



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Grant Yates, City Manager

Prepared by: Justin Kirk, Assistant Community Development Director

Date: August 14, 2018

Project: **Planning Application 2017-74:** A proposed development of a new automobile sales and service facility including a 53,425 square foot single story building and related on and offsite improvements.

Applicant: Brent Tally, Tally CM

Recommendation

ADOPT A RESOLUTION THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A MITIGATED NEGATIVE DECLARATION FOR PLANNING APPLICATION 2017-74 (COMMERCIAL DESIGN REVIEW NO. 2018-02; TENTATIVE PARCEL MAP NO. 37534; CONDITIONAL USE PERMIT NO. 2017-18); AND,

ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING FINDINGS THAT PLANNING APPLICATION 2017-74 (COMMERCIAL DESIGN REVIEW NO. 2018-02; TENTATIVE PARCEL MAP NO. 37534; CONDITIONAL USE PERMIT NO. 2017-18) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); AND,

ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 37534 PROVIDING FOR THE CONSOLIDATION OF THREE (3) LOTS INTO ONE (1) LOT AND THE RECONFIGURATION OF THE ADJACENT; AND,

ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 2017-18 FOR THE ESTABLISHMENT OF AN APPROXIMATELY 53,425 SQUARE FOOT AUTOMOBILE SALES AND SERVICE FACILITY; AND,

ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE APPROVING COMMERCIAL DESIGN REVIEW NO. 2018-02 PROVIDING BUILDING DESIGNS FOR A 53,425 SQUARE FOOT SINGLE STORY BUILDING AND RELATED ON AND OFFSITE IMPROVEMENTS.

Project Request

The applicant is requesting the approval of several entitlements which include a Tentative Tract Map for the consolidation of three (3) lots into one (1) lots and the reconfiguration of the adjacent right of way, a Conditional Use Permit to permit the operation of a vehicle sales and repair facility and a Commercial Design Review application for development of a 53,425 square foot of building.

Project Location

The Project site is located on the southeast corner of the intersection of Collier and Crane Avenues in Lake Elsinore, California and is comprised of three parcels, totaling approximately 6.97 acres in size, and known as Assessor Parcel Numbers (APNs) 377-080-053, 377-080-057, and 377-080-079.

Environmental Setting

	EXISTING LAND USE	ZONING	GENERAL PLAN
Project Site	Vacant Land	C-2	General Commercial (GC)
North	I-15, restaurant, and park and ride lot.	C-2	GC
South	Industrial uses	CM	Business Professional (BP)
East	I-15/Vacant	C2	GC
West	Vacant/Industrial	C2/CM	GC/BP

Project Description

The proposed Project, Lake Elsinore Honda, will be a new automobile sales and service facility. The building will be 53,425 square feet, and it will be single story. Two new driveways are proposed on Collier Avenue. The northern driveway will provide vehicular access for sales customers. The southern driveway will provide access for employee parking and deliveries. The building architecture comprised of Honda's iconic architectural standard including a blue metal entry cylinder, a blue metal "Wave", off-white colored EIFS and clear glass in aluminum window framing. Vehicle repair occurs within the fully enclosed air-conditioned building. Mechanical and air-conditioning equipment is roof mounted and screened from view by building parapet walls, which match the architectural vocabulary. Display and parking lot lighting will be energy efficient LED lighting with full horizontal light spill cut-off. The wet and dry utilities and offsite improvements will consist of water lines, sewer lines, dry utilities (including gas, cable and telephone) and offsite improvements to adjacent streets.

Planning Commission Action

On August 7, 2018, the Planning Commission unanimously recommended approval of the Project by a vote of 5-0. As part of its action, the Planning Commission recommended approval of enhanced mitigation measures as requested by the Pechanga Band of Mission Indians.

