



REPORT TO PLANNING COMMISSION

To: Honorable Chairman and Members of the Planning Commission

From: Justin Kirk, Principal Planner

Prepared by: Damaris Abraham, Senior Planner

Date: October 3, 2017

Subject: Planning Application No. 2016-46 (Vantage Auctions) – A request to establish a heavy construction equipment auction facility on an approximately 25-acre property located at 521 Silver Street.

Applicant: Brian Moening, Vantage Auctions, Inc.

Recommendation

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2016-46 (CONDITIONAL USE PERMIT NO. 2017-08) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2016-46 (CONDITIONAL USE PERMIT NO. 2017-08) TO ESTABLISH A HEAVY CONSTRUCTION EQUIPMENT AUCTION FACILITY LOCATED AT 521 SILVER STREET.

Discussion

Project Request and Location

The applicant is requesting approval of Planning Application No. 2016-46 (Conditional Use Permit No. 2017-08) to establish a heavy construction equipment auction facility. The applicant has previously received approvals for a temporary use permit to conduct auctions at the site. The applicant is now requesting approval of this Conditional Use Permit (CUP), in order to transition the proposed use from a temporary use to a permanent use. The subject 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, and 057).

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)

	EXISTING LAND USE	GENERAL PLAN	ZONING
East	Vacant	Public Institutional	Public Institutional (P-I)
West	Industrial	Limited Industrial	Limited Manufacturing (M-1)

Project Description

The applicant is requesting to establish a heavy construction equipment auction facility that is proposing to conduct up to six (6) auctions per year. The facility currently has two (2) sales trailers, a 25 sq. ft. security check-in shed, a 2,400 sq. ft. removable viewing tent, an area designated for a food vendor, a shop area that includes three (3) containers, and customer parking area that were previously put in place with the temporary use permit. The facility will initially utilize these temporary features to conduct the auctions. With the proposed Development Phasing Plan, the project will progressively provide permanent improvements at the site. The project is required to provide offsite improvement that include extending Flint Street to the project boundary. Future improvements include an approximately 3,000 sq. ft. building, a stadium seating with a canopy, and related on-site improvements. (Project)

Each auction will typically operate in the following three (3) Phases:

1. Phase 1: will be the initial phase where equipment is delivered to the site, written up, photographed, and parked in line, waiting for sale day. Hours of operation during this phase will typically be 8:00am to 5:00pm, and the number of employees will range from 9 to 17 (includes both full time and temporary).
2. Phase 2: will be the auction day and starts at 7:00am, with the sale starting at roughly 8:30am and concluding around 4:00pm. Roughly, 300 registered bidders are anticipated per sale, which will come and go throughout the day as their needs dictate. Parking for these customers will be provided on site as shown on the Site Plan. Parking attendants are provided to make sure this process is orderly. The number of employees will peak at about 35 to 40.
3. Phase 3: consists of collecting payment for the sold items, and assisting buyers with load out and removal of these items. Hours of operation will typically be 8:00am to 5:00 pm with the number of employees ranging from 9 to 13.

For each auction, the applicant will hire several vendors to provide security, food, and tent vendor. All of the vendors will need to obtain all the necessary permits from the City and other agencies.

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.

Due to the unique characteristics of the proposed use and because it involves some outdoor use, staff has also analyzed the previous auctions that were conducted at the site for any impacts the Project might have to the surrounding properties. The City has not received any complaints from neighbors regarding the previous auctions conducted at the site. No noise complaints or traffic issues were reported.

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 future development and establishment of the use.

Development Phasing Plan

The applicant is requesting to transition the Project from a temporary use to a permanent use. A Development Phasing Plan has been incorporated into the Project to ensure that all the necessary improvements will be provided for the permanent use of the subject site. The applicant is required to submit a Design Review application within one (1) year of this CUP approval. The Design Review will analyze all the potential impacts that could result from the permanent use of the Project site. The applicant will be required to submit all the necessary technical studies that are applicable to the Project such as, but not limited to, a parking study and a Water Quality Management Plan (WQMP). The Design Review application will be subject to a review and approval by the Planning Commission.

With the approval of this CUP, the applicant will be allowed to operate up to one (1) year and conduct up to six (6) auctions. The applicant is required to submit the Design Review application within one (1) year of the CUP and diligently pursue the application to completion. Should the applicant not submit the application within a year or pursue the application diligently, the suspension or revocation process in accordance with Section 17.168.110 of the LEMC will begin. A condition of Approval has been included to the Project to ensure this. Below are a summary of the Conditions of Approval that have been included to the Project to implement the phasing plan:

1. The applicant is required to submit an encroachment permit within six (6) months of the CUP approval and complete the required improvement on Flint Street within one (1) year of the CUP approval (COA#14).
2. The applicant is required to submit a Design Review application within one (1) year of the CUP approval for all permanent improvements required for the Project (COA#15) and submit technical studies such as a Water Quality Management Plan (WQMP) for review (COA# 28).

Environmental Determination

Staff has determined that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15304 (Class 4: Minor Alterations to Land). Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve

removal of healthy, mature, scenic trees except for forestry and agricultural purposes: (e) Minor temporary use of land having negligible or no permanent effects on the environment. The CUP will be utilizing temporary features such as temporary sales trailers, temporary viewing tents, and sheds for up to a year. The Project is required to submit a Design Review application for all the permanent improvements needed at the Project site. The Design Review application will be subject to an environmental review in accordance with CEQA.

Exhibits:

- A – MSHCP Resolution
- B – CUP Resolution
- C – Conditions of Approval
- D – Use Description
- E – Vicinity Map
- F – Aerial Map
- G – Site Plan