



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Kevin Beery, Associate Planner

Date: June 14, 2022

Subject: Notice of Decision - Planning Commission Approval of Planning Application No. 2021-28 (Corydon III) proposing to establish two industrial buildings totaling 63,030 sq. ft. and an outdoor storage area

Applicant: Brad Woods, RD Construction

Recommendation

On May 3, 2022, the Planning Commission approved the following resolutions for Planning Application No. 2021-28 by a 4-0 vote:

adopted 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);

adopted 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

adopted 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.

On May 17, 2022, a timely appeal of the decision of the Planning Commission to approve Planning Application No. 2021-28 was filed with the City. In accordance with Sections 17.410.090.A and B of the Lake Elsinore Municipal Code (LEMC), this report is submitted for informational purposes only and there is no action requested from the City Council as a timely appeal was filed for this application.

Background

Planning Application No. 2021-28 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).

The Planning Commission voted 4-0 to approve the project at its regular meeting on May 3, 2022; before the hearing, the Planning Division received a letter from Richard Drury objecting to the proposed environmental determination (attached as Exhibit B), and an email from Rene Rolander expressing concerns on the project's consistency with zoning and the operational impacts of the proposed use on surrounding areas (attached as Exhibit C). During the public hearing, one resident spoke to request clarification regarding the potential displacement of residents, use permit requirements, compatibility with surrounding land uses, project traffic and operational impacts, and solar panel requirements. In response, Staff provided clarification on these project aspects and stated that the proposed project would not have significant environmental impacts and would not negatively affect surrounding properties.

On May 17, 2022, Richard Drury, on behalf of Supporters Alliance for Environmental Responsibility, filed a timely appeal of the Planning Commission's decision to approve the application because the City should conduct an additional analysis of the project under the California Environmental Quality Act (CEQA) and that the City lacks sufficient evidence to support the use of a Class 32 In-fill Exemption for the project. Per Section 17.410.100 of the Lake Elsinore Municipal Code (LEMC), the City Clerk will schedule the appeal hearing for a future meeting of the Council no later than 60 days following the filing date of the appeal. The City will also provide required public notice of the appeal hearing.

Fiscal Impact

The time and costs related to processing this application have been covered by fees paid for by the applicant. No General Fund budgets have been allocated or used in the processing of this application. The approval of the project does not fiscally impact the City's General Fund. Mitigation measures to protect the City fiscally have already been included in the Conditions of Approval.

Exhibits

- A – Planning Commission Staff Report
- B – Letter from Richard Drury
- C – Email from Rene Rolander
- D – Appeal Form Dated May 16, 2022