

RESOLUTION NO. 2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2024-01 (CONDITIONAL USE PERMIT NO. 2024-02) TO ESTABLISH AN 8,116 SQ. FT. BANQUET HALL FOR SPECIAL EVENTS WITHIN SUITE 177 OF AN EXISTING MULTI-TENANT SHOPPING CENTER AT 17600 COLLIER AVENUE (APN: 389-210-068)

Whereas, Marco Salcedo has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2024-01 (Conditional Use Permit No. 2024-02) to establish a new 8,116 sq. ft. banquet hall for special events within an existing multi-tenant shopping center, the Lake Elsinore Outlets, including minor interior improvements for a new 300 sq. ft. changing room. The project is located within Suite 177 of the Lake Elsinore Outlets located at 17600 Collier Avenue (APN: 389-210-068);

Whereas, Section 6.0 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) requires that all discretionary projects within an MSHCP Criteria Cell undergo the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) process to analyze the scope of the proposed development and establish a building envelope that is consistent with the MSHCP criteria;

Whereas, Section 6.0 of the MSHCP further requires that the City adopt consistency findings demonstrating that the proposed discretionary entitlement complies with the MSHCP Criteria Cell, and the MSHCP goals and objectives;

Whereas, Section 17.415.070.A of the Lake Elsinore Municipal Code (LEMC) provides that certain uses have operational characteristics that, depending on the location and design of the use, may have the potential to negatively impact adjoining properties, businesses, or residents and therefore are permitted subject to the issuance of a Conditional Use Permit, which allows the City to comprehensively review and approve the use;

Whereas, pursuant to Section 17.415.070.B of the LEMC, the Planning Commission (Commission) has been delegated with the responsibility of reviewing and approving, conditionally approving, or denying Conditional Use Permits; and

Whereas, on August 6, 2024, at a duly noticed Public Hearing, the Commission has considered evidence presented by the Community Development Department and other interested parties with respect to this item.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1: The Commission has considered the Project prior to making a decision and has found it acceptable.

Section 2: That in accordance with the MSHCP, the Commission makes the following findings for MSHCP consistency:

1. *The Project site is located within two (2) MSHCP Criteria Cells, however, the project is not subject to the City's LEAP and the Western Riverside County Regional Conservation Authority's (RCA) JPR processes, as the existing facilities wherein the project is wholly located were established in 1991 before the creation of the MSHCP in 2003 and expansion of use or any earth-moving activities are proposed with this Project.*
2. *The Project is located wholly within an existing building and does not include any earth-moving activities. Therefore, Sections 6.1.2 or 6.3.1 of the MSHCP regarding Riparian/Riverine Areas, vernal pools guidelines, and Fuel Management Guidelines are not applicable.*
3. *The Project is located wholly within an existing building and does not include any earth-moving activities. The Protection of Narrow Endemic Plant Species Guidelines and the Additional Survey Needs are not applicable.*

Section 3: The Commission hereby finds and determines that the Project is categorically exempt from California Environmental Quality Act (Cal. Publ. Res. Code §§21000 et seq. "CEQA") and CEQA Guidelines (14. Cal. Code Regs. §§15000 et seq.), specifically pursuant to Section 15301 (Class 1, Existing Facilities), because the project proposes to establish a banquet hall for special events inside an existing 8,116 sq. ft. suite within the Lake Elsinore Outlets. The site is fully developed, and only minor interior alterations to the subject suite are planned.

Section 4: That in accordance with LEMC Section 17.415.070.C. Findings, the Commission makes the following findings regarding Conditional Use Permit No. 2024-02:

1. That the proposed use, on its own merits and within the context of its setting, is in accord with the objectives of the General Plan and the purpose of the planning district in which the site is located.

