



REPORT TO PLANNING COMMISSION

To: Honorable Chairman and Members of the Planning Commission

From: Justin Kirk, Assistant Community Development Director

Prepared by: Grant Taylor, Community Development Director

Date: February 4, 2020

Subject: Planning Application No. 2019-45 (Boos Commercial Development Main Street) – A new commercial facility consisting of gas-dispensing areas, a convenience store and a drive-through carwash.

Applicant: Rod Fermin, Boos Development

Recommendation

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING ADOPTION OF FINDINGS THAT PLANNING APPLICATION NO. 2019-45 (CONDITIONAL USE PERMIT NO. 2019-11, COMMERCIAL DESIGN REVIEW NO. 2019-17 and TENTATIVE PARCEL MAP NO. 2019-04) 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, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 2019-11 TO ESTABLISH A GAS STATION, CARWASH, AND SELL BEER AND WINE FOR OFF-SITE CONSUMPTION AT APNS: 377-243-002, 003, 004, 005, 006 & 007; and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF COMMERCIAL DESIGN REVIEW NO. 2019-17 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR THE BOOS COMMERCIAL DEVELOPMENT MAIN STREET APNS: 377-243-002, 003, 004, 005, 006 & 007; and

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP NO. 2019-04 (37751) TO CONSOLIDATE SIX LOTS INTO ONE PARCEL TOTALING 0.88 ACRES (38,432 SQUARE FEET) IN AREA.

Project Location

The Project site is located on the east side of Main Street between Flint Street and the I-15 Freeway southbound onramp. The Project site totals 0.88 acres or 38,432 square feet (SF) and includes Assessor Parcel Numbers (APNs) 3778-243-002, 003, 004, 005, 006 & 007.

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Vacant	General Commercial	General Commercial (C-2)
North	Vacant then I-15 southbound on-ramp	General Commercial	General Commercial (C-2)
South	Single-Family Residence	General Commercial	General Commercial (C-2)
East	Alley then Single-Family Residences (4)	General Commercial	General Commercial (C-2)
West	Main Street then a gas station, single-family residences and laundry facility	General Commercial	General Commercial (C-2)

Table 1: Environmental Setting

Project Description

The Boos Commercial Development Main Street Project consists of applications for a Conditional Use Permit (CUP No. 2019-11), Commercial Design Review (CDR No. 2019-17), and Tentative Parcel Map (TPM No. 2019-04), which collectively are being processed under Planning Application No. 2019-45. The subject property totals 0.88 acres or 38,432 square feet.

Tentative Parcel Map No. 2019-04 (37751) consolidates six lots into one parcel. Five lots are vacant and one parcel near Flint Street has a single-family residence that will be demolished.

Conditional Use Permit No. 2019-11 and Commercial Design Review No. 2019-17 are proposing to establish a new commercial facility consisting of eight gas-dispensing stations covered by a 5,054 square foot canopy, a 3,200 square foot convenience store with concurrent sale of alcoholic beverages (Type 21 ABC), a 1,125 square foot automated carwash, and overall landscaping totaling 10,373 square feet. Total building area is 9,379 square feet and maximum height of the building and canopy is 25'-6". The Project will provide 16 total vehicular parking spaces including one ADA accessible stall, with access provided from two driveways adjacent to Main Street with 36' entrances. The project site is relatively flat and earthwork quantities propose 2,682 cubic yards of cut, 102 cubic yards of fill, with a net export of 2,580 cubic yards.

Architecture and Treatments

The Project will incorporate a *Contemporary Architectural Style* of exterior cement with stucco finish. The design will include the use of wall offsets and recessed entries, multiple parapet heights, and decorative cornice treatments. Aluminum storefront windows with reflective glazing will be utilized on the building. The elevation includes decorative stone base, brick pilasters and façade, and inset branding posters for vendors. Signage will be a separate application brought back to the Planning Commission.

Colors and Materials

The convenience store will incorporate beige stucco exterior paint color, bronze canopy, bronze window mullions, bronze metal roof coping, vintage brick pilasters and façade, and the branding

posters. The canopies for the gas dispensing areas will also be painted to match the convenience store.

Community Outreach

The applicant conducted a community meeting where staff, the Historic Society and Downtown Merchants Association (DMA) expressed concern with the originally proposed brighter colors. The applicant conducted a historic building review in the downtown and redesigned the project to include muted earth tone colors that blend with the downtown and surrounding areas. Follow up meetings were conducted with the Historic Society and DMA.

Landscaping

The proposed Project will provide landscaping to complement the architectural style of the proposed structures. The proposed Project includes approximately 5,768 SF of landscaping, which is 15% landscape coverage onsite and 4,605 SF offsite. Landscaping would be installed in the street setback and interior property line setbacks along the perimeter of the Project Site, and will provide effective screening for the Project. Landscaping materials will include:

Trees: Willow Acacia, Pink Dawn Chitalpa, Pink Crape Myrtle, and Majestic Beauty
Shrubs: Blue Flame Agave, Tufted hair Grass, Brake Lights Yucca and Tuscan Blue
Rosemary
Ground Cover: Pacific Myoporum

The Project will provide split-face CMU retaining walls along interior property lines of the Project Site.

Site Access

Access to the Project site will be provided by two vehicular driveways from Main Street. The vehicular driveways would be 36 feet wide, would start just north of Flint Street on the south end of the property and a second drive near the central portion of the site that would provide adequate vehicular access and turning radius for delivery trucks and gas trucks serving the underground tanks. The northerly property line is approximately 370 feet from the Caltrans I-15 southbound onramp. Main Street is a General Plan designated Collector Highway designating two lanes and a 68-foot right of way with a bike lane. Frontage improvements will include sidewalk, curb and gutter.

