



## **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. 2019-63 (Lakeview Plaza) for a new neighborhood shopping center with four (4) buildings (43,120 sq. ft. in total) and 207 parking spaces

**Applicant:** Shahin Motamed Hashemi, Lakeview Centre, LLC

### **Recommendation**

1. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPT A MITIGATED NEGATIVE DECLARATION (ER 2020-01) (SCH NO. 2021030580) FOR PLANNING APPLICATION NO. 2019-63 (TENTATIVE PARCEL MAP NO. 37854 AND COMMERCIAL DESIGN REVIEW NO. 2019-24);
2. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPT FINDINGS THAT PLANNING APPLICATION NO. 2019-63 (TENTATIVE PARCEL MAP NO. 37854 AND COMMERCIAL DESIGN REVIEW NO. 2019-24) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP);
3. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVE TENTATIVE PARCEL MAP NO. 37854 SUBDIVIDING 3.9 ACRES INTO FOUR PARCELS RANGING IN SIZE FROM 0.48 ACRES TO 1.49 ACRES LOCATED AT APNS 375-092-002 THROUGH 006; and,
4. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVE COMMERCIAL DESIGN REVIEW NO. 2019-24 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR THE LAKEVIEW PLAZA PROJECT LOCATED AT APNS 375-092-002 THROUGH 006.

### **Project Location**

The project site is located north of Lakeshore Drive, northwest of Manning Street, and southwest of Ryan Avenue. The project site consists of an approximately 3.9-acre undeveloped area (Assessor's Parcel Numbers 375-092-002, 003, 004, 005, and 006).

### **Environmental Setting**

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Vacant	Neighborhood Commercial (NC)	Neighborhood Commercial (C-1)
North	Vacant & Residential	Hillside Residential (HR)	Hillside Single-Family Residential (R-H)
South	Vacant	Recreational (R)	Lakeshore (L)
East	Vacant	Hillside Residential (HR)	Hillside Single-Family Residential (R-H)
West	Vacant	Neighborhood Commercial (NC) & General Commercial (GC)	Neighborhood Commercial (C-1) & General Commercial (C-2)

**Table 1:** Environmental Setting

### **Project Description**

The Lakeview Plaza Project consists of applications for a Tentative Parcel Map (TPM 37854) and a Commercial Design Review (CDR 2019-24), which collectively are being processed under Planning Application No. 2019-63.

***Tentative Parcel Map No. 37854*** is proposing to subdivide the 3.9-acre site into four (4) parcels ranging in size from 0.48 acres to 1.49 acres. The project will be required to form a Property Owner's Association (POA) for reciprocal access easements, shared parking spaces as well as for the maintenance of common areas. Table 2 below provides parcel summary information:

Parcel Number	Approximate Parcel Size (acres)
1	0.79
2	1.49
3	1.14
4	0.48
<b>Total</b>	<b>3.9</b>

**Table 2:** Parcel Summary

***Commercial Design Review No. 2019-24*** is proposing to construct a neighborhood retail center with four (4) buildings ranging in size from 3,480 sq. ft. to 15,600 sq. ft. (approximately 43,120 sq. ft. in total) with 207 parking spaces, including 12 accessible spaces and 29 compact spaces and related improvements as follows:

### **Floor Plans**

- Building 1: 10,000 sq. ft. retail building on Parcel 1
- Building 2: 15,600 sq. ft. retail building on Parcel 2
- Building 3: 14,040 sq. ft. total building on Parcel 3
  - Retail: 10,520 sq. ft.
  - Restaurant: 3,520 sq. ft.
- Building 4: 3,480 sq. ft. restaurant building on Parcel 4

### **Architecture and Treatments**

The buildings will be a single-story buildings with a maximum height of 30 feet. Each building would incorporate architectural elements (such as parapets) of different heights that would

provide for a varying roofline. The buildings would be constructed of earth tone (off-white, light brown, and beige) exterior cement plaster, and stone veneer. The buildings would incorporate decorative architectural features including awnings and trellis features.

### Grading

Currently, the topography for the project site generally rises approximately eight (8) to twenty-four (24) feet in elevation from its Lakeshore Drive frontage to Ryan Avenue, with a significant portion near the middle of the site rising upwards of forty (40) plus feet due to the rolling terrain. Earthwork for the site is anticipated to require 85,019 cubic yards of cut, 109 cubic yards of fill, and 84,910 cubic yards of export. Upon completion of grading activities, the improved project site pad will generally be at or up to three feet above Lakeshore Drive street grade. A retaining wall ("pile & lagging wall w/ tieback") reaching a maximum height of 42 feet and concrete "V" ditch will be constructed adjacent to the Ryan Avenue frontage at the rear (northeast) boundary of the project site. A similar retaining wall ("pile & lagging wall w/ tieback") reaching a maximum height of 28 feet at the rear with a concrete "V" ditch will be constructed on the western property line.

### Landscaping

The proposed landscaping plan has been designed to complement the architectural style for the proposed buildings. The project site would include approximately 29,009 sq. ft. of landscaping, representing 16 percent of the site. Landscaping would be provided in the street setback and interior property line setbacks along the perimeter of the project site, as well as around the buildings. Trees and a variety of shrubs are proposed to be utilized for landscape massing, accent plantings, groundcover, and screening. Vines would be planted to cover the retaining walls.

### Site Access

Vehicular Access to the project site would be taken from either of the two (2) new driveways to be located on Lakeshore Drive or from the driveway to be located on Manning Street. Access on Lakeshore Drive is planned via one signalized full-access driveway and one right-in right-out driveway. Access on Manning Street is planned via one full access driveway.

