



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: November 14, 2023

Subject: Notice of Decision – Planning Commission Approval of Planning Application No. 2022-20 (PDG Lake Elsinore) for a Commercial Design Review and Conditional Use Permit to Develop a 3,887 sq. ft. In-N-Out Drive-through Restaurant and a 10,241 sq. ft. Multi-Tenant Commercial Building and associated Uniform Sign Program Located at Dexter Avenue between Crane Street and Allan Street.

Recommendation

Receive and File the Notice of Decision for Planning Application No. 2022-20 approved by the Planning Commission on October 17, 2023.

Background

Planning Application No. 2022-20 is a request for approval of a Commercial Design Review (CDR No. 2022-10) to construct a one-story, 10,241 sq. ft. multi-tenant commercial building and a one-story, 3,887 sq. ft. In-N-Out restaurant and related site improvements including a two-lane drive-through with 31 queuing spaces, 126 parking spaces, and landscaping on an approximately 2.29-acre site. The application also includes a request for approval of a Conditional Use Permit (CUP No. 2022-07) to permit operation of the drive-through, as required by the C-2 zoning regulations. The site will be accessed by one full-movement driveway on Allan Street and two (2) full-movement driveways on Crane Street.

Uniform Sign Program (SIGN No. 2023-05) proposes to establish a criteria primarily for wall signs and freestanding signs at this multi-tenant integrated development. This program ensures signs are harmonious and visually related to each other through the incorporation of common design elements, and that signs are architecturally integrated with the buildings. The sign program includes proposed freestanding signs, a blueprint for building/wall signage, and all other types of contemplated signage that would be allowed in the center. A 13'-6" tall center identification sign will be located at the corner of Allan Street and Dexter Avenue. The sign program also includes a 45'-0" tall freeway identification sign for In-N-Out which incorporates City identification/branding.

The project site is located along Dexter Avenue between Crane Street and Allan Street. The project encompasses Assessor Parcel Numbers (APNs): 377-030-085, 086, 087, 088, 089, 090, 091, and 092.

On October 17, 2023, the Planning Commission by a 5-0 vote:

1. Found that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects);
2. Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2022-07 TO ESTABLISH A 3,887 SQUARE FOOT DRIVE-THROUGH RESTAURANT IN THE GENERAL COMMERCIAL (C-2) DISTRICT LOCATED AT APNS: 377-030-085, 086, 087, 088, 089, 090, 091, AND 092;
3. Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING COMMERCIAL DESIGN REVIEW NO. 2022-10 PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR A 10,241 SQUARE-FOOT MULTI-TENANT COMMERCIAL BUILDING AND A 3,887 SQUARE FOOT RESTAURANT WITH A TWO-LANE DRIVE-THROUGH LOCATED AT APNS: 377-030-085, 086, 087, 088, 089, 090, 091, AND 092; and
4. Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING UNIFORM SIGN PROGRAM (SIGN) NO. 2023-05 ESTABLISHING A UNIFORM SIGN PROGRAM FOR THE PDG LAKE ELSINORE DEVELOPMENT PROJECT LOCATED AT APNS 377-030-085, 086, 087, 088, 089, 090, 091, AND 092.

Discussion

The Planning Commission voted 5-0 to approve the project at its regular meeting on October 17, 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

