



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: October 20, 2020

Subject: Planning Application No. 2019-42 (Chevron Gas Station Remodel) – Proposal to demolish an existing gas station and convenience store and construct a new a 3,800 sq. ft. convenience store and a 3,910 sq. ft. canopy with 12 fueling stations.

Applicant: Steve Love, Amore Enterprises Inc.

Recommendation

1. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2019-10 TO ESTABLISH A 3,800 SQUARE FOOT CONVENIENCE STORE AND A 3,910 SQUARE FOOT CANOPY WITH 12 FUELING STATIONS LOCATED AT 16830 LAKESHORE DRIVE (APN: 379-290-019); and
2. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING COMMERCIAL DESIGN REVIEW NO. 2019-15 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR A 3,800 SQUARE FOOT CONVENIENCE STORE AND A 3,910 SQUARE FOOT CANOPY WITH 12 FUELING STATIONS LOCATED AT 16830 LAKESHORE DRIVE (APN: 379-290-019).

Project Location

The proposed Project is located at the northwest corner of Riverside Drive and Lakeshore Drive, more specifically 16830 Lakeshore Drive (APN: 379-290-019).

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Gas Station	General Commercial (GC)	Neighborhood Commercial (C-1)
North	Grocery Store	General Commercial (GC)	Neighborhood Commercial (C-1)
South	Commercial	General Commercial (GC)	General Commercial (C-2)
East	AutoZone	General Commercial (GC)	Neighborhood Commercial (C-1)
West	Del Taco	General Commercial (GC)	Neighborhood Commercial (C-1)

Table 1: Environmental Setting

Project Description

Planning Application No. 2019-42 (Conditional Use Permit No. 2019-10 and Commercial Design Review No. 2019-15) proposes to demolish an existing 1,132 sq. ft. convenience store and a 4,561 sq. ft. canopy with eight (8) fueling stations to construct a new 3,800 sq. ft. convenience store, a 3,910 sq. ft. canopy with 12 fueling stations (Project). The Project also proposes to construct a 640 sq. ft. trash enclosure and 12 parking spaces on an approximately 0.69-acre site.

The Project will incorporate a *Contemporary Architectural Style* with exterior stucco finish. The convenience store will incorporate earth tone exterior paint colors such as beige, light brown, and dark brown accent colors. The canopy for the gas dispensing area will also be designed and painted to match the convenience store.

The Project would include approximately 4,921 sq. ft. of landscaping, which is 16% landscape coverage. Landscaping would be in the street setback and interior property line setbacks along the perimeter of the Project Site and will provide effective screening for the Project. Access to the Project site will be provided by a driveway (full ingress/egress access) located at both Lakeshore Drive and Riverside Drive (SR-74).

Analysis

General Plan Consistency

The Project has a General Plan Land Use designation of General Commercial (GC) and is located within the Business 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 Project is proposing to develop a gas station and a convenience store with 0.25 FAR. Therefore, the Project is consistent with the General Plan.

Municipal Code Consistency

The current zoning for the subject site is Neighborhood Commercial (C-1). Per Section 17.120.030.F of the C-1 zone, gasoline-dispensing establishments are permitted uses subject to approval of a Conditional Use Permit. Convenience stores are permitted uses in the C-1 zone per Sections 17.120.020.E and G.

Staff has reviewed the proposed Project with respect to the relevant development standards as identified in the C-1 zone and Section 17.112.090 (Gasoline dispensing establishments) of the Lake Elsinore Municipal Code (LEMC) and has detailed the requirements and the proposed development standards as follows:

Development Standard	Required	Proposed
Front Setback	20'-0"	46'-4"
Side Yard (ROW)	15'-0"	15'-0"
Canopy	20'-0"	39'-0"
Building Height	35 ft.	24'-8"
Landscape improvement:		
Adjacent to Street	15 ft.	15'-0"
Landscape Coverage	15%	16%

Table 2: Development Standards

Parking Analysis

Section 17.148.030.A of the LEMC requires one (1) space for each 250 sq. ft. of gross floor area. The proposed project would require 16 parking spaces. The Project is proposing to provide 12 parking spaces based on the parking analysis completed for the proposed project. The following findings are in accordance with Section 17.148.030.D of the LEMC for the parking reduction:

1. A Parking Analysis dated January 2, 2019 prepared by Darnell & Associates was submitted for this project (See Exhibit G).
2. The Parking Analysis supports the finding that the number of parking spaces actually needed for proposed use is less than that required by the code.
3. The Parking Analysis further showed that the proposed 12 parking spaces to serve the 3,800 sq. ft. convenience store and 12 fueling stations is adequate and can accommodate the proposed use.
4. Traffic safety and pedestrian safety will not be affected by the modification of the parking requirements.
5. Reduced parking will not affect the health, safety and welfare of the public.

The architectural design of the proposed building complies with the Nonresidential Development Standards (Chapter 17.112) of the LEMC. The architecture of the building has been designed to achieve harmony and compatibility with surrounding area. The colors and materials proposed will assist in blending the architecture into the existing landscape and are compatible with other colors and materials used on other properties near the Project site. The proposed landscaping improvements 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.

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 15332 In-Fill Development Projects:

- a) The Project has a General Plan Land Use designation of General Commercial (GC) and has a Neighborhood Commercial (C-1) zoning designation. The proposed Project, a gas station and convenience store, is a permitted use subject to a Conditional Use Permit. The Project also complies with all applicable development standards of the C-2 zone. Therefore, 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.
- b) The proposed Project occurs within city limits, is located on a Project site of no more than five acres (approximately on a 0.69-acre site), and is substantially surrounded by urban uses.

- c) The Project site has no value, as habitat for endangered, rare or threatened species. The Project site has been previously disturbed and is developed with a gas station and convenience store. The Project is proposing to demolish this existing gas station and convenience store and replace it with a new one. In addition, the Project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and was not required to be processed through the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) processes. The Project complies with the MSHCP and is consistent with all applicable requirements of the MSHCP.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
 - i. A Traffic Impact Analysis (TIA) dated August 31, 2020 prepared by Urban Crossroads was submitted for the proposed Project. The TIA found that no significant direct impacts are projected in the study area as a result of the proposed Project. The Project will be required to install a stop control on the westbound approach at the Driveway on Lakeshore Drive and on the southbound approach at the Driveway on Riverside Drive (SR-74). The Project is also required modify the curb, gutter, sidewalk, and landscape improvements as proposed on the site plan in order to accommodate the proposed site access. The proposed Project will participate in the cost of off-site improvements through payment of Transportation Uniform Mitigation Fee (TUMF) and Traffic Impact Fee (TIF) fees. The Project's contribution to these transportation impact fee programs should be sufficient to address the Project's fair share towards mitigation measures designed to alleviate cumulative project impacts.
 - ii. A Preliminary Water Quality Management Plan (PWQMP 2019-07) that addresses water quality impacts has been submitted and approved for the proposed Project.
 - iii. The project is required to comply with Section 17.176 (Noise Ordinance) of the LEMC at all times.
- (e) The site can be adequately served by all required utilities and public services.

Exhibits

- A – CUP Resolution
- B – CDR Resolution
- C – Conditions of Approval
- D – Vicinity Map
- E – Aerial Map
- F – Design Review Package
- G – Parking Analysis
- H – Traffic Impact Analysis