



REPORT TO PLANNING COMMISSION

To: Honorable Chair and Members of the Planning Commission

From: Damaris Abraham, Assistant Community Development Director

Date: December 5, 2023

Subject: Planning Application No. 2023-40 (Inland Boat Center) – A Request for 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

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. 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).

Project Location

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).

Project Description

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.

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Commercial Center	Elsinore City Center Specific Plan (ECCSP)	ECCSP – General Commercial
North	Commercial Center	General Commercial (GC)	General Commercial (C-2)
South	Commercial Center	Elsinore City Center Specific Plan (ECCSP)	ECCSP – General Commercial
East	Open Space	Open Space (OS)	Open Space (O-S)
West	I-15 Freeway	I-15 Freeway	I-15 Freeway

Discussion

The project is located within the Elsinore City Center Specific Plan, Amendment No. 1 (ECCSP #1) and has a land use designation of *Elsinore City Center Specific Plan Zone*. This designation provides opportunities for a full range of retail stores, offices, restaurants, personal services, and other similar uses. The project is proposing to establish a new boat dealership within an existing building with an outdoor display area. The proposed project is consistent with the land use goals and policies of the ECCSP#1. The original ECCSP and Amendment No. 1 were subject to a consistency finding with the General Plan prior to adoption. Therefore, the Project is consistent with the General Plan.

Recreational vehicle sales and service, including outdoor display and storage is not specifically listed in ECCSP#1 as a permitted use. Pursuant to Section IV.A.2.zz of the ECCSP#1, on December 5, 2023, the Planning Commission has adopted a resolution finding that recreational vehicle sales and service is a permitted use, noting that outdoor display and storage is subject to a Conditional Use Permit.

The project also complies with the onsite parking standards listed in Lake Elsinore Municipal Code (LEMC) Chapter 17.148 (Parking Requirements). Section 17.148.030.A and E of the LEMC requires one (1) parking space for each 250 square feet gross floor area, plus one space for each 1,000 square feet of outside sales, display or storage area. 606 parking spaces would be required for the proposed project. The project will have sufficient parking as there is an existing shared parking agreement whereas 778 parking spaces are available.

Appropriate Conditions of Approval have been included to ensure compliance with adopted plans, policies, and regulations. Building and Safety and Fire Divisions will conduct occupancy inspections to ensure the space complies with all applicable codes.

Environmental Determination

Staff has determined that the proposed Project is exempt from the California Environmental Quality Act (CEQA) 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 operate a new boat dealership in an approximately 126,661 sq. ft. existing retail building. The site is fully developed, and only minor interior alterations are planned in association with the proposed use.

The project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project site is completely disturbed and is developed with an existing commercial center. The project site is not located in a Criteria Cell and was not required to be processed through the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) processes. The project complies with all other applicable requirements of the MSHCP.

Public Notice

Notice of the hearing for this application has been published in the Press-Enterprise newspaper and mailed to property owners within 300 feet of the subject property. As of the writing of this report, no written comments concerning this application have been received by staff.

Attachments

- Attachment 1 – CUP Resolution
- Attachment 2 – Conditions of Approval
- Attachment 3 – GIS Exhibits
- Attachment 4 – Project Plans
- Attachment 5 – Project Description
- Attachment 6 – Public Notice Materials