



REPORT TO PLANNING COMMISSION

To: Honorable Chairman and Members of the Planning Commission

From: Justin Kirk, Assistant Community Development Director
Prepared by: Damaris Abraham, Senior Planner

Date: October 2, 2018

Subject: Planning Application No. 2018-59 (Ministerio Puerta Del Cielo) – A request to establish a Church with approximately 32 members located at 31712 Casino Drive, Units 5-B and 7-C (approximately 3,693 sq. ft. in total area).

Applicant: Heleo Esquer

Recommendation

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2018-59 (CONDITIONAL USE PERMIT NO. 2018-18) 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. 2018-59 (CONDITIONAL USE PERMIT NO. 2018-18) TO ESTABLISH A CHURCH LOCATED AT 31712 CASINO DRIVE, UNITS 5-B AND 7-C WITH APPROXIMATELY 3,396 SQUARE FOOT IN TOTAL AREA (APN: 363-171-008).

Discussion

Project Request and Location

The applicant is requesting approval of Planning Application No. 2018-59 (Conditional Use Permit No. 2018-18) to establish a Church with approximately 32 members in an existing multi-tenant retail building located within an existing shopping center (Project). The congregation area will be in Unit 5-B (approx. 2,292 sq. ft. in area) and church offices will be in Unit 7-C (approx. 1,401 sq. ft. in area). The Project is located on the easterly side of Casino Drive and southeasterly of Diamond Drive more specifically referred to as 31712 Casino Drive, Units 5-B and 7-C (APN: 363-171-008).

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Commercial	General Commercial (GC)	Neighborhood Commercial (C-1)
North	Interstate 15	Interstate 15	Interstate 15
South	Commercial	General Commercial (GC)	Neighborhood Commercial (C-1)

	EXISTING LAND USE	GENERAL PLAN	ZONING
East	Commercial	General Commercial (GC)	Neighborhood Commercial (C-1)
West	Commercial	General Commercial (GC)	Neighborhood Commercial (C-1)

Project Description

The applicant is proposing to establish a Church with approximately 32 members within an existing building. The proposed Church will provide Bible Study to parishioners. The Project is proposed to be located in an existing shopping center within an approximately 37,000 sq. ft. multi-tenant retail building. The proposed Project will be located in Units 5-B (approx. 2,292 sq. ft. in area) and 7-C (approx. 1,401 sq. ft. in area). The congregation area will be in Unit 5-B and will include 900 sq. ft. of assembly area and 1,392 sq. ft. of lobby, hallway, restroom, and storage area. Church offices will be located in Unit 7-C and will include four (4) offices and a restroom. The Church will operate on Wednesdays from 6:00pm to 8:00pm and Sundays from 5:00pm to 8:00pm. The Church will have special events that will include Mother's Day Potluck, Christmas Day Services from 6:00pm to 8:00pm, Easter Day Services from 6:00pm to 8:00pm.

Analysis

General Plan Consistency

The Project site has a General Plan land use designation of General Commercial (GC) and is located in the Lake Elsinore Hills District. The GC Land Use designation provides for retail, services, and restaurants, professional and administrative offices, hotels and motels, mixed-use projects, public and quasi-public uses, and similar and compatible uses. The proposed Church will provide more options for a worship center for the nearby residences in the area.

Municipal Code Consistency

The Project is located in the Neighborhood Commercial (C-1) Zoning designation. In accordance with Section 17.120.030.C. of the Lake Elsinore Municipal Code (LEMC), places of religious assembly or institution are permitted uses in the C-1 zone subject to the approval of a Conditional Use Permit application.

According to Section 17.148.030.E.2 of the LEMC, auditoriums, churches, theaters and places of assembly with no fixed seats shall provide one parking space per 21 square feet of floor area in places of assembly. Per Section 17.148.030.A of the LEMC, one parking space shall be provided for each 250 square feet of gross floor area for offices located in commercial districts. The total parking demand for the facility will be 53 spaces. The shopping center has a total of 347 spaces available. The applicant has obtained written verification from the property owner that the proposed Project will be designated the 53 parking spaces necessary to meet the parking demand for the proposed use.

The Design Review Committee that includes staff from Planning, Building and Safety, Fire, and Engineering have reviewed the requested Conditional Use Permit application, and support the proposed Project. Appropriate Conditions of Approval have been included that would mitigate any potential issues associated with the future development and establishment of the use. Building and Safety and Fire divisions will conduct occupancy inspection to ensure the space is adequate for the proposed use.

Environmental Determination

Staff has determined that the proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1: Existing Facilities). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed Project will be located in Units 5-B (approx. 2,292 sq. ft. congregation area) and 7-C (approx. 1,401 sq. ft. offices) of an existing retail building. The site is fully developed and only minor interior alterations are planned in association with the proposed use.

Exhibits

- A – MSHCP Resolution
- B – CUP Resolution
- C – Conditions of Approval
- D – Use Description
- E – Vicinity Map
- F – Aerial Map
- G – Site Plan
- H – Floor Plans
- I – Site Photos