



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: May 1, 2018

Subject: Planning Application No. 2018-09 (Lake Elsinore Ford) – Proposal to add a 3,048 sq. ft. canopy shade structure for an existing car dealership located at 31500 Auto Center Drive.

Applicant: Gary Spates, United Carports, LLC

Recommendation

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2018-09 (COMMERCIAL DESIGN REVIEW NO. 2018-02) 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. 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).

Discussion

Project Request and Location

The applicant is 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).

Environmental Setting

	EXISTING LAND USE	ZONING	GENERAL PLAN
Site	Auto Dealership	General Commercial (C-2)	General Commercial (GC)
North	Auto Dealership	General Commercial (C-2)	General Commercial (GC)
South	Vacant	General Commercial (C-2)	General Commercial (GC)
East	Interstate 15	Interstate 15	Interstate 15
West	Vacant	General Commercial (C-2)	General Commercial (GC)

Analysis

General Plan Consistency

The Project site has a General Plan land use designation of General Commercial (GC) and is located within the Auto Mall overlay of the Riverview District. The easternmost areas of the Riverview District have been designated as GC with an overlay designation in order to support auto mall uses. The Project site has an automobile dealership that is currently in operation. The proposed Project is proposing to construct a canopy shade structure for the existing building. The Project is consistent with the General Plan.

Municipal Code Consistency

The Project is proposing to add a 3,048 sq. ft. canopy shade structure to an existing commercial building. Section 17.184.110 of the Lake Elsinore Municipal Code (LEMC) requires a review and approval by the Planning Commission when additions to commercial and industrial structures or permitted accessory structure in excess of 500 square feet are being requested.

Staff has reviewed the proposed Project with respect to the relevant development standards as identified in the LEMC. The Project site is currently zoned General Commercial (C-2). There are no side yard and rear yard setback required from interior lot lines in the C-2 zoning district. The proposed canopy addition will be located at the side yard of the existing building. No setbacks are required since the subject property is an interior lot. The maximum building height in the C-2 zoning district is 45 feet. The proposed canopy is 16 feet in height. Therefore, the project meets the development standards of the C-2 district.

The proposed canopy addition will be located at the side yard of the existing building and has been designed to match the color of the existing building. Staff from the Building and Fire Divisions have reviewed the Project and support the proposal. Appropriate Conditions of Approval have been included that would mitigate any potential impacts from the proposed Project.

Environmental Determination

Staff has determined that the proposed Project is exempt from the California Environmental Quality Act (CEQA) 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.

The Project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project consists of constructing an accessory structure on a previously disturbed lot. The Project site is not located in a Criteria Cell and was not required to be processed through the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) processes. The Project complies with all other applicable requirements of the MSHCP.

Exhibits

- A – MSHCP Resolution
- B – CDR Resolution

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- C – Conditions of Approval
- D – Vicinity Map
- E – Aerial Map
- F – Design Review Package