



## 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:** October 8, 2024

**Subject:** Notice of Decision – Planning Commission Approval of Planning Application No. 2019-80 for a Commercial Design Review and Two Conditional Use Permits to Develop an Approximately 3,300 sq. ft. Convenience Store with a New Gasoline Dispensing Facility and a 1,400 sq. ft. Drive-through Restaurant on a 3.57-acre portion of the Existing Ortega Oaks Plaza Located at 15890 Grand Avenue

### **Recommendation**

Receive and File the Notice of Decision for Planning Application No. 2019-80 approved by the Planning Commission on September 17, 2024.

### **Background**

Planning Application No. 2019-80 is a request for a Commercial Design Review (CDR No. 2022-05) and two (2) Conditional Use Permits (CUP No. 2024-06 and 2022-05) to develop a new convenience store with gasoline dispensing facility and drive-through restaurant building. The project proposes the following construction and improvements:

- Demolish the existing approximately 1,200 sq. ft. one-story restaurant building;
- Construct a new one-story 3,375 sq. ft. convenience store;
- Construct a new 3,427 sq. ft. gasoline dispensing facility with ten (10) fueling stations;
- Construct a new 1,400 sq. ft. drive-through restaurant; and
- Re-configure the existing surfacing parking lot including new striping and new landscaping.

The project site is located on the southeastern corner of the Grand Avenue and Ortega Highway intersection at 15890 Grand Avenue. The project site includes Assessor Parcel Number (APN) 381-320-025.



The new construction will be developed on the northwestern 3.57-acre portion of the existing Ortega Oaks Plaza. The existing office building and grocery store will remain since they are not part of the new construction, and no changes are proposed to them including additional square footage. The site will be accessed by one right-in right-out driveway on Grand Avenue, one right-in right-out driveway on Ortega Highway, and one full-movement driveway on Ortega Highway (along the southwest corner of the property).

On September 17, 2024, the Planning Commission took the following action by a 5-0 vote:

1. Found that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-fill Project);
2. Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2024-06 TO ESTABLISH AND OPERATE A 3,427-SQUARE-FOOT GASOLINE DISPENSING FACILITY WITH TEN (10) FUELING STATIONS IN THE NEIGHBORHOOD COMMERCIAL (C-1) DISTRICT LOCATED AT 15890 GRAND AVENUE (APN: 381-320-025);
3. Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2022-05 TO ESTABLISH AND OPERATE A 1,400-SQUARE-FOOT DRIVE-THROUGH RESTAURANT IN THE NEIGHBORHOOD COMMERCIAL (C-1) DISTRICT LOCATED AT 15890 GRAND AVENUE (APN: 381-320-025); and
4. Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING COMMERCIAL DESIGN REVIEW NO. 2022-05 TO CONSTRUCT A ONE-STORY 3,375-SQUARE-FOOT CONVENIENCE STORE, A 3,427 SQUARE-FOOT GASOLINE DISPENSING FACILITY, AND A 1,400-SQUARE-FOOT DRIVE-THROUGH RESTAURANT LOCATED AT 15890 GRAND AVENUE (APN: 381-320- 025).

### **Discussion**

The Planning Commission voted 5-0 to approve the project at its regular meeting on September 17, 2024. There was one public comment regarding the existing Caltrans carpool parking located at the site. The applicant clarified to the Planning Commission that the Caltrans carpool parking would remain on site and would be maintained by the property owner.

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