

RESOLUTION NO. 2022-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2016-46 (COMMERCIAL DESIGN REVIEW NO. 2019-10) REQUESTING TO ADD ADDITIONAL OFFICE SPACE, INFRASTRUCTURE AND RELATED IMPROVEMENTS TO THE EXISTING HEAVY CONSTRUCTION EQUIPMENT AUCTION FACILITY LOCATED AT 521 SILVER STREET

Whereas, Brian Moening, Vantage Auctions, Inc. has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2016-46 (Commercial Design Review No. 2019-10) to add one additional office trailer to the project site as well as street improvements, utilities, and landscaping to the previously approved heavy-construction equipment yard. The project would also repair the two existing infiltration basins and create a new 35-foot driveway leading into the parking lot. The approximately 25-acre property is located northerly of Flint Street, southerly of Minthorn Street, easterly of Chaney Street, and westerly of Poe Street and more specifically referred to as 521 Silver Street (APNs: 377-160-018, -023, -026, 377-180-030, -054, -057, and 374-033-029, -031); and,

Whereas, the proposed project is exempt from the California Environmental Quality Act (Cal. Publ. Res. Code §§21000 et seq.: "CEQA") and CEQA Guidelines (14. Cal. Code Regs §§15000 et seq.), specifically pursuant to Section 15332 (Class 32 – In-Fill Development Projects); and,

Whereas, pursuant to Section 17.415.050 (Major Design Review) of the Lake Elsinore Municipal Code (LEMC), the Planning Commission (Commission) has the responsibility of reviewing and approving, conditionally approving, or denying design review applications; and,

Whereas, on May 17, 2022, at a duly noticed Public Hearing the Commission has considered evidence presented by the Community Development Department and other interested parties with respect to this item.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1: The Commission has reviewed and analyzed the proposed project pursuant to the California Planning and Zoning Laws (Cal. Gov. Code §§ 59000 et seq.), the Lake Elsinore General Plan (GP), and the LEMC and finds and determines that the proposed project is consistent with the requirements of California Planning and Zoning Law and with the goals and policies of the GP and the LEMC.

Section 2: The Commission finds that the proposed 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 15301 Existing Facilities. The project consists of minor alteration to an existing facility and does not constitute an expansion of use. The project site is partially graded with temporary trailers, serving as office space, and a parking area serving the auction site. The existing office trailers are currently served by all needed public service. The project proposes the addition of an office trailer and various onsite and offsite infrastructure improvements to improve the functionality of the existing site. These additions to the site would not increase traffic, air quality emissions, or greenhouse gas emissions over existing conditions. Although the addition of an office trailer increases the building

square footage, the modifications would be considered negligible and not an expansion of existing uses because the proposed Project results in the same overall impacts compared to the existing use.

Section 3: That in accordance with Section 17.415.050.G of the LEMC, the Commission makes the following findings regarding Commercial Design Review No. 2019-10:

1. The Project, as approved, will comply with the goals and objectives of the General Plan and the zoning district in which the project is located.

The Project has a General Plan Land Use Designation of Limited Industrial (LI) and is located in the Business District. The LI Land Use Designation provides for industrial parks, warehouses, manufacturing, research and development, public and quasi-public uses, and similar and compatible uses. The proposed facility is a heavy construction equipment auction facility, which is similar and compatible with warehousing and manufacturing uses. Therefore, the project is consistent with the General Plan. The current zoning designation for the Project site is Limited Manufacturing (M-1). Per Section 17.136.030.C. of the Lake Elsinore Municipal Code (LEMC), heavy equipment sales and rental is a permitted use in the M-1 zone subject to an approval of a Conditional Use Permit. Further, the proposed commercial project will assist in achieving the development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreational and institutional land uses.

2. The Project complies with the design directives contained in the LEMC and all applicable provisions of the LEMC.

The project is appropriate to the site and surrounding developments. The architectural design of the proposed building complies with the Nonresidential Development Standards (Chapter 17.112) of the LEMC. The proposed project currently operates as a heavy-construction equipment yard. The project is proposing to provide additional landscaping to provide additional screening for the project site. In addition, safe and efficient circulation has been achieved onsite.

3. Conditions and safeguards pursuant to Section 17.415.050.G.3 of the LEMC, including guarantees and evidence of compliance with conditions, have been incorporated into the approval of the Project to ensure development of the property in accordance with the objectives of Section 17.415.050.

Pursuant to Section 17.415.050.E of the LEMC, the project was considered by the Planning Commission at a duly noticed Public Hearing held on May 17, 2022. The project, as reviewed and conditioned by all applicable City divisions, departments and agencies, will not have a significant effect on the environment.

Section 4: Based upon the evidence presented, the above findings, and the Conditions of Approval imposed upon the project, the Commission hereby approves Commercial Design Review No. 2019-10.

Section 5: This Resolution shall take effect immediately upon its adoption.

Passed and Adopted on this 17th day of May, 2022.

John Gray, Chairman

Attest:

Damaris Abraham,
Planning Manager

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LAKE ELSINORE)

I, Damaris Abraham, Planning Manager of the City of Lake Elsinore, California, hereby certify that Resolution No. 2022-__ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held on the May 17, 2022 and that the same was adopted by the following vote:

AYES

NOES:

ABSTAIN:

ABSENT:

Damaris Abraham,
Planning Manager