



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. 2018-49 (Pennington Industrial) – A new industrial park with three buildings (91,140 sq. ft. in total) and 167 parking spaces.

Applicant: Rod Oshita, Pennington Industrial, LLC

Recommendation

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING ADOPTION OF A MITIGATED NEGATIVE DECLARATION (ER 2019-03) (SCH NO. 2019129075) FOR PLANNING APPLICATION NO. 2018-49 (TENTATIVE PARCEL MAP NO. 37710 AND INDUSTRIAL DESIGN REVIEW NO. 2019-01); and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING ADOPTION OF FINDINGS THAT PLANNING APPLICATION NO. 2018-49 (TENTATIVE PARCEL MAP NO. 37710 AND INDUSTRIAL 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, RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP NO. 37710 SUBDIVIDING 5.01 ACRES INTO THREE PARCELS RANGING IN SIZE FROM 1.06 ACRES TO 2.01 ACRES LOCATED AT APN 377-160-014; and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF INDUSTRIAL DESIGN REVIEW NO. 2019-01 FOR THE CONSTRUCTION OF THREE INDUSTRIAL BUILDINGS AND RELATED IMPROVEMENTS LOCATED AT APN 377-160-014.

Background

The Project was continued from the February 4, 2020 Planning Commission hearing in order to allow the applicant additional time to review and accept the conditions of approval. The conditions of approval have been revised to address the applicant's concerns and are included in the staff report.

Project Location

The Project site is located on a currently undeveloped site located at the southeasterly corner of Chaney Street and Minthorn Street. The Project site encompasses Assessor Parcel Number (APN) 377-160-014.

Environmental Setting

| | EXISTING LAND USE | GENERAL PLAN | ZONING |
|--------------|--------------------|---------------------------|--------------------------------|
| Project Site | Vacant | Limited Industrial (LI) | Limited Manufacturing (M-1) |
| North | Industrial | Limited Industrial (LI) | Limited Manufacturing (M-1) |
| South | School District | Public Institutional (PI) | Public Institutional (PI) |
| East | Government Offices | Limited Industrial (LI) | Limited Manufacturing (M-1) |
| West | Commercial | Limited Industrial (LI) | Commercial Manufacturing (C-M) |

Table 1: Environmental Setting

Project Description

The Pennington Industrial Project (Project) consists of applications for a Tentative Parcel Map (TPM No. 37710) and an Industrial Design Review (IDR No. 2019-01) which collectively are being processed under Planning Application No. 2018-49.

TPM No. 37710 is proposing to subdivide the 5.01 gross acre site into three (3) parcels that are 1.06 acres, 1.72 acres, and 2.01 acres, respectively.

IDR No. 2019-01 is proposing to construct three (3) industrial buildings that are 91,140 sq. ft. total with 167 parking spaces and related improvements on the same property as follows:

Floor Plans:

- Building 1: 32,940 sq. ft. building on Parcel 1
 - First Floor: 30,940 sq. ft.
 - Mezzanine: 2,000 sq. ft.
- Building 2: 39,000 sq. ft. building on Parcel 2
 - First Floor: 37,000 sq. ft.
 - Mezzanine: 2,000 sq. ft.
- Building 3: 19,200 sq. ft. building on Parcel 3
 - First Floor: 18,200 sq. ft.
 - Mezzanine: 1,000 sq. ft.

Architecture and Treatments

The Project will incorporate a *Contemporary Architectural Style* with exterior cement pilaster 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 to create a uniform appearance.

Landscaping

The proposed landscaping plan has been designed to complement the architectural style for the

proposed buildings. Several varieties of parking lot and interior accent trees will be provided to break-up expanses of pavement and provide shading. The proposed landscaping has been adequately designed to meet all water efficiency standards.

Site Access

Two access driveways are proposed: (1) the northerly driveway to W. Minthorn Street, located 320 feet (curb return-to-curb return) east of Chaney Street, and (2) the westerly driveway located south of W. Minthorn Street, opposite the driveway of the adjacent property.

Analysis

General Plan Consistency

The Project has a General Plan Land Use designation of Limited Industrial (LI) and is located in the Business District. The LI Land Use designation provides for industrial parks, warehouses, manufacturing, research and development, public and quasi-public uses, and similar and compatible uses with a maximum 0.45 Floor Area Ratio (FAR). The Project is proposing to develop an industrial park with 0.44 FAR. Therefore, the Project is consistent with the General Plan.

Municipal Code Consistency

The current zoning for the subject site Limited Manufacturing (M-1). The M-1 zone is intended to reserve appropriate locations consistent with the General Plan for certain categories of light industrial uses that are relatively free of nuisance or hazardous characteristics and to protect these areas from intrusion by residential, commercial, and other inharmonious uses. The Project is proposing to construct industrial shell buildings for future tenants. Below are the relevant development standards applicable to the project as identified in the M-1 zone:

| Development Standard | Required | Proposed |
|-------------------------|----------------------|------------|
| Density | 0.45 FAR | 0.44 FAR |
| Street Frontage width | 100 ft. | 141.72 ft. |
| Front yard Setback | 20 ft. | 20 ft. |
| Side yard Setback (ROW) | 20 ft. | 20 ft. |
| Building Height | 40 ft. | 30 ft. |
| Landscape improvements | | |
| • Adjacent to Street | 15 ft. min/Ave. 20ft | 20 ft. |
| • Landscape coverage | 12% | 12% |
| Parking | 122 | 167 |

Table 2: *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.C of the LEMC requires one (1) parking space for each 500 square feet of unit area for up to 20,000 square feet, plus one (1) space for each 1,000 square feet of unit area over 20,000 square feet, and one parking space for every 1,000 square feet of warehousing floor area. The project is required to provide 122 parking spaces. The project will have sufficient parking, as 167 parking spaces will be provided.

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 so as to mitigate any potential concerns.

AB 52 Tribal Consultations

On August 28, 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 24, 2019. On November 7, 2019, the City sent recommended mitigation measures to Pechanga, Rincon and Soboba. Consultation was concluded on November 8, 2019 with Rincon and on December 13, 2019 with both Pechanga and Soboba.

Environmental Determination

Pursuant to CEQA Guidelines Section 15063, an Initial Study (Environmental Review No. 2019-03) 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# 2019129075) was prepared and was made available for public review and comment for 30-day public review period December 23, 2019 to January 21, 2020. The MND determined that the proposed Project would have potentially significant environmental impacts upon Biological Resources, Cultural and Tribal Resources, Geology and Soils, Noise, and Transportation. 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 December 23, 2019 for a 30-day public comment period.

The Project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project site is not located in a Criteria Cell and was not required to be processed through the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) processes. The Project complies with all other applicable requirements of the MSHCP.

Exhibits

- A – CEQA Resolution
- B – MSHCP Resolution
- C – TPM Resolution
- D – IDR Resolution
- E – Conditions of Approval

F – IS/MND
G – Vicinity Map
H – Aerial Map
I – Design Review Package
J – Comment Letters