

RESOLUTION NO. 2020-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 2018-22 TO ESTABLISH THE LAKE STREET STORAGE PROJECT LOCATED AT APN: 390-130-018

Whereas, Roland Clark, Lake Street Properties, LP has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2018-78 (Tentative Parcel Map No. 37550, Conditional Use Permit No. 2018-22, and Commercial Design Review No. 2018-16) to subdivide the 14.44-acre site into four (4) parcels ranging in size from 0.54 acres to 11.65 acres. The Project also proposes to construct a 3,528 square foot (SF) convenience store, one (1) covered fuel canopy with six (6) fuel pumps, which could serve 12 vehicles, and two (2) underground storage tanks on Parcel 1. An 80,000 SF, single-story indoor recreational vehicle (RV) and boat storage facility, with 24,000 SF of mezzanine and 192 surface RV parking spaces partially covered with three (3) canopies with solar panels is proposed on Parcel 2. Parcel 3 will have a 14-stall parking lot with vehicle access. No development is proposed on Parcel 4. Hardscape, landscape, on-site stormwater management improvements, monument sign, a trash enclosure, area lighting, and bicycle parking would be constructed as part of the Proposed Project. The proposed Project is located at the southeasterly corner of Interstate-15 and Lake Street (APN 390-130-018); and,

Whereas, Section 17.415.070 of the Lake Elsinore Municipal Code (LEMC) provides that certain uses are desirable but may have operational characteristics that disproportionately impact adjoining properties, businesses, or residents. Accordingly, such uses require a more comprehensive review and approval procedure, including the ability to condition the project in order to mitigate significant impact; and,

Whereas, pursuant to Section 17.415.070 (Conditional Use Permits) of the LEMC, the Planning Commission (Commission) has been delegated with the responsibility of making recommendations to the City Council (Council) pertaining to conditional use permits; and,

Whereas, on February 18, 2020 at a duly noticed Public Hearing the Commission has considered evidence presented by the Community Development Department and other interested parties with respect to this item.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1: The Commission has considered the Project prior to making a recommendation to the Council and has found it acceptable.

Section 2: On February 18, 2020, after consideration and evaluation of all written reports and comments and oral testimony presented by the Community Development Department and other City departments, property owners, residents and other interested parties and such other matters as are reflected in the record of the noticed Public Hearing on the Project, the Commission adopted a resolution finding and determining that the Mitigated Negative Declaration (ER 2019-02) (SCH No. 2020010164) is adequate and is prepared in accordance with the requirements of CEQA.

Section 3. That in accordance with LEMC Section 17.415.070.C. Findings, the Commission makes the following findings regarding Conditional Use Permit No. 2018-22:

1. That the proposed use, on its own merits and within the context of its setting, is in accord with the objectives of the General Plan and the purpose of the planning district in which the site is located.

The Project is located within the Commercial-Specific Plan (C-SP) district of the Alberhill Ranch Specific Plan (ARSP) that is intended to accommodate mixed-use development projects within a freeway orientation. The predominant uses would be retail and service commercial in conjunction with business park types of uses, such as research and development, limited manufacturing, office and administrative uses. The proposed project is proposing develop a service station with a convenience store and an indoor recreational vehicle storage facility. The proposed Project is consistent with the provisions of the ARSP. The ARSP was subject to a consistency finding with the General Plan prior to adoption. Therefore, the Project is found to be consistent with the General Plan. Further, the proposed Project will assist in achieving the development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreational and institutional land uses.

2. The proposed use will not be detrimental to the general health, safety, comfort or general welfare of persons residing or working within the neighborhood of the proposed use or the City, or injurious to property or improvements in the neighborhood or the City.

The proposed use does not propose either directly or indirectly any detrimental effects to the existing surrounding community. The Project has been conditioned as such to avoid any possible negative impacts associated with the proposed use.

3. The Site for the intended use is adequate in size and shape to accommodate the use, and for all the yards, setbacks, walls or fences, landscaping, buffers and other features required by this title.

The proposed use has been analyzed and staff has determined that the proposed use meets all applicable sections of the LEMC and will complement the existing uses, based on the submitted plans and the conditions of approval imposed on the Project.

4. The Site for the proposed use relates to streets and highways with proper design both as to width and type of pavement to carry the type and quantity of traffic generated by the subject use.

Off-site street improvements within the public right-of-way on Lake Street, along the Project Site's frontage, would conform with the City's roadway design standards. On the northbound approach, Lake Street would be 40' wide with one 12' lane in each direction, a 4' sidewalk in each direction, and a median that would taper to a width of 8' as it approaches the driveway to the Project Site. The vehicular driveway would be 40 feet wide and be improved with pedestrian curb ramps and a crosswalk. In the southbound direction from the I-15 ramps, the existing intersection would be widened to accommodate a 12' dedicated thru lane and a dedicated 12' wide northbound right turn lane onto the on-ramp to the I-15 south, and the existing traffic signal pole would be relocated. In the southbound direction, a 12-foot-wide median would taper to a striped median approaching the driveway to the Project Site. The road would accommodate a 3' sidewalk, 12' thru lane,

and 12' dedicated left turn lane into the Project Site driveway, which would be 200' south of the off ramp from the I-15 south. These improvements will be sufficient for the type and quantity of traffic generated by the proposed use.

5. In approving the subject use at the specific location, there will be no adverse effect on abutting properties or the permitted and normal use thereof.

The Conditional Use Permit has been thoroughly reviewed and conditioned by all applicable City departments thereby eliminating the potential for any adverse effects.

6. Adequate conditions and safeguards pursuant to LEMC 17.415.070.B, including guarantees and evidence of compliance with conditions, have been incorporated into the approval of the subject project to ensure development of the property in accordance with the objectives of this chapter and the planning district in which the site is located.

Pursuant to Section 17.415.070.B of the LEMC, the Project was considered by the Planning Commission at a duly noticed Public Hearing on February 18, 2020, appropriate and applicable conditions of approval have been included to protect the public health, safety and general welfare.

Section 4: Based upon the evidence presented, the above findings, and the Conditions of Approval imposed upon the Project, the Commission hereby recommends that the Council approve Conditional Use Permit No. 2018-22.

Section 5: This Resolution shall take effect immediately upon its adoption.

Passed and Adopted on this 18th day of February, 2020.

Michael Carroll, Chairman

Attest:

Justin Kirk,
Assistant Community Development Director

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LAKE ELSINORE)

I, Justin Kirk, Assistant Community Development Director of the City of Lake Elsinore, California, hereby certify that Resolution No. 2020-__ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held on the 18th day of February, 2020 and that the same was adopted by the following vote:

AYES
NOES:
ABSTAIN:
ABSENT:

Justin Kirk,
Assistant Community Development Director