



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: May 18, 2021

Subject: Planning Application No. 2020-106 (Sunny Express Carwash) requesting to demolish two (2) existing abandoned buildings and construct a new a 5,436 sq. ft. automated carwash

Applicant: Jefferson Choi, SynArc Studio

Recommendation

1. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2020-17 TO ESTABLISH A 5,436 SQUARE FOOT AUTOMATED CARWASH LOCATED AT 31401 RIVERSIDE DRIVE (APN: 379-160-002); and
2. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING COMMERCIAL DESIGN REVIEW NO. 2020-01 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR A 5,436 SQUARE FOOT AUTOMATED CARWASH LOCATED AT 31401 RIVERSIDE DRIVE (APN: 379-160-002).

Project Location

The proposed project is located southerly of Walnut Drive and on the easterly side of Riverside Drive, more specifically 31401 Riverside Drive (APN: 379-160-002).

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Commercial and Vacant	General Commercial (GC)	General Commercial (C-2)
North	Commercial	General Commercial (GC)	General Commercial (C-2)
South	Vacant	General Commercial (GC)	General Commercial (C-2)
East	Vacant	Commercial Mixed Use (CMU)	Commercial Mixed Use (CMU)
West	Vacant and Multi-Family Residential	High Density Residential (HDR) and General Commercial (GC)	High Density Residential (R-3) and General Commercial (C-2)

Table 1: Environmental Setting

Project Description

Planning Application No. 2020-106 (Conditional Use Permit No. 2020-17 and Commercial Design Review No. 2020-01) proposes to demolish two (2) existing abandoned commercial buildings and

construct a new automated 5,436 sq. ft. carwash building that includes a 348 sq. ft. office, 4,619 sq. ft. car wash tunnel, and 469 sq. ft. mechanical room. The project will provide 30 parking spaces that include 26 standard and one (1) accessible vacuum spaces with canopies, two (2) standard parking spaces, and (1) accessible parking space. The project proposes to develop approximately 1.26-acres of the approximately 2.45-acre project site. No improvements are proposed on the remainder of the subject site.

The carwash building will be a single-story building with a maximum height of 28'-6". The building would incorporate architectural elements (such as parapets) of different heights that would provide for a varying roofline. The building would be constructed of gray and light gray exterior concrete plaster, dark brown wood slat, charcoal gray metal panel, and dark orange accent paint. The building would incorporate decorative architectural features including canopies, wall sconce, and green screen trellis. The canopies for the vacuum spaces will be 12'-6" in height and will have charcoal gray steel canopy with orange metal roofing with dark gray trim designed to match the carwash building.

The project would include approximately 8,451 sq. ft. of landscaping, which is 16% landscape coverage of the proposed improvement area. Landscaping would be in the street setback and interior property line setbacks along the perimeter of the proposed improvement area and will provide effective screening for the project. A six (6) foot high wrought iron fence is also proposed to be constructed at project site's northerly and southerly property lines, and a six (6) foot high block wall would be constructed at the rear property line. Access to the project site will be provided by a driveway (full ingress/egress) located on 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 allows 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 an automated carwash business with 0.05 FAR. Therefore, the Project is consistent with the General Plan.

Municipal Code Consistency

The current zoning for the subject site is General Commercial (C-2). Per Section 17.124.030.C of the C-2 zone, car washes are permitted uses subject to approval of a Conditional Use Permit. Below are the relevant development standards applicable to the project as identified in the C-2 zone:

Development Standard	Required	Proposed
Front Setback	20'-0"	54'-11"
Building Height	45'-0"	28'-6"
Landscape improvement:		
Adjacent to Street	15'-0"	14'-6" ¹
Landscape Coverage	15%	16%

Table 2: Development Standards

¹ The landscaped area adjacent to the street shall be minimum of 15'-0" per COA No. 27.n.

The project also complies with the onsite parking standards listed in LEMC, Chapter 17.148 (Parking Requirements). Section 17.148.030.A of the LEMC requires one (1) space for each 250 sq. ft. gross floor area in commercial districts and generally for commercial uses. A total of 22 parking spaces would be required for the proposed project. The project will have sufficient parking spaces, as there will be 30 parking spaces provided for the project.

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 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 is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.* The subject site has a General Plan Land Use designation of General Commercial (GC) and has a General Commercial (C-2) zoning designation. The GC Land Use designation allows for retail, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, public and quasi-public uses, and similar and compatible uses. The proposed project, a car wash, is a permitted use subject to a Conditional Use Permit in the C-2 zone. 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 development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.* The project is located within the City on an approximately 2.45-acre site and is 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 has two (2) existing buildings on site. The project is proposing to demolish these existing buildings and construct a new car wash building. 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 Scoping Agreement (TSA) dated January 26, 2021 was prepared by TJW Engineering, Inc. to evaluate the proposed project's impacts on traffic. According to the

analysis in the TSA, the proposed project would generate approximately 28 AM peak hour trips and 66 PM peak hour trips. The project is exempt from Traffic Study Analysis since the project generates less than 100 vehicle trips in the AM or PM peak hours. Therefore, the proposed Project will not cause increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system. A Vehicle Miles Traveled (VMT) analysis dated February 17, 2021 prepared by TJW Engineering, Inc. found that the proposed project is a local serving retail project with less than 50,000 sq. ft. with low VMT generating area. Therefore, the project will not have any significant effects related to traffic.

- ii. Air Quality and Greenhouse Gas Impact Study dated February 15, 2021 was prepared by MD Acoustics to evaluate whether the estimated criteria pollutants and GHG emissions generated from the project would cause a significant impact to the air resources in the project area. The analysis found that the project's construction and operational-source emissions would not exceed applicable regional thresholds of significance established by the South Coast Air Quality Management District (SCAQMD). Established requirements addressing construction equipment operations, and construction material use, storage, and disposal requirements act to minimize impacts that may result from construction activities. Project-related GHG emissions for the project meet the SCAQMD draft screening threshold of 3,000 metric tons of carbon dioxide equivalents (MTCO₂e) per year and are also considered to be less than significant. The project also complies with the goals of the City's Climate Action Plan, CARB Scoping Plan, AB-32, and SB-32. Therefore, the project will not have any significant effects related to air quality.
- iii. A Noise Impact Study dated February 15, 2021 was prepared by MD Acoustics to evaluate the potential noise impacts for the proposed project. The study assessed the short-term construction noise impacts as well as operational noise impacts as a result of the project that include on-site noise sources such as car wash equipment and vacuum stations and traffic generated noise. The study found that the project meets the noise regulations and standards of the LEMC Section 17.176 (Noise Ordinance). To further ensure that construction activities do not disrupt the adjacent land use the study recommended additional condition of approval (COA No. 15). Therefore, the project will not have any significant effects related to noise.
- iv. A Preliminary Water Quality Management Plan (PWQMP 2021-04) that addresses water quality impacts has been submitted and approved for the proposed project. Therefore, the project will not have any significant effects related to water quality.

(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 – Traffic Analysis
- H – AQ and GHG Analysis
- I – Noise Impact Study