



## **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:** November 5, 2019

**Subject:** Planning Application No. 2019-03 (RD Construction) – Proposal to expand an existing construction company by adding a building with 14,282 sq. ft. warehouse and a 3,810 sq. ft. office/mezzanine area.

**Applicant:** Peter Delatorre, RD Construction

### **Recommendation**

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING FINDINGS THAT PLANNING APPLICATION NO. 2019-03 (CONDITIONAL USE PERMIT NO. 2019-02 AND COMMERCIAL DESIGN REVIEW NO. 2019-01) 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 CONDITIONAL USE PERMIT NO. 2019-02 TO EXPAND AN EXISTING CONSTRUCTION COMPANY BY ADDING A 14,282 SQUARE FOOT WAREHOUSE AREA AND 3,810 SQUARE FOOT OFFICE AREA LOCATED AT APN: 370-080-019 AND 027; and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING COMMERCIAL DESIGN REVIEW NO. 2019-01 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR THE 14,282 SQUARE FOOT WAREHOUSE AND 3,810 SQUARE FOOT OFFICE ADDITION LOCATED AT APN: 370-080-019 AND 027.

### **Background**

The Project site has received previous approvals (Conditional Use Permit No. 2004-41 and Industrial Design Review No. 2004-04) on July 12, 2005 for the construction of a 10,270 sq. ft. industrial building with a 4,000 sq. ft. office on the mezzanine level and 30 parking spaces. The applicant is proposing to expand this facility with this application.

### **Project Request and Location**

The applicant is requesting approval of Planning Application No. 2019-03 (Conditional Use Permit No. 2019-02 and Commercial Design Review No. 2019-01) to expand an existing construction company by adding a 14,282 sq. ft. warehouse and 3,810 sq. ft. office/mezzanine, and outside

storage area on an approximately 3.23-acre site (Project). The Project site currently has an existing 10,270 sq. ft. warehouse building with a 4,000 sq. ft. office/mezzanine. The Project will provide 49 total parking spaces.

The Project is located within the East Lake Specific Plan (ELSP), northerly of Palomar Street, southerly of Cereal Street, and on the westerly side of Corydon Street, more specifically 32097 Corydon Street (APNs: 370-080-019 and 027).

### **Environmental Setting**

	EXISTING LAND USE	ESLP No. 11	GENERAL PLAN
Project Site	Vacant/Industrial	Action Sports, Tourism, Commercial & Recreation	Specific Plan
North	Industrial	Action Sports, Tourism, Commercial & Recreation	Specific Plan
South	Industrial	Action Sports, Tourism, Commercial & Recreation	Specific Plan
East	Vacant	City of Wildomar	Wildomar
West	Vacant	Action Sports, Tourism, Commercial & Recreation	Specific Plan

**Table 1:** Environmental Setting

### **Analysis**

The Project is located within Planning Area 3 of the ELSP, No. 11 and has an Action Sports, Tourism, Commercial and Recreation Land Use designation. This designation provides for a wide range of extreme action sports and accessory manufacturing, service and retail uses. The proposed Project is an infill development project that is proposing to expand an existing construction facility, which is supportive and compatible with other intended uses in this designation. The original ELSP and the subsequent amendments were subject to a consistency finding with the General Plan prior to adoption. Therefore, the Project is consistent with the General Plan.

In accordance with Section 2.5.1.b.10 of ELSP, No. 11, the Community Development Director has deemed the proposed construction facility compatible with the intent of the Action Sports, Tourism, Commercial and Recreation Land Use category as requiring a Conditional Use Permit.

Staff has reviewed the proposed Project with respect to the relevant development standards as identified in Table 2-4 of the ELSP, No. 11 and the Lake Elsinore Municipal Code (LEMC) and has detailed the requirements and the proposed development standards as follows:

Development Standard	Required	Proposed
<i>Setbacks:</i>		
Front (Public Right of Way)	15 ft.	89.5 ft.
Parking – Front	Ave. 25 ft. min. 20 ft.	20 ft. min
<i>Landscape improvements:</i>		
Adjacent to Street	Min. 15 ft.; Average 20 ft.	20 ft.
Landscape Coverage	15%	15.7%
Building Height	45 ft.	35 ft.

**Table 2:** Development Standards

The Project also complies with the onsite parking standards listed in Section 17.148.030.C of the LEMC as outlined in Table 3 below:

Parking Standard	Required	Proposed
1 per 500 SF Unit area, up to 20,000 SF, 1 per 1,000 SF Unit area over 20,000 SF, and 1 per 1,000 SF warehousing floor area	7,810 SF/500 SF = 16 24,552 SF/1,000 SF = 25  <b>Total = 41</b>	   <b>Total = 49</b>

**Table 3:** Parking Standard

The architectural design of the proposed building complies with the Architectural Guidelines & Development Standards of the ELSP, No. 11 and 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 area. 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:

- a) The Project is located within Planning Area 3 of the ELSP, No. 11 and has an Action Sports, Tourism, Commercial and Recreation Land Use designation. The proposed Project, expansion of an existing construction facility, is a permitted use subject to a Conditional Use Permit. The Project also complies with all applicable development standards of Action Sports, Tourism, Commercial and Recreation Land Use designation. The original ELSP and the subsequent amendments were subject to a consistency finding with the General Plan prior to adoption. Therefore, the Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b) The proposed Project occurs within city limits, is located on a Project site of no more than five acres (approximately on a 3.23-acre site), and is substantially surrounded by urban uses.
- c) The Project site has no value, as habitat for endangered, rare or threatened species. A portion of the Project site (APN: 370-080-027) has been previously disturbed and developed with a 10,270 sq. ft. industrial building with a 4,000 sq. ft. office. A General Biological Assessment and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) report dated November, 2018 prepared by Hernandez Environmental Services was prepared for the remainder portion (APN: 370-080-019) of the project site. The report found that the site has been completely disturbed with no native vegetation or sensitive habitats. The report recommended that a pre-construction nesting bird survey to be performed if vegetation removal is to occur during the bird-nesting season. Condition of Approval No. 21 has been added to ensure that the project complies with requirement. In addition, the Project site is not located within a Criteria Cell of the MSHCP and was not required to be processed through the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) processes. The

Project complies with the MSHCP and is consistent with all applicable requirements of the MSHCP.

- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. A Traffic Scoping Agreement (prepared by Overland Traffic Consultants dated July 17, 2019), found that the proposed project would only generate additional 3 AM daily vehicle trips and additional 3 PM daily vehicle trips. Due to the low trip generation, no traffic impact is anticipated for the proposed Project. A Preliminary Water Quality Management Plan (PWQMP 2019-01) that addresses water quality impacts has been submitted and approved for the proposed Project. The proposed facility is also subject to the noise standards of LEMC Chapter 17.176.

- (e) The site can be adequately served by all required utilities and public services.

### **Correspondences**

On October 29, 2019, staff received an email correspondence from Paul Pribble raising concerns regarding the Project's impacts to water quality (See attached Exhibit H). Staff has reviewed and addressed the issues raised in the email and has provided responses in the attached exhibit I.

### **Exhibits**

- A – MSHCP Resolution
- B – CUP Resolution
- C – CDR Resolution
- D – Conditions of Approval
- E – Vicinity Map
- F – Aerial Map
- G – Design Review Package
- H – Email Correspondence from Paul Pribble dated 10.29.19
- I – Staff Response to the Email Correspondence dated 10.29.19