### Street Improvements

Lakeshore Drive is a Secondary Highway as shown on the General Plan. The applicant is required to dedicate approximately 15 feet for a total right-of-way of 45 feet wide from the centerline to the project property line. Street improvements on Lakeshore Drive along the project site's frontage would include sidewalk, landscape, and a new six-foot wide bike lane (Class II).

Manning Street is a local street and the applicant is required to dedicate for a total right-of-way of 15 feet wide from the centerline to the project property line. Street improvements on Manning Street along the project site's frontage would include sidewalk and landscape.

### Analysis

#### General Plan Consistency

The project has a General Plan Land Use designation of Neighborhood Commercial (NC) and is located within the Country Club Heights District. The NC Land Use designation allows neighborhood shopping centers and small convenience centers which offer day-to-day retail

goods and services required by residents in the immediate vicinity. The NC designation is intended to provide a concentration of retail uses including, but not limited to, personal services, food and general merchandise stores, eating establishments, and repair stores, and similar and compatible uses with a maximum 0.30 Floor Area Ratio (FAR). The project is proposing to develop a neighborhood shopping center with 0.24 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). According to Section 17.120.040 of the C-1 zone, there is no minimum lot size required for a property located in the C-1 zone. The project meets the site criteria identified in Section 17.120.040 of the C-1 zone. The development of the shopping center will provide a safe and efficient on-site circulation and convenient access to surface streets with adequate capacity. The proposed tentative map for the subdivision of the 3.9-acre site into four (4) parcels and ranging in size from 0.48 acres to 1.49 acres will provide sufficient parcel size to ensure adequate buffering and screening where needed to protect residential developments. The tentative map also complies with Chapter 16.24 (Tentative Map) of the LEMC and the Subdivision Map Act.

The C-1 zone is intended to provide locations for general retail and office uses, which offer the sale of goods, and services to the general public and which, through characteristics of their operation, serve primarily the day-to-day shopping needs of the local. The project is proposing to construct shell buildings for future tenants for retail and restaurant use. Below are the relevant development standards applicable to the project as identified in the C-1 zone:

Development Standard	Required	Proposed
Front Setback	15'-0"	15'-0"
Side Yard (ROW)	15'-0"	15'-0"
Building Height	35'-0"	30'-0"
Landscape improvement:		
Adjacent to Street	15'-0"	15'-0"
Landscape Coverage	15%	16%

**Table 3:** Development Standards

### Parking Analysis

Section 17.148.030.A of the Lake Elsinore Municipal Code (LEMC) requires one (1) space for each 250 sq. ft. of gross floor area for commercial uses. Section 17.148.030.E.13 of the LEMC requires one (1) space for each 45 sq. ft. of customer area, plus one (1) space for each 200 sq. ft. of noncustomer area for restaurants. The proposed project would require 223 parking spaces. The project is proposing to provide 207 parking spaces including 29 compact 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 Shared Parking Analysis provided in the *Traffic Impact Analysis*, prepared by TJW Engineering, Inc., dated 1-7-2020 was submitted for this project.
2. An Urban Land Institute (ULI) Shared Parking Model was prepared for the proposed project based on the land uses and square footages as identified on the site plan. The analysis is based on the principle that different land uses have different peak periods of

parking demand, therefore they may be able to share a single pool of parking. This would allow for less parking than if each use had to provide enough parking to satisfy its peak parking demand separately. The shared parking model also includes adjustments for mode splits (using transit, biking, or walking to site) and internal trip capture (trips between two land uses on a single site – such as a patron visiting a retail space and then picking up food at a restaurant within the same site).

3. The Shared Parking Analysis supports the finding that the number of parking spaces actually needed for proposed use is less than that required by the code. Based on the results of the shared parking analysis, the proposed parking supply of 207 parking spaces including 29 compact spaces is projected to adequately accommodate peak parking demand at the project site.
4. The compact spaces will only account for 14% of the required parking spaces and will not affect traffic and pedestrian safety by the modification of the parking requirements.
5. Reduced parking will not affect the health, safety and welfare of the public.
6. The project has been conditioned to ensure compliance with the findings and the intent of Section 17.148.030.D of the LEMC and to ensure that additional parking spaces will be provided per code requirements should demand for parking increase on site (COA Nos. 19 and 20).

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 and have conditioned the project to ensure compliance with the general plan, the municipal code, and the related environmental document.

### **AB 52 Tribal Consultations**

On January 29, 2020, 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. Consultation was concluded April 24, 2020 with the Rincon Band of Luiseño Indians. Consultation is still ongoing with the Pechanga Band of Luiseño Indians and the Soboba Band of Luiseño Indians. Mitigation measures have been added to address a concern over the potential for uncovering tribal cultural resources (TCRs) or other tribal-affiliated resources during construction of the project.

### **Environmental Determination**

Pursuant to CEQA Guidelines Section 15063, an Initial Study (Environmental Review No. 2020-01) 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# 2021030580) was prepared and was made available for public review and comment for a 30-day review period from March 29, 2021 to April 28, 2021. The MND determined that the proposed Project would have potentially significant environmental impacts upon Biological Resources, Cultural and Tribal Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Wildfire. These impacts will be mitigated to below a level of significance through compliance with the mitigation measures set forth in the MND and the Mitigation Monitoring Report (MMRP). 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 March 29, 2021 for a 30-day public comment period. No comments were received during the public review comment period.

#### MSHCP Consistency

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
- A1 - Mitigation Monitoring and Reporting Program
- B – MSHCP Resolution
- C – TPM Resolution
- D – CDR Resolution
- E – Conditions of Approval
- F – IS/MND
- G – Vicinity Map
- H – Aerial Map
- I – TPM 37854
- J – Design Review Package
- K – Perspective Street Views