



REPORT TO PLANNING COMMISSION

To: Honorable Chair and Members of the Planning Commission

From: Damaris Abraham, Community Development Director

Prepared by: Joey Mendoza, Associate Planner

Date: April 16, 2024

Subject: Planning Application No. 2020-92 (Riverside/Lincoln Commercial) proposing to establish a new commercial center with six (6) buildings (approximately 51,101 sq. ft. in total) on an approximately 6.36-acre site located at the southwest corner of Lincoln Street and Riverside Drive

Applicant: Ilan Golcheh, Golcheh Group

Recommendation

1. Find that pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, the project would not have a significant effect on the environment and no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in a previously adopted Mitigated Negative Declaration (ER 2020-05) (SCH No. 2021010316);
2. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO 2020-92 (CONDITIONAL USE PERMIT NO. 2023-16 AND COMMERCIAL DESIGN REVIEW NO. 2023-06) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP);
3. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2023-16 TO ESTABLISH A GASOLINE DISPENSING STATION WITH A 4,291 SQUARE FOOT CANOPY, BEER AND WINE SALES (TYPE 20), SELF-STORAGE FACILITY (THREE (3) BUILDINGS 38,016 SQUARE FEET IN TOTAL), 3,979 SQUARE FOOT SELF-SERVE CARWASH, AND 4,456 SQUARE FOOT DRIVE-THRU RESTAURANT LOCATED AT APNS: 379-111-017, 018, 019, AND 020; and
4. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING COMMERCIAL DESIGN REVIEW NO. 2023-06

FOR BUILDING DESIGN AND CONSTRUCTION OF A 4,650 SQ. FT. CONVENIENCE STORE, 4,291 SQ. FT. CANOPY, 38,016 SQ. FT. SELF-STORAGE FACILITY, 3,979 SQ. FT. SELF-SERVE CARWASH, 4,456 SQ. FT. DRIVE-THRU RESTAURANT, AND RELATED SITE IMPROVEMENTS LOCATED AT APNS: 379-111-017, 018, 019, AND 020.

Project Location

The project consists of a 6.36-acre site that is currently vacant. The project is located at the southwest corner of Lincoln Street and Riverside Drive. The project encompasses Assessor Parcel Numbers (APNs) 379-111-017, 018, 019, and 020 (Previous APN: 379-111-014).

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Vacant	General Commercial (GC)	General Commercial (C-2)
North	Commercial	General Commercial (GC)	General Commercial (C-2)
East	Recreational	Recreational (R)	Recreational (R)
West	Residential	High-Density Residential (HDR)	High-Density Residential (R-3)
South	Residential	High-Density Residential (HDR)	High-Density Residential (R-3)

Table 1: Environmental Setting

Background

On April 13, 2021, the City Council adopted Mitigated Negative Declaration (MND) (ER 2020-05) (SCH No. 2021010316) and approved General Plan Amendment (GPA) No. 2020-02, Zone Change (ZC) No. 2020-01, Tentative Parcel Map (TPM) No. 37958, Conditional Use Permit (CUP) No. 2020-09, and Commercial Design Review (CDR) No. 2020-08.

Tentative Parcel Map No. 37958 included a subdivision of the 6.36-acre parcel into four parcels ranging in size from 0.93 acres to 2.88 acres.

CUP No. 2020-09, and CDR No. 2020-08 included a proposal to develop a commercial project consisting of a 4,291 sq. ft. convenience store, 16 gasoline-dispensing stations with a 4,291 sq. ft. canopy, beer and wine sales (Type 20), self-storage facility (three (3) buildings that are 38,016 sq. ft. in total), 3,979 sq. ft. self-serve carwash, and 4,456 sq. ft. drive-thru restaurant 221 parking stalls, landscaping, and related site improvements.

Parcel Map No. 37958 was finalized and recorded on March 3, 2022.

CUP No. 2020-09 and CDR No. 2020-08 expired on April 13, 2023.

On January 17, 2024, the applicant submitted the subject application (CUP No. 2023-16 and CDR No. 2023-06) with the same configuration and layout as the original application for review. Detailed project description of the proposal is provided below.

