



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: March 6, 2018

Subject: Planning Application No. 2016-113 (Tigé Watersports) – Development of a boat sales, service, and assembly facility with a 25,682 sq. ft. two-story building and a 9,800 sq. ft. storage building and related improvements.

Applicant: Chris Mulvania, Tigé Watersports

Recommendation

adopt 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, ADOPT A MITIGATED NEGATIVE DECLARATION (ER 2017-03) (SCH NO. 2018011047) FOR PLANNING APPLICATION NO. 2016-113 (CONDITIONAL USE PERMIT NO. 2017-03 AND INDUSTRIAL DESIGN REVIEW NO. 2016-03); and,

adopt 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, ADOPT FINDINGS THAT PLANNING APPLICATION NO. 2016-113 (CONDITIONAL USE PERMIT NO. 2017-03 AND INDUSTRIAL DESIGN REVIEW NO. 2016-03) 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, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVE CONDITIONAL USE PERMIT NO. 2017-03 TO ESTABLISH A BOAT SALES, SERVICE, AND ASSEMBLY FACILITY LOCATED AT APN: 378-030-031; and,

adopt 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.

Project Request and Location

The applicant is 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)

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Vacant	Limited Industrial (LI)	Commercial Manufacturing (C-M)
North	Vacant & RV Store	Limited Industrial (LI)	Commercial Manufacturing (C-M)
South	Flood-Control Facility	Limited Industrial (LI)	Limited Manufacturing (M-1)
East	Vacant	Limited Industrial (LI)	Commercial Manufacturing (C-M)
West	Industrial Uses	Limited Industrial (LI)	Commercial Manufacturing (C-M)

Table 1: Environmental Setting

Project Description

The Project includes the construction and operation of a boat sales, service, and assembly facility that involves the construction of a 25,682 sq. ft. two-story building and a 9,800 sq. ft. accessory building. The 25,682 sq. ft. building will include office areas along with a service area, manufacturing and assembly area, and show room associated with boat manufacturing and sales. The boat assembly area will only take place within the main building and will include a fiberglass hull build-up area with a paint spray booth, a resin room, and a boat superstructure assembly area using wood, fiberglass, foam, fabrics, engines and steering mechanisms. Boat assembly will involve the use of gelcoat, resins, motor oil, and cleaning materials. The 9,800 sq. ft. accessory building located in the rear will be used as a temporary boat storage facility during maintenance and repair. The Project will provide 66 parking spaces, three (3) of which will be designated accessible parking spaces. The facility is will have about (7) employees associated with the operation of the business and will be open Tuesdays to Saturdays from 9am to 6 pm.

Architecture and Treatments

The main building will incorporate a *Contemporary Architectural Style* with concrete tilt-up construction. The design will include the use of wall offsets and recessed entries, multiple parapet heights, and decorative cornice treatments. Aluminum storefront windows with reflective glazing will be utilized on the building to create a uniform appearance.

Colors and Materials

The main building will incorporate Off White (DE6247 Garden Pebble) and Light Grey (DE6248 Spooky) exterior wall paint colors, Green (DET52B Kemp Kelly) and Very Dark green (DET538 Huntington Woods) accent colors, anodized aluminum (silver) and non-reflective light green tempered glass. The accessory building located in the rear will reflect the color scheme of the main building. The walls will be light grey and the trim will be very dark green to match the accent color of the main building.

Landscaping and Fencing

The proposed Project will provide landscaping to complement the architectural style of the proposed buildings. Trees, shrubs, and ground cover will be located in the perimeter landscaping areas provide effective screening of the Project. The Project will provide a 6'-0" high wrought iron

fence along Riverside Drive with a wrought iron gate at the main entrance for added security. A 6'-0" high masonry block wall will be constructed on the easterly property line to match existing. The Project has been conditioned (COA No. 16) to construct a 6'-0" high masonry block wall to provide permanent noise barrier needed between the southwestern boundary of the Project site due to the Project's proximity to Least Bell's vireo (LBVI) habitat.

Site Access

Access to the Project site will be primarily provided by a driveway from Riverside Drive. An emergency access will be provided via a 24 ft. access easement that connects to Collier Avenue.

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 with a maximum 0.45 Floor Area Ratio (FAR). The Project is proposing to develop a boat sales, service, and assembly facility with 0.31 FAR. Therefore, the Project is consistent with the General Plan.

