

RESOLUTION NO. 2018-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVE INDUSTRIAL DESIGN REVIEW NO. 2016-03 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR A BOAT SALES, SERVICE, AND ASSEMBLY FACILITY LOCATED AT APN: 378-030-031

Whereas, Chris Mulvania, Tigé Watersports has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2016-113 (Conditional Use Permit No. 2017-03 and Industrial Design Review No. 2016-03) for the development of the Tigé Watersports project (Project) to establish a boat sales, service, and assembly facility that involves the construction of a 25,682 sq. ft. building and a 9,800 sq. ft. storage building with 66 parking spaces, 44,142 sq. ft. paved area, and 18,469 sq. ft. landscaped area on an approximately 2.78-acre lot. The Project site is located on a currently vacant site on the northwesterly side of Riverside Drive and southwesterly of Collier Avenue. (APN: 378-030-031); and,

Whereas, pursuant to Chapter 17.184 (Design Review) of the Lake Elsinore Municipal Code (LEMC), the Planning Commission (Commission) has been delegated with the responsibility of making recommendations to the City Council (Council) pertaining to design reviews; and,

Whereas, on March 6, 2018 at a duly noticed Public Hearing the Commission has considered evidence presented by the Community Development Department and other interested parties with respect to this item.

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

Section 1: The Commission has reviewed and analyzed the proposed Project pursuant to the California Planning and Zoning Laws (Cal. Gov. Code §§ 59000 et seq.), the Lake Elsinore General Plan (GP), and the LEMC and finds and determines that the proposed Project is consistent with the requirements of California Planning and Zoning Law and with the goals and policies of the GP, and the LEMC.

Section 2: On March 6, 2018, after consideration and evaluation of all written reports and comments and oral testimony presented by the Community Development Department and other City departments, property owners, residents and other interested parties and such other matters as are reflected in the record of the noticed Public Hearing on the Project, the Commission adopted Resolution No. 2018-____ finding and determining that the Mitigated Negative Declaration (ER 2017-03) (SCH No. 2018011047) is adequate and is prepared in accordance with the requirements of CEQA.

Section 3: That in accordance with Chapter 17.184 of the LEMC, the Commission makes the following findings regarding Planning Application No. 2016-113 (Industrial Design Review No. 2016-03):

1. The Project, as approved, will comply with the goals and objectives of the General Plan, Specific Plan and the Zoning District in which the Project is located.

The Project complies with the goals and objectives of the General Plan because it will assist in achieving the development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreational, and institutional land uses. The Project will serve to diversify and expand Lake Elsinore's economic base.

2. The Project complies with the design directives contained in the General Plan and all other applicable provisions of the LEMC.

The Project is appropriate to the site and surrounding developments and will create a visually pleasing, non-detractive relationship between the proposed development and existing projects through the use of a 'Contemporary' architectural design that is similar to existing industrial developments in the vicinity. Sufficient setbacks and onsite landscaping have been provided thereby creating interest and varying vistas. In addition, safe and efficient circulation has been achieved onsite.

3. Conditions and safeguards pursuant to Chapter 17.82.070 of the Zoning Code, including guarantees and evidence of compliance with conditions, have been incorporated into the approval of the Project to ensure development of the property in accordance with the objectives of Chapter 17.82.

Pursuant to Section 17.184.070 of the LEMC, the Project was considered by the Planning Commission at a duly noticed Public Hearing held on March 6, 2018. The Project, as reviewed and conditioned by all applicable City divisions, departments and agencies, will not have a significant effect on the environment.

Section 4: Based upon all of the evidence presented, the above findings, and the conditions of approval imposed upon the Project, the Commission hereby recommends that the Council approve Planning Application No. 2016-113 (Industrial Design Review No. 2016-03).

Section 5: This Resolution shall take effect immediately upon its adoption.

Passed and Adopted on this 6th day of March, 2018, by the following vote:

John Gray, Chairman

Attest:

Justin Kirk,
Principal Planner

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LAKE ELSINORE)

I, Justin Kirk, Principal Planner of the City of Lake Elsinore, California, hereby certify that Resolution No. 2018-__ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held on the 6th day of March, 2018 and that the same was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Justin Kirk,
Principal Planner