Project Description

The Riverside/Lincoln Commercial Project consists of applications for a Conditional Use Permit (CUP No. 2023-16) and a Commercial Design Review (CDR No. 2023-06), which are collectively being processed under Planning Application No. 2020-92.

CUP No. 2023-16 proposes to establish a gas station with a 4,291 sq. ft. canopy with a concurrent beer and wine sales (Type 20), self-storage facility (three (3) buildings 38,016 sq. ft. in total), a 3,979 sq. ft. self-serve carwash, and a 4,456 sq. ft. drive-thru restaurant.

CDR No. 2023-06 proposes the building design and construction of a 4,650 sq. ft. convenience store, a 4,291 sq. ft. canopy, a 38,016 sq. ft. self-storage facility (three (3) buildings), 4,456 sq. ft. drive-thru restaurant, 221 parking stalls, landscaping, and related site improvements.

Individual project components are discussed in more detail below:

Convenience Store/Gas Station – will include a 4,650 sq. ft. convenience store (7-Eleven) with a gas station. The gas station area will have eight pumps with 16 fueling stations under a 4,291 sq. ft. canopy. Anticipated throughput at the gas station is 1.5 million to 1.7 million gallons of fuel in the first year. The convenience market will be open 24 hours per day, seven days a week, and the gas pumps will also be accessible 24 hours per day, seven days a week.

Fast Food Drive-Thru Restaurant – will include a 4,456 sq. ft. fast food restaurant (McDonald's) with a drive-thru with two lanes for queueing of 12 vehicles and ordering that will lead to two pick windows. The drive-thru will be open 24 hours a day, seven days a week.

Car Wash – will include a 3,979 sq. ft. self-serve car wash with a single-lane car wash tunnel. Two queueing lanes are proposed to allow for more vehicle stacking. The car wash operation hours will be 9:00 AM to 8:00 PM, seven days a week.

Self-Storage – will include three (3) buildings totaling 38,016 sq. ft. in size. One along the western project boundary (21,377 sq. ft.), which includes office space, one along the southern boundary (10,558 sq. ft.), and one in the interior portion of the project site (6,081 sq. ft.). A total of 286 storage units will be available in seven different sizes ranging from 5 feet by 5 feet up to 10 feet by 30 feet. Some units will be accessed from the exterior, and others will be accessed via interior hallways. All units will be accessible 24 hours a day, seven days a week.

Architecture and Treatments

The proposed commercial buildings will vary in height and exterior treatment. The convenience store will be 15 feet high with parapets extending to approximately 22.5 feet. The building finishes will be cement plaster stucco in a four-color theme with stone accents and mission-style clay roof tiling. The metal canopy over the gas pumps will be 20 feet tall and be painted a color to complement the convenience store. The fast-food restaurant will be a maximum of 20 feet in height. Architectural treatments will be used to break up the bulk of the building and include stucco, aluminum batten, and metal paneling. The car wash tunnel will be approximately 15 feet

high with a white stucco exterior with blue and orange accenting architectural features. Canopies, parapets, and a 31.5-foot tower sign are also incorporated into the car wash design. The underside of the building canopies will have blue light emitting diode (LED) strip lighting to provide a faux neon aesthetic. The self-storage buildings would be constructed of concrete masonry with rolling metal access doors.

Landscaping

The proposed landscaping plan includes a mix of trees and shrubs emphasizing low-water-use species. Landscaping will cover approximately 16 percent of the project site. 28 trees will be planted around the project perimeter, including a mix of red crape myrtle, Canary Island date palm, and African sumac. Various shrub species will be planted along the project frontages and internally within the site.

Access, Circulation, and Parking

Vehicular access to the project site is proposed via one full-access driveway at Lincoln Street and two right-turn-in/out-only driveways at Riverside Drive. Fuel deliveries to the station would be via truck/trailer combination, and the site has been designed to accommodate the necessary turning radii for the fuel delivery vehicles' entrance and exit. The project proposes 221 parking spaces distributed throughout the site. This includes 12 ADA-compliant spaces and four (4) spaces oversized to accommodate boat trailers or recreational vehicles (RVs).