Municipal Code Consistency

The current zoning for the subject site Commercial Manufacturing (C-M). Section 17.132.030.B of the C-M zone permits Motor vehicle, motorcycle and recreational vehicle sales and service establishments subject to a Conditional Use Permit.

Staff has reviewed the proposed Project with respect to the relevant development standards as identified in the C-M zone and the Lake Elsinore Municipal Code (LEMC) and has detailed the requirements and the proposed development standards as follows:

Development Standard	Required	Proposed
Density	0.45 FAR	0.31 FAR
Front yard Setback	Ave. 20 ft./not less than 15 ft.	55ft.
Building Height	45 ft.	36 ft.
Landscape improvements:		
Adjacent to Street	15 ft.	20 ft.
Landscape coverage	12%	15.2%
Parking	66	66

Table 2: Development Standards

The Project complies with the onsite parking standards listed in the Lake Elsinore Municipal Code (LEMC), Chapter 17.148 (Parking Requirements). Section 17.148.030.B of the LEMC requires one parking space shall be provided for each 400 sq. ft. of unit area up to 20,000 sq. ft., plus one space for each 1,000 sq. ft. of unit area over 20,000 sq. ft., plus one space for each 1,000 sq. ft. of outside sales, display or storage area. The project is required to provide 66 parking spaces. The project will have sufficient parking, as 66 parking spaces will be provided.

The Project also complies with the non-residential development standards outlined in Chapter 17.112 of the LEMC. The Project provides a variety of building design features and forms by employing treatments, such as articulated planes along the exterior walls, attractive storefront window system, recessed suite entries and a variety of rooflines, which will create depth and shadow. The Project has also been designed to be compatible with surrounding commercial and industrial buildings located near the Project vicinity. The proposed landscaping improvements will serve to enhance the building designs and soften portions of building elevations, provide shade and break-up expanses of pavement.

The Design Review Committee that includes staff from Planning, Building and Safety, Fire, and Engineering have reviewed the proposed Project, and have conditioned the Project so as to mitigate any potential concerns.

Environmental Determination

Pursuant to CEQA Guidelines Section 15063, an Initial Study (Environmental Review No. 2017-03) was prepared for the Project to assess potential environmental impacts. The Initial Study revealed that the Project would have potentially significant environmental impacts but those potentially significant impacts could be mitigated to less than significant levels. A Mitigated Negative Declaration (MND) (SCH# 2018011047) was prepared and was made available for public review and comment for 30-day public review period January 26, 2018 to February 26, 2018. The MND determined that the proposed Project would have potentially significant environmental impacts upon Biological Resources, Cultural and Tribal Resources, Hydrology and Water Quality, Land Use and Planning, and Noise; but that these impacts will be mitigated to below a level of significance through compliance with the mitigation measures set forth in the MND. Notice to all interested persons and agencies inviting comments on the MND was published in accordance with the provisions of CEQA, and posted at the Office of the County Clerk of Riverside County and at the State Clearinghouse on January 26, 2018 for a 30-day public comment period.

Comments were received from State of California, Department of Transportation District 8, (dated February 13, 2018), South Coast Air Quality Management District (dated February 15, 2018), Pechanga Band of Luiseño Indians (dated February 26, 2018), and California Department of Fish and Wildlife (dated February 26, 2018). The Comment letters have been addressed and are provided in the attached Exhibit G – Responses to Comments. Changes made to the MND in response to the comment letters serve only to clarify mitigations proposed in the MND and do not constitute a significant change to the analysis or conclusions therein nor will require recirculation.

The Project has also been reviewed for consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project is located within the MSHCP Elsinore Area Plan, Criteria Cell # 4266. A Lake Elsinore Acquisition Process (LEAP 2017-02) application was submitted on August 11, 2017 and the MSHCP consistency findings were completed and were submitted to the Regional Conservation Authority (RCA) for review. On November 15, 2017, the RCA concluded the Joint Project Review (JPR# 17-10-06-02) process and concluded that the Project is consistent with both the Criteria and other plan requirements of the MSHCP.

Exhibits

- A – CEQA Resolution
- B – MSHCP Resolution
- C – CUP Resolution

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- D – IDR Resolution
- E – Conditions of Approval
- F – IS/MND
- G – Response to Comments
- H – Vicinity Map
- I – Aerial Map
- J – Design Review Package