



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Damaris Abraham, Community Development Director

Date: May 13, 2025

Subject: Notice of Decision – Planning Commission Approval of Planning Application No. 2024-04 (Dutch Bros Coffee Lakeshore) – A Conditional Use Permit and a Commercial Design Review for a New 980 Square-Foot Drive-through Dutch Bros Coffee Shop Located at 16758 Lakeshore Drive

Applicant: Sabrina Rushing, Barghausen Consulting Engineers

Recommendation

Receive and file the Notice of Decision for Planning Application No. 2024-04 approved by the Planning Commission on April 15, 2025.

Background

Planning Application 2024-04 requests a Commercial Design Review (CDR No. 2024-01) to construct a new 980-square-foot drive-through coffee shop within an existing commercial center. The application also includes a request for a Conditional Use Permit (CUP No. 2024-03) to permit the operation of the drive-through, as required by the C-1 zoning land use regulations. The project site would be accessed by two (2) existing shared driveways along Lakeshore Drive.

The proposed coffee shop will also feature a walk-up ordering window. No indoor customer access or seating area is proposed. Business hours of operation would be 5:00 AM to 11:00 PM, Monday through Sunday.

The proposed project is located within an existing Neighborhood Commercial (C-1) zoned Stater Bros commercial center in the Lake View District. The center is located near the intersection of Lakeshore Drive and Riverside Drive at 16758 Lakeshore Drive, which includes Assessor Parcel Number (APN) 378-290-015.

On April 15, 2025, the Planning Commission, by a 3-0 vote, took the following actions:

1. Found that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Class 3, New Construction or Conversion of Small Structures);
2. Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2024-03 TO ALLOW A NEW 980-SQUARE-FOOT DRIVE-THROUGH DUTCH BROS COFFEE SHOP IN THE NEIGHBORHOOD COMMERCIAL (C-1) DISTRICT LOCATED AT 16758 LAKESHORE DRIVE (APN: 378-290-015); and
3. Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING COMMERCIAL DESIGN REVIEW NO. 2024-01 FOR THE CONSTRUCTION OF A NEW 980-SQUARE-FOOT DRIVE-THROUGH DUTCH BROS COFFEE SHOP IN THE NEIGHBORHOOD COMMERCIAL (C-1) DISTRICT LOCATED AT 16758 LAKESHORE DRIVE (APN: 378-290-015).

Discussion

The Planning Commission voted 3-0 to approve the project at its regular meeting on April 15, 2025. No public comments were received in writing or made during the hearing. The applicant was in attendance for the public hearing.

The Planning Commission's decision is final, and no action by the City Council is required unless the City Council, by majority vote, elects to review and reconsider the Commission's decision by ordering the matter set for a future noticed public hearing according to Section 17.410.110.F of the Lake Elsinore Municipal Code (LEMC), or the applicant or an interested person files a complete appeal application within 15 days of this notice appearing on the City Council's Agenda.

Fiscal Impact

The time and cost related to processing this application have been covered by fees paid for by the applicant. No General Fund budgets have been allocated or used in the processing of this application. Project approval does not fiscally impact the City's General Fund. Mitigation to protect the City fiscally have already been included in the Conditions of Approval.

Attachments

Attachment 1 – Planning Commission Staff Report
Development