

RESOLUTION NO. 2018-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2018-01 (MODIFICATION OF CONDITIONAL USE PERMIT NO. 91-5) FOR SKYDIVE ELSINORE LOCATED AT 20701 CEREAL STREET (APN'S 370-080-009 & 010; 370-070-002, 004, 005 & 010)

Whereas, Karl Gullledge owner and operator of Skydive Elsinore has requested approval of a Modification of Conditional Use Permit (CUP) No. 91-5 (Project), in order to revisit, modify and bring into full compliance Skydive Elsinore approval on March 4, 1992; and,

Whereas, the Project is to revisit, modify and bring into full compliance the Skydive Elsinore private airport that has operated since 1958 on 150 acres in the East Lake Specific Plan (ELSP) and includes eleven buildings totaling 10,104 square feet, storage structures and sea cargo containers, two runways and 82 parking stalls. The subject property is located at 20701 Cereal Street (APN's 370-080-009 & 010; 370-070-002, 004, 005 & 010) and has a General Plan Land Use Designation of Specific Plan (East Lake Specific Plan Planning Area 3), and is zoned "Action Sports, Tourism, Commercial and Recreation; and,

Whereas, the Planning Commission (Commission) conducted a duly noticed Public Hearing on May 8, 2018 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 CUP No. 2018-01 (Modification of CUP No. 91-5) for the existing Skydive Elsinore private airport facility that includes eleven buildings totaling 10,104 square feet, storage structures and sea cargo containers, two runways and 82 parking stalls.

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 revising, modifying and bringing into compliance an existing airport and involves no expansion or intensification of uses. In addition, the City Council (Council) certified an Environmental Impact for ELSP Amendment No.11 that analyzed the full 150 acre airport property.

Section 3: That in accordance with Planning and Zoning Law and Lake Elsinore Municipal Code (LEMC) Section 17.168.080 Findings, the Commission 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 (GP) and the purpose of the planning district in which the site is located.

The Skydive Elsinore private airport facility conforms with the goals and objectives of the GP, because it facilitates a well-balanced and functional mix of residential, commercial, industrial, open space, recreational and institutional land uses. The project provides, jobs, services, recreational opportunities and generates economic development benefits for the City.

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 reviewed the Modification of CUP 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 uses so as to revisit, modify and bring into full compliance Skydive Elsinore and eliminate or reduce to the extent practicable any negative impacts to the health, safety, comfort, or general welfare of the nearby commercial and residential developments, business owners and operators, residents, 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 Skydive Elsinore private airport facility is to revisit modify and bring the facility into full compliance with applicable regulations. The existing use is conducted in a core six acre compound area over a 150 acre property and will not require any significant interior or exterior alterations. The proposed modification will not expand or intensity uses and meets all applicable sections of the LEMC, ELSP, 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 continuing operation of Skydive Elsinore within the 150 acre property with eleven buildings totaling 10,104 square feet, storage structures and sea cargo containers, two runways and 82 parking stalls has been reviewed in relation to the existing street widths on Cereal Street and Corydon Street and the expected quantity of traffic to be generated. The occupancy and use will not create extensive vehicle traffic and parking demands at the facility or in the 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 CUP No. 2018-01 (Modification of CUP No. 91-5) 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 Hearing on May 8, 2018, appropriate and applicable Conditions of Approval have been included to protect the public health, safety and general welfare. The

Council approved CUP No. 91-5 on March 4, 1992 and has not reviewed since. The CUP modification is to revisit, modify and bring into compliance an existing facility that has continuously operated since 1952. The original CUP 91-5 contains thirteen conditions of approval, one of which is not consistent with State law and several that are no longer valid. Updated conditions will comply with the Municipal Code, Fire Code, and Building Code.

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 Commission hereby approves CUP No. 2018-01 (Modification of CUP No. 91-5) 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 8th 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- __ as adopted by the Planning Commission of the City of Lake Elsinore, California, at a Regular meeting held of May 15, 2018, and that the same was adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Justin Kirk, Principal Planner