



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Damaris Abraham, Community Development Director

Date: August 27, 2024

Subject: Notice of Decision – Planning Commission Approval of Planning Application No. 2024-01 for a Conditional Use Permit to Establish an 8,116 Square-foot Banquet Hall for Special Events within Suite 177 of the Outlets at Lake Elsinore Located at 17600 Collier Avenue

Applicant: Marco Salcedo

Recommendation

Receive and File the Notice of Decision for Planning Application No. 2024-01 approved by the Planning Commission at their regular meeting on August 6, 2024.

Background

Planning Application No. 2024-01 is a request for a Conditional Use Permit (CUP No. 2024-02) to establish a new 8,116 square-foot banquet hall within an existing suite at the Outlets at Lake Elsinore for private special events including (but not limited to) weddings, birthdays, Quinceañeras, and celebrations of life. The applicant has experience operating banquet halls in surrounding cities, including Perris and San Diego, and is seeking to expand their business to serve the Lake Elsinore community. All scheduled events are to end by 12AM (midnight) and during scheduled events, the banquet hall will provide one (1) Guard Card certified security guard per 80 guests.

The project is located within Suite 177 of the Outlets at Lake Elsinore located at the northwest intersection of Collier Avenue and Riverside Drive at 17600 Collier Avenue (Assessor Parcel Number: 389-210-068).

At the regular Planning Commission meeting on August 6, 2024, the Planning Commission voted 4-0 to take the following actions:

1. Found that the proposed project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities); and
2. Adopted 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).

Discussion

The Planning Commission heard the project at its regular meeting on August 6, 2024. During the meeting, the Planning Commission received staff's and the applicant's presentations. The item was then opened for public comments, but no members of the public spoke about the item, and no written public comments were received. Commissioner Williams then sought clarification regarding the ratio of security guards provided and asked about safety issues with past events and other banquet halls owned and operated by the applicant. The applicant clarified that the ratio of one (1) guard per 80 guests is an industry standard. The Planning Commission voted 4-0 to approve the project.

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 17.410.100.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.

Attachments

Attachment 1 – Planning Commission Staff Report