



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Damaris Abraham, Assistant Community Development Director

Date: January 9, 2024

Subject: Notice of Decision – Planning Commission Approval of Planning Application No. 2023-40 (Inland Boat Center) Approving a Conditional Use Permit in connection with the establishment of a new boat dealership in an existing 126,661 sq. ft. building with a 29,895 sq. ft. outdoor display area and a 38,736 sq. ft. outdoor storage area located at 31700 Grape Street

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

Recommendation

Receive and file the Notice of Decision for Planning Application No. 2023-40 approved by the Planning Commission on December 5, 2023.

Background

Planning Application No. 2023-40 (Conditional Use Permit No. 2023-15) is proposed in connection with the establishment and operation of a new boat dealership in an approximately 126,661 sq. ft. existing retail building which will be utilized as a showroom, offices, storage, and maintenance/repair drive-through area. The Conditional Use Permit is necessary as related to certain ancillary uses, including two (2) fenced outdoor display areas totaling approximately 29,895 sq. ft. and three (3) fenced storage areas totaling 38,736 sq. ft. in size.

The facility will be used to buy and sell new and used boat, vehicles, recreational vehicles, trailers, all-terrain vehicles (ATVs), motorcycles, equipment, and all marine related products. The facility will also sell marine related accessories and parts and provides service and maintenance to new and used boats, motors, and trailers.

The 12.39-acre project site is located south of Railroad Canyon Road and east of Grape Street, more specifically 31700 Grape Street (APNs: 363-530-003 and 363-530-006).

On December 5, 2023, the Planning Commission by a 5-0 vote:

1. Found that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities); and
2. Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2023-40 (CONDITIONAL USE PERMIT NO. 2023-15) IN CONNECTION WITH ESTABLISHING AND OPERATING A NEW BOAT DEALERSHIP IN AN EXISTING BUILDING CONTAINING APPROXIMATELY 126,661 SQUARE FOOT AREA WITH A 29,895 SQUARE FOOT OUTDOOR DISPLAY AREA AND A 38,736 SQUARE FOOT OUTDOOR STORAGE AREA LOCATED AT 31700 GRAPE STREET (APNS: 363-530-003 AND 363-530-006).

Discussion

The Planning Commission voted 5-0 to approve the project at its regular meeting on December 5, 2023. There were no public comments. Only the applicant attended the hearing.

The 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 Measures to protect the City fiscally have already been included in the Conditions of Approval.

Attachments

Attachment 1 – Planning Commission Staff Report