



REPORT TO PLANNING COMMISSION

To: Honorable Chairman and Members of the Planning Commission

From: Damaris Abraham, Planning Manager

Date: May 17, 2022

Subject: Commercial Design Review No. 2019-10 (Vantage Auctions) requesting to add additional office space, infrastructure and street improvements, paving, and landscaping to the existing heavy construction equipment auction facility

Applicant: Brian Moening, Vantage Auctions, Inc.

Recommendation

1. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2016-46 (COMMERCIAL DESIGN REVIEW NO. 2019-10) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,
2. Adopt 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.

Background

On October 3, 2017, the Planning Commission approved Conditional Use Permit No. 2017-08 to establish a heavy construction equipment auction facility. The applicant is proposing add additional office space, infrastructure and street improvements, paving, and landscaping to the existing facility with this application.

Project Location

The approximately 25.84-acre site 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, 374-033-029, and 031).

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Vantage Auctions	Limited Industrial	Limited Manufacturing (M-1)
North	Industrial	Public Institutional	Public Institutional (P-I)
South	Scattered homes	High Density Residential	High Density Residential (HDR)
East	Vacant	Public Institutional	Public Institutional (P-I)
West	Industrial	Limited Industrial	Limited Manufacturing (M-1)

Project Description

The project site currently functions as a heavy construction equipment auction facility that conducts up to six (6) auctions per year and contains two (2) office trailers and five (5) containers functioning as a shop and storage area. The auction yard area also includes parking areas and an auction tent. The project site is vacant and undeveloped along the eastern and southern boundary slopes. The proposed project would include modifications to the 17-acre portion of the existing site by adding additional office space, infrastructure and street improvements, paving, and landscaping as described in detail below.

Building Summary

The project would add one additional office trailer to the project site as well as street improvements, utilities, and landscaping. The project would also repair the two existing infiltration basins and create a new 35 foot driveway leading into the parking lot. Additionally, the handicapped parking spaces near the office trailers would be paved and a ramp would be added leading from the viewing tent up to the offices. The project would continue to operate the auction yard in an open layout with storage areas in the northern portion of the site, auction areas located in the central and western portions of the site, and parking located at the southwest corner of the site. The main viewing tent measuring 40'X60' would remain in the southernmost portion of the main auction yard.

Parking

The proposed project includes an existing parking area at the southwest corner of the site which parks 121 vehicles. Additionally, the 15 employee parking spaces near the office trailers would remain. The project would pave a total of 5 handicapped parking spaces, 2 of which would be located near the office trailers and 3 of which would be located by the auction viewing tent.

Stormwater Drainage

The project would include maintenance repairs to the two existing infiltration basins. One is located on the western side of the project site, west of Silver Street and just above the parking area. The second infiltration basin is located on the eastern side of the project site, just past the auction yard and at the bottom of the western facing slope.

Access and Circulation

Access to the project site is currently available via Silver Street and a driveway which runs perpendicular to Flint Street. The project proposes constructing an additional 35-foot driveway located west of Silver Street which would lead directly into the parking lot at the southwest corner of the site.

Infrastructure Improvements

Flint Street, which runs along the southern perimeter of the site, would be paved to a width of 40 feet along 330 feet of the project site frontage.

Water & Sewer Improvements

The proposed Project would include the addition of new 8-inch water and sewer lines in the Silver Street right-of-way.

Landscaping

The proposed landscaping for this project consists of installing screening landscape along Flint Street, installing traditional irrigated landscaping around the offices, restoring native vegetation on the southern slopes by removing non-native species, maintaining and enhancing the existing pine tree landscaping along the northwestern border, and installing a colorful screening landscape with temporary irrigation along the northern boundary with the drainage channel.

Operational Characteristics

The project site would continue to operate as a heavy construction equipment auction facility which holds six auctions per year. Leading up to each auction would be a ramp up phase where the equipment is delivered to the site and prepared for the sale day. The hours of operation during the ramp up phase would typically be 8:00 a.m. to 5:00 p.m. and the number of employees would range from 10 to 18. The next phase, the auction day, would start at approximately 7:00 a.m. with the sale lasting from roughly 9:00 a.m. to 4:30 p.m. Prior to Covid-19, the sale would typically draw about 250 bidders per sale. This number would be slightly less now since the applicant has put effort into developing a more robust online platform for clients. During this phase, the number of employees would peak at 25. The final phase would consist of collecting payment for the sold items and assisting buyers with the load out and removal of the items. This phase would operate typically operate from 8:00 a.m. to 5:00 p.m. with 10 to 18 employees.

Analysis

General Plan Consistency

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.

Municipal Code Consistency

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. Staff has reviewed the proposed Project with respect to the relevant development standards as identified in the M-1 and has found it to be consistent.

The Project was also reviewed by Building and Safety, Fire, and Engineering Divisions and support the Project. Appropriate Conditions of Approval have been included that would mitigate any potential issues associated with the proposed use.

Environmental Determination

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. As described in the attached Class 1 Categorical Exemption Checklist (Exhibit D), 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.

Exhibits:

- A – MSHCP Resolution
- B – CDR Resolution
- C – Conditions of Approval
- D – Class 1 Categorical Exemption Justification
- E – Vicinity Map
- F – Aerial Map
- G – Design Review Package