



## REPORT TO PLANNING COMMISSION

**To:** Honorable Chairman and Members of the Planning Commission

**From:** Justin Kirk, Assistant Community Development Director

**Date:** October 6, 2020

**Subject:** Planning Application 201-81 (Stellar House): A request by Stellar House, LLC to establish a 6,810 SF cannabis facility.

**Applicants:** Stellar House, LLC

### Recommendation

ADOPT, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVAL OF DEVELOPMENT AGREEMENT NO. 2020-02 FOR A 6,810 SF CANNABIS FACILITY AT 570 CENTRAL AVENUE, UNITS D1 AND D2 (APN: 377-410-037); AND

ADOPT, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVAL OF CONDITIONAL USE PERMIT NO. 2020-02 TO ESTABLISH A 6,810 SF CANNABIS FACILITY AT 570 CENTRAL AVENUE, UNITS D1 AND D2 (APN: 377-410-037).

### Discussion

The proposed project would establish a 6,810 SF cannabis facility including: cultivation (2,860 SF), retail dispensary (1,197 SF) and ancillary functions (2,753 SF) located within an existing building (Project). The Project is generally located at the southeast corner of the intersection Central and Pasadena and more specifically referred to as 570 Central Avenue, Units D1 and D2, Lake Elsinore, CA 92530 (APN: 377-410-037). The subject site is zoned M1.

### Analysis

#### General Plan Consistency

The subject site has a General Plan Land Use Designation of Limited Industrial (LI) and is in the Business District. The focus of the Business District is to support its position as the industrial and commercial hub of the City. Specific Goals of the Business District applicable to this project include:

- To encourage its position as the industrial and commercial hub of the City and to ensure that new growth respects the environmental sensitivity of the natural wetlands, floodway and floodplain.

- Support a vibrant commercial and industrial hub with high quality developments that have a strong orientation towards major corridors.
- Provide a safe and comprehensive roadway network for vehicular, truck, bicycle, and pedestrian traffic throughout the Business District.

The LI designation provides for industrial parks, warehouses, manufacturing, research and development, public and quasi-public uses, and similar and compatible uses. The subject use includes a variety of manufacturing, distribution and warehousing uses for the production of cannabis products. The proposed is wholly located within an existing building and does not propose or can have exterior operations. The proposed cannabis facility helps to further the goals of the Business district by reinforcing the viability of the industrial hubs and help to create vibrant industrial hubs by introducing additional business in existing developments that would create high paying jobs, reduced vacancy rates, and increased investment in the existing industrial parks.

Overall, the proposed cannabis facility introduces new land uses to an existing mix of industrial and quasi-commercial uses. The proposed facility has been identified as furthering the goals of the Business District and not creating new unmitigated significant impacts. Because of this, they are found to be consistent with the General Plan.

#### Municipal Code Consistency

The subject projects have a base zoning designation M-1 Limited Manufacturing District. The proposed cannabis facility is located wholly within existing an industrial park, which has been previously analyzed for consistency with the base district development standards and other criteria and were found to be consistent with the applicable base zoning designations. A review of the current operational characteristics did not find any code violations and the building is following the base district regulations as well. With respect to Cannabis related land uses, Chapter 17.156 Cannabis Uses, of the Lake Elsinore Municipal Code, specifically regulate these uses. The proposed cannabis facility has been analyzed for the consistency with these operational requirements and found to meet these requirements. In addition to the code requirements, additional detail information was specified in the application materials these include the following:

- Fire protection plan
- Closure plan, i.e., a plan to fully restore the occupied space to the condition that existed before the establishment of a cannabis related facility and the posting of a bond so that the City could authorize the work without incurring financial liability
- Information related to project proponents
- Project specific details as to the operational characteristics identifying the number of employees, production quantities and values, and other pertinent information.

These additional details were required to ensure that the proposed facility operates in a safe manner and would not create unintended impacts during the construction, operation and closure of the facility. Staff has reviewed these additional details and have found that the materials submitted demonstrate that the proposed cannabis facility would operate in a manner that would not adversely impact adjacent businesses.

Because the proposed cannabis facility meets the minimum code requirements and does not propose any adverse impacts on adjacent businesses, they have been found consistent with the Municipal Code. In addition, Conditions of Approval have been prepared.

### **Environmental Determination**

The proposed Project is exempt from the California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities) (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances:

- The project is located within an existing building.
- The proposed project does not propose an intensification of use that would require the preparation of a Traffic Impact Analysis since the proposed use generates less than 100 trips.
- The proposed project does not create an expansion or intensification of use beyond what was previously analyzed as a part of the original project's environmental assessment.

### **Exhibits**

- A – PA 2020-86 DA Resolution
- B – PA 2020-86 CUP Resolution
- C – PA 2020-86 Conditions of Approval
- D – PA 2020-86 Aerial Map
- E – PA 2020-86 Development Agreement
- G – PA 2020-86 Project Plans