



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: February 18, 2020

Subject: Planning Application No. 2018-78 (Lake Street Storage) – A new 80,000 sq. ft. indoor recreational vehicle storage facility and a 3,529 sq. ft. convenience store and gas station.

Applicant: Roland Clark, Lake Street Properties, LP

Recommendation

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING ADOPTION OF A MITIGATED NEGATIVE DECLARATION (ER 2019-02) (SCH NO. 2020010164) FOR PLANNING APPLICATION NO. 2018-78 (TENTATIVE PARCEL MAP NO. 37550, CONDITIONAL USE PERMIT NO. 2018-22 AND COMMERCIAL DESIGN REVIEW NO. 2018-16); and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING ADOPTION OF FINDINGS THAT PLANNING APPLICATION NO. 2018-78 (TENTATIVE PARCEL MAP NO. 37550, CONDITIONAL USE PERMIT NO. 2018-22 AND COMMERCIAL DESIGN REVIEW NO. 2018-16) 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 TENTATIVE PARCEL MAP NO. 37550 SUBDIVIDING 14.44 ACRES INTO FOUR PARCELS RANGING IN SIZE FROM 0.54 ACRES TO 11.65 ACRES LOCATED AT APN 390-130-018; and,

adopt 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; and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF COMMERCIAL DESIGN REVIEW NO. 2018-16 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR THE LAKE STREET STORAGE PROJECT LOCATED AT APN: 390-130-018.

Background

The Project site was occupied from the early 1990s until recently by an aggregate processing and supply company. The site has been undergoing reclamation activities and all improvements associated with the mining operation have been removed. Reclamation of the Project site was completed on July 17, 2019 pursuant to the Surface Mining and Reclamation Act (SMARA) allowing for the subject site to be developed.

Project Location

The Project site is located at the southeasterly corner of Interstate-15 and Lake Street. The Project site encompasses Assessor Parcel Number (APN) 390-130-018.

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Vacant	Alberhill Ranch Specific Plan	Commercial-Specific Plan (C-SP)
North	I-15 Freeway	I-15 Freeway	I-15 Freeway
South	Temescal Wash & Vacant	Alberhill Ranch Specific Plan	Commercial-Specific Plan (C-SP)
East	I-15 Freeway	I-15 Freeway	I-15 Freeway
West	Vacant	Alberhill Ranch Specific Plan	Commercial-Specific Plan (C-SP)

Table 1: Environmental Setting

Project Description

The Lake Street Storage Project consists of applications for a Tentative Parcel Map (TPM) No. 37550, a Conditional Use Permit (CUP) No. 2018-22, and a Commercial Design Review (CDR) No. 2018-16 which collectively are being processed under Planning Application (PA) No. 2018-78.

TPM No. 37550 is proposing to subdivide the 14.44-acre site into four (4) parcels ranging in size from 0.54 acres to 11.65 acres. Table 2 below provides lot summary information:

Parcel Number	Gross Acreage	Net Acreage
1	1.11	0.94
2	11.65	10.63
3	1.14	1.09
4	0.54	0.50
Total	14.44	13.16

Table 2: Lot Summary

Conditional Use Permit No. 2018-22 and Commercial Design Review No. 2018-16 are proposing to establish the Lake Street Storage Project as outlined below:

- Parcel 1: will include a 3,528 sq. ft. gas station with convenience store, fuel canopy with six (6) fuel pumps that could serve 12 vehicles, two (2) underground storage tanks, and 21 parking spaces.

- Parcel 2: will include an 80,000 sq. ft., single-story indoor recreational vehicle and boat storage facility, with 24,000 sq. ft. mezzanine area. The project will provide 192 surface RV parking spaces (104 spaces covered with three canopies with solar panels) and 8 standard parking spaces.
- Parcel 3: will provide a 14-stall parking lot (4 RV parking spaces and 10 standard stalls) and vehicle access aisle ("A" Street).
- Parcel 4: No development is currently proposed on this parcel.

Architecture and Treatments

The Project will incorporate a *Contemporary Architectural Style* with tilt-up concrete panels. Building materials would include brick and tile veneer and red tile roof accents. The design will include the use of wall offsets and recessed entries, and multiple parapet heights. Aluminum storefront windows with reflective glazing will be utilized on the building to create a uniform appearance.

