



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. 2020-89 (Elsinore Market) for a Commercial Design Review to develop a 7,500 Sq. Ft. Grocery Market with Take-out Restaurant and Related Site Improvements on an approximately 0.48-acre Site Located on Main Street between Franklin Street and Heald Avenue

Recommendation

Receive and File the Notice of Decision for Planning Application No. 2020-89 approved by the Planning Commission on January 16, 2024.

Background

Planning Application No. 2020-89 is a request for approval of a Commercial Design Review (CDR No. 2020-03) to construct a 7,500 sq. ft. grocery market and take-out restaurant, 25 parking spaces and related site improvements. The building includes a 400 sq. ft. kitchen/deli restaurant (for take-out food only), warehouse, walk-in freezers, walk-in cooler, break room, rest rooms, staff break room, and offices. Hours of operations will be seven (7) days a week 8:00 am to 9:00 pm. The market is anticipated to have up to 12 employees.

The project site consists of an approximately 0.48-acre undeveloped area and is located on the easterly side of Main Street, south of Franklin Street and north of Heald Ave within the Downtown Elsinore Specific Plan. The project site encompasses Assessor Parcel Number (APN) 373-025-026).

On January 16, 2024 the Planning Commission 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 15303 (New Construction or Conversion of Small Structures); and

2. Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2020-89 (COMMERCIAL DESIGN REVIEW NO. 2020-03) TO CONSTRUCT A 7,500 SQUARE FOOT GROCERY MARKET AND TAKE-OUT RESTAURANT AND RELATED SITE IMPROVEMENTS ON A 0.48 ACRE SITE WITHIN THE DOWNTOWN ELSINORE SPECIFIC PLAN (APN: 373-025-026).

Discussion

At the January 16, 2024 Planning Commission meeting, the Planning Commission accepted public oral and written testimony regarding the project. A representative for the El Rancho Market spoke at the meeting raising concerns that the proposed project would financially impact their market as the proposed market will serve the same customer base. The applicant clarified that the proposed market is intended to serve a variety of customers and that the market will provide increased options for customers in the downtown area. The Planning Commission voted 5-0 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 17.410.110.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