



REPORT TO PLANNING COMMISSION

To: Honorable Chair and Members of the Planning Commission

From: Damaris Abraham, Community Development Director

Prepared by: Joey Mendoza, Associate Planner

Date: August 6, 2024

Subject: Planning Application No. 2024-01 (Elysian Banquet Hall) – A Conditional Use Permit to establish an 8,116 square-foot banquet hall for special events within Suite 177 of an existing multi-tenant shopping center (Lake Elsinore Outlet) located at 17600 Collier Avenue

Applicant Name: Marco J. Salcedo

Recommendation

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities); and
2. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2024-01 (ELYSIAN BANQUET HALL) – A CONDITIONAL USE PERMIT TO ESTABLISH AN 8,116 SQ. FT. BANQUET HALL FOR SPECIAL EVENTS WITHIN SUITE 177 OF AN EXISTING MULTI-TENANT SHOPPING CENTER (LAKE ELSINORE OUTLET) LOCATED AT 17600 COLLIER AVENUE (APN: 389-210-068).

Project Location

The project is located within Suite 177 of an existing multi-tenant shopping center known as the Lake Elsinore Outlet. The outlet shopping center is zoned Specific Plan (SP) and is within the Lake Elsinore Outlet Center Specific Plan. The shopping center is located at the northwest intersection of Collier Avenue and Riverside Drive at 17600 Collier Avenue (Assessor Parcel Number: 389-210-068).

Environmental Setting

| | EXISTING LAND USE | GENERAL PLAN | ZONING |
|--------------|------------------------------|----------------------|---------------------------|
| Project Site | Commercial | Specific Plan | Specific Plan (SP) |
| North | Commercial | Specific Plan | Specific Plan (SP) |
| South | Floodway | Floodway | Floodway (F) |
| East | School | Public Institutional | Public Institutional (PI) |
| West | Floodway | Floodway | Floodway (F) |

Project Description

The applicant proposes to establish a new 8,116 square-foot banquet hall within an existing suite for private special events including (but not limited to) weddings, birthdays, Quinceañeras, and celebrations of life. The applicant has experience in operating existing banquet halls in surrounding cities including Perris and San Diego and is seeking to expand their business to serve the Lake Elsinore community.

The proposed banquet hall layout is an open floor plan with a bar and dance floor that can be repositioned based on the client's needs. The proposed use will involve minor interior alterations to create a new 300-square-foot prep and changing room. The banquet hall will host events throughout the week at different times with all events ending at 12:00 AM. One (1) Guard Card certified security guard will be provided per 80 guests.

Analysis

The following analysis provides a discussion of the proposed project's consistency with the commercial development standards and requirements pursuant to the Lake Elsinore Municipal Code (LEMC) as well as the General Plan. In addition, 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 has included recommended conditions of approval to ensure compliance with adopted plans, policies, and regulations.

General Plan and Municipal Code Consistency

The project site is within the Community Commercial Planning Area (CCPA) of the Lake Elsinore Outlet Center Specific Plan. The CCPA provides for the development of high-quality community commercial uses and permits a variety of compatible retail and commercial uses that support the community's commercial needs (Lake Elsinore Outlet Center Specific Plan Ch. 7.3.1) including eating and drinking establishments with and without onsite sale or consumption of alcoholic beverages. Eating and drinking establishments with onsite consumption of alcoholic beverages are conditionally permitted uses i.e. subject to the approval of a Conditional Use Permit (Lake Elsinore Outlet Center Specific Plan Chapter 7.3.4). In terms of the parking requirements for said establishments, one parking space is required for each 45 square feet of customer area and one

parking space for each 200 square feet of noncustomer area i.e. “back-of-the-house” employee service areas (Lake Elsinore Outlet Center Specific Plan Chapter 7.5.3).

The project proposes to establish a banquet hall for private events that includes eating and drinking with the onsite consumption of alcoholic beverages. Food will not be prepared at the banquet hall, instead, catering prepared offsite and paid for by the client prior to the event will be served in the dining area. The banquet hall will not sell alcoholic beverages during scheduled events; instead, it will provide a California Department of Alcoholic Beverage Control (ABC) licensed bartender to serve alcoholic beverages if requested and paid for by the client prior to the event. Ownership will also schedule intermittent appointments at the request of prospective clients to tour the banquet hall during business hours. The proposed project will have sufficient parking as it has been allocated 175 parking spaces (173 parking spaces required per the Specific Plan). When an event is scheduled to end at 12:00 AM (midnight), progressive music volume reductions will begin at 11:00 PM in accordance with noise level restrictions described in LEMC Section 17.176.060.B Table 1. The project has also been conditioned to comply with the exterior noise limit for General Commercial zones which shall not exceed 55dBA (decibels) between 10:00 PM and 7:00 AM.

Therefore, the project is consistent with the CCPA of the Lake Elsinore Outlet Center Specific Plan. The project is also consistent with the General Plan because the Lake Elsinore Outlet Center Specific Plan was found to be consistent with the General Plan at adoption.

Environmental Determination

The proposed project is exempt from the California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: “CEQA”) and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) 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 proposed project will be located within an existing multi-tenant commercial building and will utilize one of the tenant suites, which is 8,116 square feet in size. The project will involve minor interior alterations to create a small 300-square-foot prep and changing room. No other modifications or expansions to the existing building are proposed.

Attachments

- Attachment 1 – MSHCP & CUP Resolution
- Attachment 2 – Conditions of Approval
- Attachment 3 – GIS Exhibits
- Attachment 4 – Floor Plan
- Attachment 5 – Parking Exhibit
- Attachment 6 – Public Notice Materials