Landscaping

The proposed landscaping plan has been designed to complement the architectural style for the proposed buildings. Landscaping would be in the street setback and along the perimeter of the Project Site, as well as around the western frontage of the proposed RV/boat storage building. The undeveloped portion of Lots 3 and all of Lot 4 would be hydro seeded until future buildout. The proposed landscaping has been adequately designed to meet all water efficiency standards.

Site Access

Access to the Project site will be provided via a driveway approach from Lake Street. An access easement is proposed from the end of the drive aisle ("A" Street), through Parcel 2, in order to provide access to the Open Space lot located to the southeast of the Project Site and would be controlled by security and access gates.

Analysis

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.

According to the Commercial-Specific Plan (C-SP) designation of the ARSP, gas-dispensing establishments are permitted uses. Recreational vehicle storage yards are permitted in the C-SP designation subject to approval of a Conditional Use Permit.

Staff has reviewed the proposed Project with respect to the relevant development standards as identified in the Commercial-Specific Plan (C-SP) district of the Alberhill Ranch Specific Plan (ARSP) and the Lake Elsinore Municipal Code (LEMC) and has detailed the requirements and the proposed development standards as follows:

Development Standard	Required	Proposed
Lot Area (Net)	20,000 sq. ft.	21,780 sq. ft.
Street Frontage width	100 ft.	165 ft.
Front yard Setback	20 ft.	20 ft.
Building Height	45 ft.	44 ft.
Landscape improvements		
• Adjacent to Street	10 ft. min	20 ft.
• Landscape coverage	8%	23.10%

Table 3: Development Standards

The project complies with the onsite parking standards listed in the Lake Elsinore Municipal Code (LEMC), Chapter 17.148 (Parking Requirements). Section 17.148.030.A of the LEMC requires one (1) parking space for each 250 square feet of retail floor area. The project is required to provide 15 parking spaces for the retail space. The project will have sufficient parking, as 31 parking spaces will be provided. The project will also provide 192 outdoor RV storage parking spaces.

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, and a variety of rooflines, which will create depth and shadow. 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 so as to mitigate any potential concerns.

AB 52 Tribal Consultations

On March 18, 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 the Rincon Band of Luiseño Indians on May 3, 2019. Consultation with the Rincon Band of Luiseño Indians was concluded on May 10, 2019. On November 13, 2019, the City sent recommended mitigation measures to Pechanga and Soboba that address unanticipated discoveries of cultural resources and human remains during groundbreaking activities. Consultation was concluded on December 13, 2019 with both Pechanga and Soboba.

Environmental Determination

Pursuant to CEQA Guidelines Section 15063, an Initial Study (Environmental Review No. 2019-02) was prepared for the Project to assess potential environmental impacts. The Initial Study revealed that the Project would have potentially significant environmental impacts but those potentially significant impacts could be mitigated to less than significant levels. A Mitigated

Negative Declaration (MND) (SCH# 2020010164) was prepared and was made available for public review and comment for 30-day public review period from January 14, 2020 to February 12, 2020. The MND determined that the proposed Project would have potentially significant environmental impacts upon Biological Resources, Cultural and Tribal Resources, Geology and Soils, Transportation, and Utilities/Service Systems. These impacts will be mitigated to below a level of significance through compliance with the mitigation measures set forth in the MND. Notice to all interested persons and agencies inviting comments on the MND was published in accordance with the provisions of CEQA, and posted at the Office of the County Clerk of Riverside County and at the State Clearinghouse on January 14, 2020 for a 30-day public comment period.

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, Criteria Cells # 3751 and # 3572. On April 8, 2019, the Western Riverside County Regional Conservation Authority (RCA) completed the Joint Project Review (JPR# 18-08-29-01) process and concluded that the Project is consistent with both the Criteria and other plan requirements of the MSHCP.

Exhibits

- A – CEQA Resolution
- B – MSHCP Resolution
- C – TPM Resolution
- D – CUP Resolution
- E – CDR Resolution
- F – Conditions of Approval
- G – IS/MND
- H – Vicinity Map
- I – Aerial Map
- J – TPM 37550
- K – Design Review Package
- L – CA Fish and Wildlife Comment Letter