



## REPORT TO CITY COUNCIL

**To:** Honorable Mayor and Members of the City Council

**From:** Grant Yates, City Manager  
**Prepared by:** Justin Kirk, Principal Planner

**DATE:** March 28, 2017

**PROJECT:** Planning Application 2016-01: A proposed development of a commercial center totaling 65,803 square feet of development on an approximately 7.25 acre site.

**APPLICANT:** Greg Lukosky, Peninsula Retail Partners

### **Recommendation**

adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING MITIGATED NEGATIVE DECLARATION 2016-01 (SCH 2017021072) FOR PLANNING APPLICATION 2016-01 (COMMERCIAL DESIGN REVIEW NO. CDR 2016-01, CONDITIONAL USE PERMIT NO. CUP 2016-01, AND TENTATIVE TRACT MAP NO. 37284); AND,

adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING FINDINGS THAT PLANNING APPLICATION 2016-01 (COMMERCIAL DESIGN REVIEW NO. CDR 2016-01, CONDITIONAL USE PERMIT NO. CUP 2016-01, AND TENTATIVE TRACT MAP NO. 37284) ARE CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); AND,

adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 37284 PROVIDING FOR THE SUBDIVISION OF FIVE (5) LOTS INTO FOUR (8) LOTS AND THE RECONFIGURATION OF THE ADJACENT RIGHT OF WAY; AND,

adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2016-01 FOR THE ESTABLISHMENT OF AN APPROXIMATELY 4,500 SQUARE FOOT RESTAURANT WITH DRIVE THROUGH; AND,

adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING COMMERCIAL DESIGN REVIEW NO. 2016-01 PROVIDING BUILDING DESIGNS FOR 65,803 SQUARE FEET OF DEVELOPMENT CONSISTING OF A

MAIN BUILDING LOCATED ON THE SOUTHERN PORTION OF THE SITE AND FOUR PAD BUILDINGS WITH ASSOCIATED ON-SITE AND OFF-SITE IMPROVEMENTS.

### **Background**

On March 21, 2017, the Planning Commission took action to unanimously recommend approval to the City Council of Planning Application 2016-01.

### **Discussion**

#### **Project Request**

The applicant is requesting the approval of several entitlements which include a Tentative Tract Map for the of the subdivision of five (5) lots into four (8) lots and the reconfiguration of the adjacent right of way and Conditional Use Permit and Commercial Design Review applications for the development of 65,803 square feet of development consisting of a main building located on the southern portion of the site and four pad buildings, including one drive thru located along Central Avenue.

#### **Project Location**

The project site is located on 7.25 acres generally located at the southeast corner of Central Avenue (State Highway 74) and Collier Avenue. The site contains two parcels, identified as Assessor's Parcel Numbers (APNs) 377-080-014, 031, 032, 033, and 034.

#### **Environmental Setting**

	EXISTING LAND USE	ZONING	GENERAL PLAN
Project Site	Vacant Land	C-2	General Commercial
North	Commercial	C-2	General Commercial
South	Undeveloped	C-2	General Commercial
East	I-15	N/A	N/A
West	Business Park	Business Professional	Commercial Manufacturing

#### **Project Description**

The proposed Project consists of a commercial center totaling approximately 65,803 square feet of development consisting of a main building located on the southern portion of the site and four pad buildings located along Central Avenue. This commercial center will be comprised of approximately 53,469 square feet of retail and 12,334 square feet of restaurant uses. Three of the pad buildings will host restaurant uses (one with drive-thru windows). While individual hours of operation for each use will vary, the proposed retail and restaurant uses are anticipated to operate seven days a week, between the hours 5:00 a.m. and 11:00 p.m. Truck doors, loading facilities and areas dedicated for trash compaction, recycling and related functions will be located at the back of the main building, screened from public view.

It is anticipated preparation of the site will require the import of approximately 36,000 cubic yards of soil. Grading plans for the Project will be reviewed and approved by the City prior to the issuance of grading permits. All grading plans and activities will conform to the City grading ordinance and dust and erosion control requirements.

