



REPORT TO PLANNING COMMISSION

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

From: **Justin Kirk, Assistant Community Development Director**

Prepared by: **Justin Poley, Community Development Technician**

Date: **August 6, 2019**

Subject: **Planning Application No. 2019-09** - A request for the approval of an exterior seating area as an accessory use to the existing Pieology restaurant located at 18310 Collier Avenue, Suite B, Lake Elsinore, CA. 92530.

Applicant: **Santa Maria PPF, LLC.**

Recommendation

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2019-09 (COMMERCIAL DESIGN REVIEW NO. 2019-06, CONDITIONAL USE PERMIT NO. 2019-04) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2019-09 (COMMERCIAL DESIGN REVIEW NO. 2019-06, CONDITIONAL USE PERMIT NO. 2019-04) TO PERMIT AN EXTERIOR SEATING AREA AS AN ACCESSORY USE TO THE EXISTING PIEOLOGY RESTAURANT APN: 377-080-033.

Discussion

Project Request and Location

The applicant is requesting approval for an exterior seating area as an accessory use to the existing Pieology restaurant (Project). The Project is located near the intersection of Central Avenue and Collier Avenue and more specifically referred to as 18310 Collier Avenue, Suite B, Lake Elsinore, CA. 92530 (APN: 377-080-033).

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Commercial	General Commercial	General Commercial (C-2)
North	Commercial	General Commercial	General Commercial (C-2)
South	Commercial	General Commercial	General Commercial (C-2)

East	Commercial	General Commercial	General Commercial (C-2)
West	Industrial	Limited Industrial	Commercial Manufacturing (C-M)

Project Description

The applicant is proposing a request for the approval for an exterior seating area as an accessory use to the existing Pieology restaurant. The Project is proposed to be located in the Central Place commercial plaza within an existing multi-tenant retail building. The proposed Project will be located in suite B, which is approximately 2,027 SF in size. The Project includes a proposed outdoor eating area of 523 sq. ft. which will provide seating for a maximum of twelve (12) customers in the form of six (6) tables with two (2) chairs at each table. Hours of operation for the outdoor area will coincide with the stores regular hours of operation; Monday-Thursday from 11:00 am – 9:30 pm, Friday-Saturday from 11:00 am – 10:30 pm and Sunday from 11:00 am – 9:00 pm. Consumption of alcohol will be permitted within the outdoor area as the area will be contained from public right-of-ways by a 36” wrought iron fence which encloses the outdoor seating area and of which contains a gate which leads into the existing parking lot area of the commercial plaza.

Analysis

General Plan Consistency

The Project site has a General Plan Land Use Designation of General Commercial District. The General Commercial designation provides for a mixture of different commercial uses to accommodate a full range of retail stores, offices, personal and business service establishments offering commodities and services scaled to meet the needs of the residents of the entire City. The Project is proposing to establish an exterior seating area as an accessory use to an existing restaurant land use, of which will enhance the nature of the existing service based business type to provide convenience to residents of the City. Therefore, the Project is found to be consistent with the General Plan.

Municipal Code Consistency

The project is located within the General Commercial District (C-2) Zoning designation. According to the C-2 zone, restaurants and eating places with outside eating areas are subject to the approval of a Conditional Use Permit. The proposed Project will be located on the exterior of an existing multi-tenant retail building and will utilize a small area 523 SF in size.

According to Section 17.148.030.A of the Lake Elsinore Municipal Code (LEMC), the Project is required to provide one (1) space for each 45 square feet of customer area, plus one space for each 200 square feet of noncustomer area. The total parking demand for the Project will be thirty six (36) spaces. There is sufficient shared parking in the existing commercial plaza to accommodate this demand, including designated accessible parking.

Based on the shared parking within the existing commercial plaza, I felt this would suffice

The Design Review Committee that includes staff from Planning, Building and Safety, Fire, and Engineering have reviewed the requested Design Review application, and support the proposed application. Appropriate Conditions of Approval have been included that would mitigate any potential issues associated with the future development and establishment of use.

Environmental Determination

Staff has determined that the proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1: Existing Facilities). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed Project will be located upon the exterior of an existing facility where only minor modifications will be made to the exterior of the building and no modifications will be made to the interior.

Exhibits:

- A – MSHCP Resolution
- B – CUP Resolution
- C – Conditions of Approval
- D – Use Description
- E – Vicinity Map
- F – Aerial Map
- G – Project Plans