



## 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:** July 17, 2018

**Subject:** Planning Application No. 2018-29 (Starbucks) – Development of a 2,500 sq. ft. coffee shop with a drive-through located within the Lake Elsinore Town Center shopping center.

**Applicant:** Maikel Faragalla, Urban Dwell Architects

### **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 FINDINGS THAT PLANNING APPLICATION NO. 2018-29 (CONDITIONAL USE PERMIT NO. 2018-04 AND COMMERCIAL DESIGN REVIEW NO. 2018-07) 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. 2018-04 TO ESTABLISH A 2,500 SQUARE FOOT COFFEE SHOP WITH A DRIVE-THROUGH LOCATED WITHIN THE LAKE ELSINORE TOWN CENTER (APN: 365-280-007); 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 COMMERCIAL DESIGN REVIEW NO. 2018-07 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR A 2,500 SQUARE FOOT COFFEE SHOP WITH A DRIVE-THROUGH LOCATED WITHIN THE LAKE ELSINORE TOWN CENTER (APN: 365-280-007).

### **Discussion**

#### **Project Request and Location**

The applicant is requesting approval of Planning Application No. 2018-29 (Conditional Use Permit No. 2018-04 and Commercial Design Review No. 2018-07) for the design and construction a 2,500 sq. ft. Starbucks coffee shop with a drive-through located within the Lake Elsinore Town Center shopping center (Project). The Project site is located on the westerly side of Mission Trail, northerly of Malaga Road, and southerly of Campbell Street (APN: 365-280-007).

### Environmental Setting

	<b>EXISTING LAND USE</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>
Project Site	Vacant	Commercial Mixed Use (CM)	Commercial Mixed Use (CMU)
North	Commercial	Commercial Mixed Use (CM)	Commercial Mixed Use (CMU)
South	Commercial	Commercial Mixed Use (CM)	Commercial Mixed Use (CMU)
East	Commercial	Commercial Mixed Use (CM)	Commercial Mixed Use (CMU)
West	Commercial	Commercial Mixed Use (CM)	Commercial Mixed Use (CMU)

### Analysis

#### General Plan Consistency

The Project has a General Plan Land Use designation of Commercial Mixed Use (CM) and is located in the Ballpark District. The CM Land Use designation provides for a mix of residential and non-residential uses within a single proposed development area, with an emphasis on retail, service, civic and professional office uses. The project is proposing to develop a drive-through coffee shop within an existing shopping center. The Project is consistent with the General Plan.

#### Municipal Code Consistency

The current zoning for the subject site is Commercial Mixed Use (CMU). According to the CMU zone, drive-through food establishments are permitted uses subject to a Conditional Use Permit approval. Staff has reviewed the proposed Project with respect to the relevant development standards as identified in the CMU zone and the Lake Elsinore Municipal Code (LEMC) and has detailed the requirements and the proposed development standards as follows:

<b>Development Standard</b>	<b>Required</b>	<b>Proposed</b>
Front yard Setback	10'-0"	24'-10"
Building Height	Varied rooflines	32'-4"
Landscape improvements:		
Landscape coverage	15%	23%

The Project also complies with the onsite parking standards listed in LEMC, Chapter 17.148 (Parking Requirements). Section 17.148.030.E of the LEMC requires one (1) space for each 45 square feet of customer area, plus one (1) space for each 200 square feet of noncustomer area for restaurants. A total of 44 parking spaces would be required for the proposed Project. The total parking required for the Lake Elsinore Town Center shopping center is 730. The Project will have sufficient parking spaces as there will be 803 parking spaces available for the shopping center.

In accordance with Section 17.148.060 of the LEMC, the Project has provided a drive-through lane with minimum storage for eight vehicles provided at 20 feet per vehicle. The drive-through lane is designed such that it will not interfere with free and orderly circulation of the parking lot, does not encroach or block driveways or parking spaces, and is separated from adjoining property line by a landscaped planter a minimum of five feet in width.

The architectural design of the proposed building complies with the Nonresidential Development Standards (Chapter 17.112) of the LEMC. The architecture of the building has been designed to achieve harmony and compatibility with surrounding Lake Elsinore Town Center shopping center.

The colors and materials proposed will assist in blending the architecture into the existing landscape and are compatible with other colors and materials used on other properties near the Project site. The proposed landscaping improvements 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**

The proposed Project is exempt from the California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) pursuant to CEQA Guidelines Section 15332 In-Fill Development Projects. The Project is consistent with the applicable General Plan designation and policies, as well as zoning designation and regulations, and is within the City's boundaries on a site less than five acres surrounded by urban uses. The subject property has no value as habitat for endangered, rare or threatened species. Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality and the Project is adequately served by all required utilities and public services.

### **Exhibits:**

- A – MSHCP Resolution
- B – CUP Resolution
- C – CDR Resolution
- D – Conditions of Approval
- E – Vicinity Map
- F – Aerial Map
- G – Design Review Package