

RESOLUTION NO. 2017-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING MODIFICATION OF CONDITIONAL USE PERMIT NO. 2015-09 FOR THE DREAM CENTER LOCATED AT 114 E. PECK STREET

Whereas, Pastor Brett Masters on behalf of the Dream Center (Applicant) has requested approval of a Modification of Conditional Use Permit (CUP) No. 2015-09, for the Dream Center located at 114 E. Peck Street which is referred to herein as the Project; and,

Whereas, the Project is for constructing an approximate 570 square foot mezzanine for a library/study loft in conjunction with the operation of “The Dream Center”, within an existing 2,325 square foot building, that provides administrative and executives offices, storage, conference room, multi-purpose room (gathering area), and restrooms for the Adopt-A-Block Program and related volunteer activities. The subject property is located at 114 E. Peck Street (APN 373-023-020) and has a General Plan Land Use Designation of Commercial Mixed Use and is Zoned Commercial Mixed Use within the Downtown Master Plan, Historic District; and,

Whereas, on January 26, 2016 the City Council (Council) unanimously approved the CUP for the Dream Center and on December 13, 2016 conducted a review of the CUP and determined that the Dream Center was in compliance with code provisions and Conditions of Approval; and,

Whereas, the Planning Commission (Commission) conducted a duly noticed Public Hearing on October 17, 2017 to consider the CUP Modification request.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The Commission has considered Modification of CUP No. 2015-09 for the existing Dream Center facility to add a 570 square foot mezzanine for the Adopt-A-Block Program and related volunteer activities and has found it acceptable subject to mandatory Conditions of Approval.

Section 2. The Project is categorically exempt from California Environmental Quality Act (Cal. Publ. Res. Code §§21000 et seq. “CEQA”) and the State CEQA Guidelines (14. Cal. Code Regs. §§15000 et seq.), specifically pursuant to Section 15301 (Class 1 – Existing Facilities); because the proposed Project consists of the establishment of a community-oriented program within an existing building which involves negligible or no expansion of use.

Section 3. That in accordance with California Planning and Zoning Law and Lake Elsinore Municipal Code (LEMC) Section 17.168.080 Findings, the City Council makes the following findings regarding CUP No. 2015-09:

1. That the proposed use, on its own merits and within the context of its setting, is in accord with the objectives of the General Plan and the purpose of the planning district in which the site is located.

The Dream Center conforms with the goals and objectives of the General Plan, because it will facilitate the creation of a well-balanced and functional mix of residential, commercial, industrial, open space, recreational and institutional land uses. The project

will provide volunteer services and activities that is properly conditioned and regulated will benefit the City, residents and historic downtown area.

2. The proposed use will not be detrimental to the general health, safety, comfort or general welfare of persons residing or working within the neighborhood of the proposed use or the City, or injurious to property or improvements in the neighborhood or the City.

All applicable City departments and agencies have been afforded the opportunity to review the Modification of Conditional Use Permit and their comments have been addressed in the conditions of approval attached to the staff report for this Project. Conditions have been applied relating to the use so as to eliminate or reduce to the extent practicable any negative impacts to the general health, safety, comfort, or general welfare of the surrounding commercial development, nearby residential development, business owners and operators, residents, the Historic Downtown Master Plan area and the City of Lake Elsinore.

3. The Site for the intended use is adequate in size and shape to accommodate the use, and for all the yards, setbacks, walls or fences, landscaping, buffers and other features required by Title 17 (Zoning) of the LEMC.

The proposed Modification of the CUP for the Dream Center is a facility providing volunteer services and related volunteer activities. The existing use is conducted within an existing building and will not require any significant interior or exterior alterations. The proposed modification to add a 570 square foot mezzanine meets all applicable sections of LEMC, Downtown Master Plan, California Building Code and will complement the existing surrounding land uses, based on the submitted plans and Conditions of Approval attached to the staff report for this Project.

4. The Site for the proposed use relates to streets and highways with proper design both as to width and type of pavement to carry the type and quantity of traffic generated by the subject use.

The establishment and operation of the Dream Center within an existing 2,325 square-foot building that includes administrative and executives offices, storage, conference room, multi-purpose room (gathering area), and restrooms for the purpose of the Adopt-A-Block Program and related volunteer activities has been reviewed in relation to the existing street widths on Peck Street and Main Street and the expected quantity of traffic to be generated. The "A3" occupancy authorizing a maximum occupancy of 149 persons will limit vehicle traffic and parking demand in the Historic Downtown area and existing streets can accommodate the use.

5. In approving the subject use at the specific location, there will be no adverse effect on abutting properties or the permitted and normal use thereof.

The Modification of CUP No. 2015-09 has been thoroughly reviewed and conditioned by all applicable City departments including Planning, Building and Safety, Fire, and Public Works/Engineering thereby reducing potential impacts to insignificant levels.

6. Adequate conditions and safeguards pursuant to LEMC 17.68.050, have been incorporated into the approval of the CUP to ensure that the use continues in a manner envisioned by these findings for the term of the use.

Pursuant to Section 17.168.040 of the LEMC, the Project was considered by the Commission at duly noticed Public Hearings on November 17, 2015 and December 15, 2015, appropriate and applicable Conditions of Approval have been included to protect the public health, safety and general welfare. The Council approved the CUP on January 26, 2016 and reviewed the CUP on December 13, 2016 and found the facility in full compliance of code provisions and Conditions of Approval. Condition of Approval No. 31 would be modified to change the occupancy maximum from 49 (B Occupancy) to 149 (A3 Occupancy).

Section 4. Based upon all written reports, comments and oral testimony presented by the Community Development Department, other City departments, property owners, business owners and operators, residents, and other interested parties and such other matters as are reflected in the record, the hereby approves Modification of CUP No. 2015-09 subject to the attached Conditions of Approval.

Section 5. This Resolution shall take effect from and after the date of its passage and adoption.

Passed and Adopted on this 17th day of October, 2017.

John Gray, Chairman

Attest:

Justin Kirk,
Principal Planner

STATE OF CALIFORNIA ss
COUNTY OF RIVERSIDE
CITY OF LAKE ELSINORE

I, Justin Kirk, Principal Planner of the City of Lake Elsinore, California, hereby certify that Resolution No. 2017- _____ as adopted by the Planning Commission of the City of Lake Elsinore at a Regular meeting of October 17, 2017, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Justin Kirk, Principal Planner