The proposed use is in the Community Commercial Planning Area (CCPA) of the Lake Elsinore Outlets Specific Plan, which was established to provide for the development of high-quality community commercial uses by permitting a variety of compatible commercial uses that are supportive of the commercial needs of the community. The project will diversify the offering of commercial uses as one of only two approved banquet halls in the City of Lake Elsinore. In addition, the project meets General Plan Land Use Policy 1.9 by invigorating a previously unused cornerstone retail space, bringing new attention to the diverse commercial opportunities offered by the Outlets, and creating interactions with a new customer base.

2. The proposed use will not be detrimental to the general health, safety, comfort, or general welfare of persons residing or working within the neighborhood of the proposed use or the City, or injurious to property or improvements in the neighborhood or the City.

The proposed use is located within an existing fully developed shopping center. The proposed use may generate an increase in noise due to music played during events in the late evening hours. As such, the applicant has proposed a music volume reduction plan that includes progressively lowering music volume levels beginning at 11:00 PM until 12:00 AM, when all music will be stopped in accordance with noise level restrictions described in LEMC Section 17.176.060.B Table 1. All applicable City departments and agencies, including the Sheriff's Department, have reviewed the conditional use permit. The project has been conditioned as such to avoid any possible negative impacts to the

general health, safety, comfort, or general welfare of the surrounding neighborhood or the City.

3. The Site for the intended use is adequate in size and shape to accommodate the use, and for all the yards, setbacks, walls or fences, landscaping, buffers, and other features required by this title.

The proposed banquet hall is located within one of the larger existing tenant suites at the Lake Elsinore Outlets. The proposed suite is an appropriate size to hold special events such as weddings and can accommodate a prep/changing room, dance floor, and bar area. The Lake Elsinore Outlets is a fully developed shopping center, and the proposed use involves no changes to the exterior buildings or site.

4. The Site for the proposed use relates to streets and highways with proper design both as to width and type of pavement to carry the type and quantity of traffic generated by the subject use.

The proposed use is located within an existing built environment, inclusive of streets. The existing streets are of adequate size to facilitate safe and convenient transportation to and from the site. Further, the project has been reviewed by the Engineering Department, and determined that the proposed use does not generate additional traffic that would require new circulation improvements.

5. In approving the subject use at the specific location, there will be no adverse effect on abutting properties or the permitted and normal use thereof.

The proposed use is located within the existing Lake Elsinore Outlets shopping center which abuts an existing floodway. The banquet hall use will primarily be conducted indoors and as such, no impacts to the abutting properties are anticipated. In addition, the project has been thoroughly reviewed and conditioned by all applicable City departments and outside agencies, thereby eliminating the potential for any adverse effects.

6. Adequate conditions and safeguards pursuant to LEMC 17.415.070.B, including guarantees and evidence of compliance with conditions, have been incorporated into the approval of the subject project to ensure the development of the property in accordance with the objectives of this chapter and the planning district in which the site is located.

The Design Review Committee, including Staff from Planning, Building and Safety, Fire, and Engineering Departments and the Elsinore Valley Municipal Water District, has reviewed the project and have included recommended conditions of approval to ensure compliance with adopted plans, policies, and regulations. Furthermore, the project will be required to demonstrate compliance with the conditions of approval and other requirements pursuant to LEMC Section 17.415.050 prior to the issuance of a building permit and/or City business license.

Section 5: Based upon the evidence presented, both written and testimonial, and the above findings, the Commission hereby finds that the Project is consistent with the MSHCP.

Section 6: Based upon the evidence presented, the above findings, and the Conditions of Approval imposed upon the Project, the Commission hereby approves Conditional Use Permit No. 2024-02.

Section 7: This Resolution shall take effect immediately upon its adoption.

Passed and Adopted on this 6th day of August 2024.

Jodi Peters, Chair

Attest:

Damaris Abraham,
Community Development Director

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LAKE ELSINORE)

I, Damaris Abraham, Community Development Director of the City of Lake Elsinore, California, hereby certify that Resolution No. 2024-__ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held on August 6, 2024, and that the same was adopted by the following vote:

AYES
NOES:
ABSTAIN:
ABSENT:

Damaris Abraham,
Community Development Director