



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: May 7, 2019

Subject: **Planning Application No. 2019-19 (TruSport)**– A request to establish children’s and teenage athletics training facility in an existing 8,063 sq. ft. building within the Collier Avenue Business Center located at 17935 Collier Avenue.

Applicant: Solomon Razo, Russell Homan, and Casey Fien

Recommendation

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2019-19 (CONDITIONAL USE PERMIT NO. 2019-06) 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. 2019-19 (CONDITIONAL USE PERMIT NO. 2019-06) TO ESTABLISH A CHILDREN’S AND TEENAGE ATHLETICS TRAINING FACILITY WITHIN AN EXISTING 8,063 SQUARE FOOT BUILDING LOCATED AT 17935 COLLIER AVENUE (APN: 378-031-011).

Discussion

Project Request and Location

The applicant is requesting approval of Planning Application No. 2019-19 (Conditional Use Permit No. 2019-06) to establish children’s and teenage athletics training facility in an existing 8,063 sq. ft. building located within the Collier Avenue Business Center (Project). The Project is located at southerly of Collier Avenue and westerly of Riverside Drive, more specifically 17935 Collier Avenue (APN: 378-031-011).

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Industrial Park	Limited Industrial (LI)	Commercial Manufacturing (C-M)
North	Vacant	Limited Industrial (LI)	Limited Manufacturing (M-1)
South	Industrial Park	Limited Industrial (LI)	Commercial Manufacturing (C-M)
East	Vacant	Limited Industrial (LI)	Limited Manufacturing (M-1)
West	Vacant	Limited Industrial (LI)	Limited Manufacturing (M-1)

Project Description

The applicant is proposing to establish a children's and teenage athletics training facility within an existing 8,063 sq. ft. building with a 6,256 sq. ft. open workout area, a 378 sq. ft. lobby, a 212 sq. ft. conference room, a 176 sq. ft. parent room, and a 346 sq. ft. seating area. The proposed Project is located in the Collier Avenue Business Center that includes 10 buildings with 62,370 sq. ft. total building area. The proposed facility is located in Building 8, which totals 8,063 sq. ft. of space.

The proposed facility will primarily provide training for sports teams. The applicant proposes to use the open workout area for a variety of sports activities such as a batting cage, indoor soccer field, weight training, agility training, spin classes, core training, fitness boot camp training and summer camps. The uses would be limited to only the interior of the building. The facility will operate Monday through Friday 8:00am to 9:00pm, Saturdays 10:00am to 6:00pm, and Sundays 11:00am to 4:00pm. The applicant estimates that the facility will employ between 10 to 12 trainers and coaches.

Analysis

General Plan Consistency

The Project site has a General Plan land use designation of Limited Industrial (LI) and is located in the Business District. The LI Land Use designation provides for industrial parks, warehouses, manufacturing, research and development, public and quasi-public uses, and similar and compatible uses. The Project is proposing to establish children's and teenage athletics training facility within an existing Business Center.

Municipal Code Consistency

The Project is located in the Commercial Manufacturing (C-M) Zoning designation. In accordance with Section 17.132.030.F. of the Lake Elsinore Municipal Code (LEMC), health clubs, racquetball and indoor tennis courts and similar related facilities are permitted uses in the C-M zone subject to the approval of a Conditional Use Permit application.

According to Section 17.148.030.E.14.d. of the LEMC, commercial or trade schools shall provide one parking space per two students, plus one space per employee at capacity class attendance period. The proposed Project has been allocated 22 parking spaces. In order to reduce potential impacts on existing and future businesses, it is recommended that the use be limited to two (2) teams or 28 players (per Class) during 10:00 am to 6:00 pm Monday through Friday. During the balance of the time during weekdays and weekends, the number of teams would be allowed to increase to three (3) teams or 42 players. Additionally, the excess parking demand would fall outside of normal business hours for uses and would not create any adverse impacts. Noise generation can be a concern with indoor baseball training facility, however the proposed use is located in a largely industrial area and is not adjacent to any residential uses or properties zoned residential.

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 an existing 8,063 sq. ft. building located within an existing business complex. 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 – Floor Plan
- H – Parking Allocation
- I – Site Plan