AnalysisGeneral Plan

The subject site is located in the Business District and has a land use designation of General Commercial. The General Commercial land use designation has a FAR of 0.4 and the project has a total FAR 0.18, thus complying with the General Plan FAR requirements. The primary goal of the Business District is to encourage its position as the industrial and commercial hub of the City and to ensure that new growth respects the environmental sensitivity of the natural wetlands, floodway and floodplain. Furthermore, the goal of the Business District is to support a vibrant commercial and industrial hub with high quality developments that have a strong orientation towards major corridors. Because the proposed project complies with the FAR requirements and creates development that is oriented to major corridors and facilitates further commercial development within a commercial hub the proposed project is found to be consistent with the General Plan.

Lake Elsinore Municipal Code (LEMC)

The Project has a zoning designation of C2 General Commercial Table 1-1 details the Project's consistency with the LEMC:

Table 1-1		
Development Standard	Required/Limit	Proposed
Building Height	45'-0"	30'-4"
Front Setback	20'-0"	25'-0"
Side Setback	15'-0" – Minimum/20'-0" - Average	15'-0"/28'-0"
Side Setback	N/A	9'-0"
Rear Setback	N/A	5'-0"

The proposed parking spaces have all been designed at 18'0" depth and 9'-0" width, thus meeting the LEMC standard. Furthermore the proposed project has designed drive aisles which are at a minimum 26'-0" when not adjacent to buildings and 30'-0" when adjacent to buildings thereby complying with the LEMC, building code, and fire code. The proposed project has a parking demand of 214 space and provides 221 meeting the minimum parking requirement; in addition, 244 spaces have been allocated to display and storage. The proposed project proposes uses, which are permitted or permitted subject to the approval of a Conditional Use Permit. The proposed project's design meets all LEMC requirements. Because the use is permitted subject to the approval of a Conditional Use Permit and the development complies with the subject development standards, it is found to be consistent with the LEMC.

Overall the proposed project is of a high quality, functional design and has been found to be consistent with the General Plan and Municipal Code. Care has been taken to incorporate all required elements and that the project adequately mitigates all potential significant impacts to levels of less than significant. The project's uses complement the existing surrounding land uses.

Environmental Determination

A Draft Mitigated Negative Declaration "MND" was prepared to analyze the potential impacts of the proposed project. The public review period began on Thursday July 19, 2018, and ended on Tuesday August 7, 2018. Notice to all interested persons and agencies inviting comments on the MND was published in accordance with the provisions of CEQA, the State CEQA Guidelines, and the Lake Elsinore Municipal Code. The City received three letter from Riverside County Transportation Commission (RCTC), the Department of Toxic Substances Control (DTSC), and from the Pechanga Band of Mission Indians. Correspondence received from RCTC requested additional hydrological analysis, which will be performed as part of the Final Water Quality Management Plan and onsite grading permit to ensure potential runoff from the easterly edge of the project has been accounted and necessitates no further action. The letter received from DTSC requested monitoring of contaminated soil or groundwater, which occurs as part of the grading permit, thus no additional action is required. The letter received from the Pechanga band of Mission Indians requested modification of cultural resources mitigation measures. Staff has reviewed the requested changes, has incorporated these changes into the final Monitoring Reporting Plan "MMRP" included as Exhibit A of the attached CEQA resolution, and will incorporate them into the final MND to be prepared following the action taken on the project. Since these mitigation measures are superior than the measures included in the circulated MND and have been incorporated into the Final MND and MMRP, recirculation of the MND is not required. Upon approval of the MND with the modified mitigation measures Pechanga will be notified.

Fiscal Impact

The time and costs related to processing this Project have been covered by the Developer Deposit paid for by the applicant. No General Fund budgets have been allocated or used in the processing of this application. The approval of the Project is anticipated to positively influence the City's General Fund due to increase sales tax revenue generated from the sales and services performed on site. Mitigation Measures to protect the City fiscally have already been included in the Conditions of Approval.

Exhibits:

- A. CEQA Resolution
- B. MSHCP Resolution
- C. TPM Resolution
- D. CUP Resolution
- E. CDR Resolution
- F. Conditions of Approval
- G. IS/MND
- H. Vicinity Map
- I. Aerial Map
- J. Project Plans