



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: February 13, 2024

Subject: Notice of Decision – Planning Commission Approval of Planning Application No. 2023-15 (Starbucks - Collier Ave) for a Conditional Use Permit to Establish a New Starbucks Coffee Shop with a Drive-through and Outdoor Dining Area and a Design Review for Minor Modifications to the Existing Building, Site Circulation, Parking Layout, Landscaping, and Related on Site Improvements Located at 18295 Collier Avenue

Recommendation

Receive and File the Notice of Decision for Planning Application No. 2023-15 approved by the Planning Commission on January 16, 2024.

Background

Planning Application No. 2023-15 is a request for approval of a Conditional Use Permit (CUP No. 2023-06) to establish a Starbucks coffee shop in an existing 4,400 sq. ft. building (3,800 sq. ft. after remodel) with a drive-through and an outdoor dining area and a minor Commercial Design Review (CDR No. 2023-04) to remodel the existing 4,400 sq. ft. building and other onsite modifications on an approximately 0.96-acre site.

The site was formerly occupied by a bank (with drive-through) within the 4,400 sq. ft. building. The building is currently vacant. The project will include demolishing a portion of the existing 4,400 sq. ft. building and reducing the building size to 3,820 sq. ft. (a 580 sq. ft. reduction) and the construction of a new 497 sq. ft. outdoor seating area.

The project site is located within the existing Oak Grove Crossing Shopping Center at the northeasterly corner of Collier Avenue and Central Avenue, more specifically 18295 Collier Avenue (APN: 377-120-057).

On January 16, 2024, the Planning Commission by a vote of 5-0:

1. Found that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities);
2. Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2023-15 (CONDITIONAL USE PERMIT NO. 2023-06) TO ESTABLISH AND OPERATE A STARBUCKS COFFEE SHOP WITH A DRIVE-THROUGH AND OUTDOOR DINING AREA IN AN EXISTING 4,400 SQ. FT. BUILDING LOCATED AT 18295 COLLIER AVENUE (APN: 377-120-057); and
3. Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2023-15 (COMMERCIAL DESIGN REVIEW NO. 2023-04) FOR MINOR ONSITE MODIFICATIONS RELATED TO EXISTING BUILDING SIZE, ELEVATIONS, PARKING LOT LAYOUT, SITE CIRCULATION, AND LANDSCAPING FOR AN EXISTING 4,400 SQ. FT. BUILDING LOCATED AT 18295 COLLIER AVENUE (APN: 377-120-057).

Discussion

The Planning Commission voted 5-0 to approve the project at its regular meeting on January 16, 2024. There were no public comments. Only the applicant attended the 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 Planning 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