

RESOLUTION NO. 2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2023-17 (COMMERCIAL DESIGN REVIEW NO. 2023-05) FOR EXTERIOR BUILDING FAÇADE AND RELATED SITE IMPROVEMENTS WITH A PARKING REDUCTION FOR THE EXISTING LAKEFRONT PLAZA COMMERCIAL CENTER LOCATED AT 31681 AND 31701 RIVERSIDE DRIVE (APNS: 379-381-053 AND 379-381-054)

Whereas, Richard Leigh, Fluid and Fare, has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2023-17 (Commercial Design Review No. 2023-05) to make minor modifications related to existing building size and architectural elevations for the existing 13,837 sq. ft. two-story commercial building (13,435 sq. ft. after remodel). The project also proposes minor modifications related to the architectural elevations of the existing 11,989 sq. ft. one-story commercial building and other on-site modifications. The project site is located on a 1.99-acre site at 31681 and 31701 Riverside Drive (APNS: 379-381-053 and 379-381-054);

Whereas, Section 6.0 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) requires that all discretionary projects within a 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, pursuant to Section 17.415.050 (Major Design Review) of the Lake Elsinore Municipal Code (LEMC), the Planning Commission (Commission) has the responsibility of reviewing and approving, conditionally approving, or denying design review applications;

Whereas, pursuant to Section 17.148.030.D.1. (Parking Study) of the LEMC, the Commission has the responsibility of reviewing and approving, conditionally approving, or denying parking reduction requests; and

Whereas, on August 20, 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 DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1: The Commission has considered the project and its consistency with the MSHCP prior to adopting Findings of Consistency with the MSHCP.

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

- 1. The Project is not subject to the City's LEAP and the Western Riverside County Regional Conservation Authority's (RCA) JPR processes as it is not located within a Criteria Cell.*

2. *The Project is consistent with the Riparian/Riverine Areas, Vernal Pools Guidelines, and the Fuel Management Guidelines as the Project is wholly located within an existing building and does not include any earth disturbing activities therefore Sections 6.1.2 or 6.3.1 of the MSHCP are not applicable.*
3. *The project is consistent with the Protection of Narrow Endemic Plant Species Guidelines and the Additional Survey Needs and Procedures because the project is not located within any Narrow Endemic Plant Species Survey Areas or Critical Species Survey Areas.*
4. *The Project is consistent with the Fuels Management Guidelines because the Project site is not within or adjacent to any MSHCP Criteria Cell or conservation areas.*

Section 3: The Commission has reviewed and analyzed the proposed project pursuant to the California Planning and Zoning Laws (Cal. Gov. Code §§ 59000 et seq.), the Lake Elsinore General Plan (GP), and the LEMC and finds and determines that the proposed project is consistent with the requirements of California Planning and Zoning Law and with the goals and policies of the GP and the LEMC.

Section 4: 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). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project proposes to remodel an existing 13,837 sq. ft. two-story commercial building including a 402 sq. ft. reduction and exterior modifications. The project also proposes improvements to the existing 11,959 sq. ft. one-story commercial building fascia.

Section 5: That in accordance with Section 17.415.050.G of the LEMC, the Commission makes the following findings regarding Commercial Design Review No. 2023-04:

1. The project, as approved, will comply with the goals and objectives of the General Plan and the zoning district in which the project is located.

The subject site has a General Plan Land Use designation of General Commercial (GC) and is located in the Lake View District which allows retail, services, restaurants, professional and administrative offices, hotels, and motels, mixed-use projects, public and quasi-public uses, and similar and compatible uses with a maximum 0.40 floor area ratio (FAR). The project's proposed changes in uses will continue to be consistent with the intent of the GC Land Use designation as well as the Lake View District Plan. The proposed project improvements do not involve an expansion in square footage that would increase the FAR. Furthermore, the project is consistent with the goal of General Plan Land Use Policy 1.3 since it proposes to establish new sit-down restaurant tenant spaces. Therefore, the Project is consistent with the General Plan.

The proposed project also complies with the intent of the C-2 zoning district because the proposed change in uses is permitted in the zone and the remodeling will help attract new businesses including restaurants to continue serving the residents and visitors of the City.

2. The Project complies with the design directives contained in the LEMC and all applicable provisions of the LEMC.

The project is appropriate to the site and surrounding developments because the proposed new uses are compatible with the existing neighboring businesses which also include a variety of retail, commercial, and restaurants. The architectural design of the proposed buildings conforms to the Nonresidential Development Standards (Chapter 17.112) of the LEMC because it will modernize the Lakefront Plaza with a new improved façade including a new exterior color palette. Enhanced onsite landscaping has been provided thereby creating interest and varying vistas for the a pedestrian experience along abutting streets. The architecture has been designed to enhance the surrounding area. In addition, the project has been designed to ensure safe and efficient circulation is provided onsite.

3. Conditions and safeguards pursuant to Section 17.415.050.G.3 of the LEMC, including guarantees and evidence of compliance with conditions, have been incorporated into the approval of the Project to ensure development of the property in accordance with the objectives of Section 17.415.050.

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 applicable design and development standard requirements pursuant to LEMC Section 17.415.050 during the plan check review process prior to the issuance of permit(s) for construction.

Section 6: That in accordance with Section 17.148.030.D of the LEMC, the Commission makes the following findings regarding Commercial Design Review No. 2023-05 for the parking reduction:

1. A parking study prepared by a traffic and parking consultant was submitted for this project and includes a shared parking analysis based on the mix of current and proposed land uses within the existing commercial plaza;
2. The shared parking analysis includes a Time-of-Day Factor Model for the proposed project based on the land uses and square footages as identified on the site plan. This analysis is based on the principle that different land uses have different peak periods of parking demand throughout a given day (e.g., restaurants have peak demands during typical lunch and dinner times). Given the proposed mix of uses and their varying peak parking demand times, the shared parking analysis determined that they may be able to share a single pool of parking;
3. Furthermore, based on the results of the shared parking analysis, the proposed parking supply of 135 parking spaces including six (6) accessible spaces is projected to adequately accommodate peak parking demand at 12:00 P.M. on weekdays and 2:00 P.M. on weekends at the project site with a surplus of three (3) parking spaces;

4. Reduced parking will not affect the health, safety and welfare of the public because the parking study demonstrated a sufficient number of parking spaces would be provided. Furthermore, the parking lot is designed to allow efficient on-site circulation and access for emergency vehicles; and
5. The project has been conditioned to ensure compliance with the findings and the intent of LEMC Section 17.148.030.D and to ensure that an adequate parking management plan will be implemented to ensure adequate parking spaces will be provided per code requirements should demand for parking increase on site (COA Nos. 13, 14 and 15).

Section 7: 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 8: Based upon the evidence presented, the above findings, and the Conditions of Approval imposed upon the project, the Commission hereby approves Commercial Design Review No. 2023-05.

Section 9: This Resolution shall take effect immediately upon its adoption.

Passed and Adopted on this 20th 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 August 20, 2024 and that the same was adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Damaris Abraham,
Community Development Director