

RESOLUTION NO. 2018-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2018-09 (COMMERCIAL DESIGN REVIEW NO. 2018-02) FOR THE ADDITION OF A 3,048 SQUARE FOOT CANOPY FOR AN EXISTING CAR DEALERSHIP LOCATED AT 31500 AUTO CENTER DRIVE (APN: 363-550-002)

Whereas, Gary Spates, United Carports, LLC has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2018-09 (Commercial Design Review No. 2018-02) for the addition of a 3,048 sq. ft. canopy shade structure to an existing approximately 32,000 sq. ft. building that operates an auto dealership known as Lake Elsinore Ford (Project). The Project is located northerly of Diamond Drive and easterly of Auto Center Drive and more specifically referred to as 31500 Auto Center Drive (APN: 363-550-002); and,

Whereas, the proposed Project is exempt from the California Environmental Quality Act (Cal. Publ. Res. Code §§21000 et seq.: "CEQA") and CEQA Guidelines (14. Cal. Code Regs §§15000 et seq.), specifically pursuant to Section 15303 (Class 3 – New Construction or Conversion of Small Structures); and,

Whereas, pursuant to the Lake Elsinore Municipal Code (LEMC) Chapter 17.184 (Design Review) the Planning Commission (Commission) has been delegated with the responsibility of reviewing and approving, conditionally approving, or denying minor design reviews; and,

Whereas, on May 1, 2018, at a duly noticed Public Hearing, the Commission 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 §§ 65000 et seq.), the Lake Elsinore General Plan (GP), 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: The Commission finds that the proposed Project is exempt from the California Environmental Quality Act (Cal. Publ. Res. Code §§21000 et seq.: "CEQA") and CEQA Guidelines (14. Cal. Code Regs §§15000 et seq.), specifically pursuant to Section 15303 (Class 3 – New Construction or Conversion of Small Structures). Class 3 consists of construction and location of limited numbers of new, small facilities or structures: (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. The project is proposing to construct a 3,048 sq. ft. canopy shade structure to an existing commercial building.

Section 3: That in accordance with State Planning and Zoning Law and the LEMC, the Commission makes the following findings for the approval of Planning Application No. 2018-09 (Commercial Design Review No. 2018-02):

1. The project, as approved, will comply with the goals and objectives of the General Plan and the zoning district in which the project is located.

The canopy addition is compatible with the General Plan and the proposed use furthers the goals and objectives of the General Plan, and the proposed project is found to be consistent with the General Plan. The subject use is a permitted use in the General Commercial (C-2) zoning district and the proposed development complies with all applicable development standards. The proposed Project is therefore found to be consistent with the Municipal Code.

2. The project complies with the design directives and all other applicable provisions of the Municipal Code.

The proposed Project is proposing to add a canopy shade structure to an existing commercial building and meets all the development standards. The proposed canopy has also been designed to match the existing building.

3. Conditions and safeguards pursuant to Chapter 17.184.070 of the Municipal 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 17.184.

Pursuant to Section 17.184.070 of the Lake Elsinore Municipal Code, the Project been considered by the Planning Commission at a duly noticed Public Hearing on May 1, 2018. The proposed 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 the evidence presented, the above findings, and the conditions of approval imposed upon the Project, the Commission hereby approves Planning Application No. 2018-09 (Commercial Design Review No. 2018-02).

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

Passed and Adopted this 1st day of May, 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 of May 1, 2018, and that the same was adopted by the following vote:

AYES

NOES:

ABSTAIN:

ABSENT:

Justin Kirk,
Principal Planner