological activity in the soil medium would function to take up pollutants and runoff, thus filtering the water before it is released into the storm drain system that eventually leads to Lake Elsinore. Furthermore, the project is required to implement a Storm Water Pollution Prevention Plan which will include measures such as construction-phase best management practices (BMPs) to protect against stormwater runoff. Through implementation of measures specified in both the WQMP and SWPPP, along with adhering to applicable regulations, the project would meet applicable water quality standards and discharge regulations.

#### Conditional Use Permit Findings

As noted above, warehouse facilities are conditionally permitted uses which require issuance of a Conditional Use Permit. LEMC Section 17.415.070(c) provides that the Commission must consider whether the proposed use meets the following criteria and make findings to that effect before granting a Conditional Use Permit:

1. That the proposed use is in accord with the objectives of the General Plan and the purpose of the planning district in which the site is located.
2. That the proposed use will not be detrimental to the general health, safety, comfort, or general welfare of persons residing or working within the neighborhood of the proposed use or the City, or injurious to property or improvements in the neighborhood or the City.
3. That the site is adequate in size and shape to accommodate the use, and for all the yards, setbacks, walls or fences, landscaping, buffers and other features required by this title.

4. That the site for the proposed use relates to streets and highways with proper design both as to width and type of pavement to carry the type and quantity of traffic generated by the subject use.
5. That in approving the subject use at the specific location, there will be no adverse effect on abutting property or the permitted and normal use thereof.
6. That adequate conditions and safeguards pursuant to subsection (B) of this section have been incorporated into the approval of the conditional use permit to ensure that the use continues in a manner envisioned by these findings for the term of the use.

### **Environmental Determination**

The project is exempt from the California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) pursuant to CEQA Guidelines Section 15332 In-Fill Development Projects. As documented in the attached Class 32 Categorical Exemption Checklist (Exhibit H), the project is consistent with the applicable General Plan designation and policies as well as zoning designations and regulations. The project is located within the City's boundaries on a site less than five acres surrounded by urban uses, the development site has no value as habitat for endangered, rare or threatened species. Project approval will not result in any significant effects relating to traffic, noise, air quality, or water quality, and the proposed development is adequately served by all required utilities and public services.

### **Exhibits**

- A – MSHCP Resolution
- B – CUP Resolution
- C – IDR Resolution
- D – Conditions of Approval
- E – Vicinity Map
- F – Aerial Map
- G – Design Review Package
- H – Class 32 Categorical Exemption Checklist