Building heights will range from 26 feet on the pad buildings to a maximum of 42 feet on the Major (A-D) building. Continuing the theme of development at the commercial center to the north, exterior colors will include white, tans and brown. Monument signs are proposed at project entries on Central and Collier Avenue and an on-site freeway pylon sign is proposed to be located along the I-15 frontage.

The Project will include right-in/right-out access along Central and Collier Avenues with a left turn into the Project from Colliers. A third access point (shared driveway) will be located on Collier Avenue opposite Crane Street. A total of 342 parking spaces will be provided. The Project will include the installation of a new bus stop along Collier Avenue approximately 500 feet south of Central Avenue.

## Analysis

### General Plan

The subject site is located in the Business District and has a land use designation of General Commercial. The General Commercial land use designation has a FAR of 0.4 and the project has a total FAR 0.21, thus complying with the General Plan FAR requirements. The primary goal of the Business District is to encourage its position as the industrial and commercial hub of the City and to ensure that new growth respects the environmental sensitivity of the natural wetlands, floodway and floodplain. Furthermore, the goal of the Business District is to support a vibrant commercial and industrial hub with high quality developments that have a strong orientation towards major corridors. Because the proposed project complies with the FAR requirements and creates development that is oriented to major corridors and facilitates further commercial development within a commercial hub the proposed project is found to be consistent with the General Plan.

### Lake Elsinore Municipal Code (LEMC)

The Project has a zoning designation of C2 General Commercial Table 1-1 details the Project's consistency with the LEMC:

<b>Table 1-1</b>		
<b>Development Standard</b>	<b>Required/Limit</b>	<b>Proposed</b>
Building Height	45'-0"	42'-0"
Front Setback	15'-0" – Minimum/20'-0" - Average	22'-0"/28'-0"
Side Setback	15'-0"	41'-9"
Side Setback	15'-0"	44'-6"
Rear Setback	15'-0"	38'-6"

The proposed development has a total parking demand of 337 spaces and provides 342. Table 1-2 breaks down by use the total parking demand:

<b>Table 1-2</b>		
<b>Use</b>	<b>Area</b>	<b>Total Parking Demand</b>
Commercial	53,469 SF	214
Restaurant – Back of House	8,781 SF	44
Restaurant – Front of	3,553 SF	79

House		
Total	65,803 SF	337

The proposed parking spaces have all been designed at 18'-0" depth and 9'-0" width, thus meeting the LEMC standard. Furthermore the proposed project has designed drive aisles which are at a minimum 26'-0" when not adjacent to buildings and 30'-0" when adjacent to buildings thereby complying with the LEMC, building code, and fire code. The proposed project proposes uses which are permitted or permitted subject to the approval of a Conditional Use Permit. The proposed project's design meets all LEMC requirements. Because the uses are permitted or permitted subject to the approval of a Conditional Use Permit and the development complies with the development standards, it is found to be consistent with the LEMC.

Overall the proposed project is of a high quality and functional design. Care has been taken to incorporate all required elements and that the project adequately mitigates all potential significant impacts to levels of less than significant. The project's uses complement the existing surrounding land uses. Furthermore, as conditioned the proposed project would be required to construct several offsite improvements which better functionality and flow of traffic in the area.

#### Environmental Determination

A Draft Mitigated Negative Declaration "MND" (SCH# 2017021072) was prepared to analyze the potential impacts of the proposed project. The City transmitted a MND to the State Clearing House, and the public review period began on Friday February 17, 2017, and will end on Friday March 24, 2017. As of the date of the publication of this agenda no comments have been received. Any comment letter received after the publication will introduced at the public hearing. Notice to all interested persons and agencies inviting comments on the MND was published in accordance with the provisions of CEQA, the State CEQA Guidelines, and the Lake Elsinore Municipal Code.

#### Fiscal Impact

The time and costs related to processing this extension of time request have been covered by the Developer Deposit paid for by the applicant. No General Fund budgets have been allocated or used in the processing of this application. The approval of the extension of time 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. CEQA Resolution
- B. MSHCP Resolution
- C. TPM Resolution
- D. CUP Resolution
- E. CDR Resolution
- F. Conditions of Approval
- G. IS/MND
- H. Vicinity Map
- I. Aerial Map
- J. Project Plans

