



REPORT TO PLANNING COMMISSION

To: Honorable Chair and Members of the Planning Commission

From: Damaris Abraham, Assistant Community Development Director

Date: December 5, 2023

Subject: A Use Determination Request by Inland Boat Center Regarding the Retail Sales and Service of Boats with Accessory Use of Outdoor Display within the Elsinore City Center Specific Plan

Applicant: James Mark Dakan, Inland Boat Center, Inc.

Recommendation

Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A LAND USE DETERMINATION ESTABLISHING RECREATIONAL VEHICLE SALES AND SERVICE AS A PERMITTED USE, WITH OUTDOOR DISPLAY AND STORAGE SUBJECT TO THE APPROVAL OF A CONDITIONAL USE PERMIT WITHIN THE ELSINORE CITY CENTER SPECIFIC PLAN.

Background

The applicant has requested a land use determination by the Planning Commission to allow for the retail sales and service of boats vehicles, recreational vehicles, trailers, all-terrain vehicles (ATVs), motorcycles with the accessory use of outdoor boat display and storage in an existing building located at 31700 Grape Street located the Elsinore City Center Specific Plan, Amendment No. 1 (ECCSP #1).

The ECCSP#1 does not specifically identify the retail sales and service of boats, vehicles, recreational vehicles, trailers, all-terrain vehicles (ATVs), motorcycles as either a permitted or conditionally permitted use.

Section IV.A.2.zz of the ECCSP#1 specifies that permitted use may be allowed subject to the Planning Commission finding that the use is consistent with the purpose and intent of the *Elsinore City Center Specific Plan Zone* for permitted uses within the Specific Plan.

Discussion

The Lake Elsinore Municipal Code (LEMC) identifies recreational vehicle sales and services as a permitted use within the Commercial Manufacturing (C-M) and General Commercial (C-2) zones, subject to the approval of a Conditional Use Permit. Section 17.08.180 of the LEMC defines recreational vehicles to include “travel trailers, vehicle trailers, utility trailers, boats, off-highway vehicles, and other devices used for recreational purposes”.

In addition, several land uses within the ECCSP#1 were identified as being consistent with the request, specifically including department stores, retail sales, personal services, and service stations. These uses were identified as they share similar operational characteristics including sales and service as well as similar frequency of customers.

The proposed use is generally consistent with other uses identified in the ECCSP#1. Staff recommends that the Planning Commission adopt a resolution establishing recreational vehicle sales and service as a permitted use, noting that outdoor display and storage is subject to the approval of a Conditional Use Permit.

Attachments

Attachment 1 – Resolution

Attachment 2 – ECCSP List of Permitted Uses