Analysis

General Plan Consistency

The Project has a General Plan Land Use designation of General Commercial (GC) and is located in the Historic District. The GC Land Use designation provides for retail, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, public and quasi-public uses, and similar and compatible uses with a maximum 0.40 Floor Area Ratio (FAR). The proposed Project, which includes a gas station, convenience store and automated drive-through carwash are all supportive and compatible uses with the other intended uses of the GC Land Use Designation. The proposed Project would have a 0.24 FAR. Therefore, the Project is consistent with the General Plan.

Municipal Code Consistency

The current zoning for the subject site is C-2 General Commercial District (C-2), and just outside of the Downtown Elsinore Specific Plan boundaries. The proposed convenience store is a permitted use subject to Section 17.124.020(B) of the C-2 Zone. Sale of alcoholic beverages from a convenience store is a conditionally permitted use subject to Section 17.112.080(O) of the Non-Residential Development Standards. The proposed gasoline dispensing establishment is a conditionally permitted use subject to Section 17.124.030(A) of the C-2 Zone. The proposed car wash is a conditionally permitted use subject to Section 17.124.030.C of the C-2 Zone.

Staff has reviewed the proposed Project with respect to the relevant development standards as identified in the C-2 zone and other applicable sections of the Lake Elsinore Municipal Code (LEMC) and has detailed the requirements and the proposed development standards as follows:

Development Standard	Required	Proposed
Density	0.40 FAR	0.24 FAR
Front yard Setback		
• <i>Canopy</i>	Avg. 20 ft./not less than 15 ft.	28 ft.
• <i>Carwash/Convenience Store</i>	Avg. 20 ft./not less than 15 ft.	20 ft.
Side yard Setback (ROW)		
• <i>Convenience Store/Carwash</i>	15 ft.	20 ft.
Canopy Setback		
• <i>Canopy</i>	20 ft.	28/51/43 ft.
Building Height		
• <i>Convenience Store</i>	45 ft.	25'-6"
• <i>Carwash</i>	45 ft.	22'-5"
Landscape improvements		
• <i>Adjacent to Street</i>	15 ft.	20 ft.
• <i>Landscape coverage</i>	15%	13.4%

The Project complies with the onsite parking standards listed in the Lake Elsinore Municipal Code (LEMC), Chapter 17.148 (Parking Requirements) as outlined in Table 3 below:

Parking Standard	Required	Proposed
Convenience Store		
• <i>Retail area (3,200 SF)</i>		
1 space per 250 SF area	12.8	12
• <i>Carwash (1,125 SF)</i>		
1 space per 250 SF area	4.5	4
Total		
1 space per 250 SF area (4,325 SF)	17.3	16
TOTAL (Parking Study 3 Other Locations)	14.0	16

The Project also complies with the non-residential development standards outlined in Chapter 17.112 of the LEMC. The Project provides a variety of building design features and forms by employing treatments, such as articulated planes along the exterior walls, attractive storefront window system, recessed suite entries and a variety of rooflines, which will create depth and shadow. The Project has also been designed to be compatible with surrounding commercial and industrial buildings located near the Project vicinity. The proposed landscaping improvements will 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 to address any potential impacts.

The applicant conducted public outreach and after concerns on the initial design and colors from staff, the Historic Society and the Downtown Merchant Association, the revised muted and earth tone colors are consistent and blend with surrounding properties and the downtown area.

AB 52 Tribal Consultations

On August 20, 2019, the City provided written notification of the Project in accordance with AB 52 to all of the Native American tribes that requested to receive such notification from the City. Staff received requests from Rincon, Pechanga, and Soboba Tribes within the 30-day period, requesting to initiate consultation. The City met with Soboba on October 1, 2019 and with Rincon on October 29, 2019. Pechanga has not responded to dates to consult. The City sent a Phase 1 Cultural Resources Assessment to Soboba, Rincon and Pechanga on November 14, 2019. The City sent recommended mitigation measures to Rincon, Pechanga and Soboba on December 17, 2019 and Rincon responded saying the mitigation measures were acceptable and they would send a letter of the consultation being concluded. Staff has included standard Cultural Resources conditions of approval that were approved by the City and tribes for other projects.

Environmental Determination

Pursuant to CEQA Guidelines Section 15063, an Initial Study Checklist was prepared for the Project to assess potential environmental impacts. The Initial Study revealed that the Project would not have any potentially significant environmental impacts. All categories in the Appendix G Checklist were checked either “No Impact” or “Less Than Significant Impact”. Standard City of Lake Elsinore Conditions of Approval have been recommended for the Project.

The Project satisfies the conditions described in Section 15332 of Title 14 of the California Code of Regulations (Class 32 – Infill), in that:

1. 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;
2. The proposed development occurs within City limits on a Project site of no more than five acres substantially surrounded by urban uses;
3. The Project site has no value as a habitat for endangered, rare, or threatened species;
4. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and

5. The site can be adequately served by all required utilities and public services.

Following final approval of the Project, a Notice of Exemption will be prepared and submitted to the appropriate agency.

MSHCP Consistency

The Project has also been reviewed for consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project is located within the MSHCP Elsinore Area Plan, the project is not located within a Criteria Cell, the project site does not contain any Riparian/Riverine Areas or Vernal Pools, does not have Narrow Endemic Plant Species, and does not require Additional Surveys. The property is vacant and has no trees, shrubs or plants, only scattered weeds. The project site has been disturbed and previously had low density residential and commercial developments one of which burned down and the others have been demolished. The subject property has a small single-family residence on one parcel that will be demolished.

Exhibits

- A – MSHCP Resolution
- B – CUP Resolution
- C – CDR Resolution
- D – TPM Resolution
- E – Conditions of Approval
- F – Vicinity Map
- G – Aerial Map
- H – Design Review Package (including Tentative Parcel Map)