



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Grant Yates, City Manager

Prepared by: Damaris Abraham, Senior Planner

Date: November 12, 2019

Subject: Receive and File the Planning Commission's Approval of Planning Application No. 2019-03 to add a 14,282 sq. ft. warehouse building with a 3,810 sq. ft. office/mezzanine to an existing construction company.

Applicant: Peter Delatorre, RD Construction

Recommendation

Receive and File the Notice of Decision for Planning Application No. 2019-03 acted on by the Planning Commission on November 5, 2019.

The Planning Commission by a 5-0 vote:

adopted 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,

adopted 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,

adopted 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

Planning Application No. 2019-03 (Conditional Use Permit No. 2019-02 and Commercial Design Review No. 2019-01) proposes 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 was approved at the November 5, 2019 Planning Commission meeting with a 5-0 vote. No one spoke in opposition of the project and only the applicant attended the hearing.

City Council Action

The Planning Commission's decision is final and no action by the City Council is required unless the City Council by majority vote elects to review and reconsider the Planning Commission's decision by ordering the matter set for a future noticed public hearing pursuant to LEMC Section 17.410.110.F, or the applicant or an interested person files a complete appeal application within 15 days of this notice appearing on the City Council's agenda.

Fiscal Impact

The time and costs related to processing this Project have been covered by fees 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 does not fiscally impact the City's General Fund. Mitigation Measures to protect the City fiscally have already been included in the Conditions of Approval.

Exhibits

A – Planning Commission Staff Report