



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Damaris Abraham, Planning Manager

Date: June 14, 2022

Subject: Notice of Decision - Planning Commission Approval of 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

Receive and File the Notice of Decision for Commercial Design Review No. 2019-10 acted on by the Planning Commission on May 17, 2022.

The Planning Commission by a 3-0 vote:

1. Adopted 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. Adopted 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 ADD ADDITIONAL OFFICE SPACE, INFRASTRUCTURE AND RELATED IMPROVEMENTS TO THE EXISTING HEAVY CONSTRUCTION EQUIPMENT AUCTION FACILITY LOCATED AT 521 SILVER STREET.

The Planning Commission's decision is final and no action by the City Council is required unless the City Council by majority vote elects to review and reconsider the Planning Commission's decision by ordering the matter set for a future noticed public hearing according to Section 17.410.110.F of the Lake Elsinore Municipal Code (LEMC), or the applicant or an interested person files a complete appeal application within 15 days of this notice appearing on the City Council's agenda.

Background

Planning Application No. 2016-46 (Commerical Design Review No. 2019-10) proposes to add additional office space, infrastructure and street improvements, paving, and landscaping to the previously approved heavy construction equipment auction facility.

The project proposes to construct 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. Flint Street, which runs along the southern perimeter of the site, would be paved to a width of 40 feet long 330 feet of the project site frontage. The proposed project also includes the addition of new 8-inch water and sewer lines in the Silver Street right-of-way.

The project would add one additional office trailer to the project site and repair the two existing infiltration basins located at the site. Additionally, the accessible 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 proposed landscaping for this project consists of installing a screening landscape along Flint Street, 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 screening landscape along the northern boundary.

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).

The project was approved on May 17, 2022, Planning Commission meeting with a 3-0 vote. No one spoke in opposition to the project and only the applicant attended the 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