Discussion

General Plan Consistency

The project site has a General Plan Land Use Designation of General Commercial (GC). The GC Land Use Designation provides for retail, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, public and quasi-public projects, and similar and compatible uses with a maximum 0.40 floor area ratio (FAR). The project proposes a self-serve car wash, self-storage facility, drive-thru restaurant, gasoline dispensing station, and canopy with a 0.20 FAR. The project is consistent with the General Commercial General Plan Land Use Designation.

The project site is located within the General Plan Lake View District Plan (LVDP). Per Section 9.0, Lake View District Plan, of the General Plan, the main focus of the Lake View District is to "integrate new and existing residential communities and supporting uses while maintaining a high quality of life." The project would be consistent with the goals of the Lakeview District Plan, including the goal to provide a revitalized and healthy mixed-use corridor along Riverside Drive. The project will develop commercial uses, including a convenience store with gas station, a drive-thru restaurant, a car wash, and self-storage, which will contribute to the commercial vitality along Riverside Drive. The proposed uses would meet the needs of existing residents in the project vicinity.

Municipal Code Consistency

The project site has a zoning designation of General Commercial (C-2). Per the Lake Elsinore Municipal Code (LEMC) Section 17.124.020, all permitted uses of the Commercial Office (C-O) and the Neighborhood Commercial (C-1) district as contained within LEMC Section 17.116.020 and Section 17.120.020 are also permitted uses within the C-2 zone. Food stores; including markets, bakeries, health food establishments, and candy stores are permitted uses.

Per LEMC Section 17.124.030, uses permitted subject to a use permit in the C-1 district as contained in LEMC Section 17.120.030 are also permitted in the C-2 zone subject to a Conditional Use Permit. Per LEMC Section 17.120.030, drive-thru establishments and gasoline dispensing establishments are permitted uses subject to a Conditional Use Permit. Per the LEMC Section 17.124.030, car washes are a permitted use subject to a Conditional Use Permit.

Per LEMC Section 17.112.090.O (Gasoline dispensing establishments), establishments engaged in the concurrent sale of motor vehicle fuel with alcoholic beverages are subject to its provisions and must obtain a Conditional Use Permit pursuant to LEMC Section 17.415.070.

Staff has reviewed the proposed project with respect to the relevant development standards as identified in the C-2 zone and LEMC Section 17.112.090 (Gasoline dispensing establishments) and has detailed the requirements and the proposed development standards as follows:

Development Standard	Required	Proposed
Front yard Setback		
• Convenience Store	15 ft.	175 ft.
• Fast Food Restaurant	15 ft.	103 ft.
• Carwash	15 ft.	76 ft.
• Self-Storage	15 ft.	15 ft. & 65 ft.
Side yard Setback (ROW)		
• Convenience Store	15 ft.	60 ft.
• Self-Storage	15 ft.	15 ft.
Canopy Setback	20ft.	67 ft.
Building Height		
• Convenience Store	45 ft.	23 ft.
• Fast Food Restaurant	45 ft.	20 ft.
• Carwash	45 ft.	31.5 ft.
• Self-Storage	45 ft.	12 ft.
Landscape improvements		
• Adjacent to Street	15 ft.	15 ft.
• Landscape coverage	15%	16.1%

Table 2: Development Standards

The project complies with the onsite parking standards listed in LEMC Chapter 17.148 (Parking Requirements). LEMC Section 17.148.030.A requires one (1) parking space for each 250 square feet of retail floor area. LEMC Section 17.148.030.E.13 requires one (1) parking space for each 45 square feet of customer area, plus one space for each 200 square feet of noncustomer area for food establishments. The project will provide 221 parking spaces, including 12 accessible

spaces and four (4) oversized spaces to accommodate boat trailers or recreational vehicles (RVs). The project will be required to install electric vehicle charging stations for at least six (6) percent of all onsite parking spaces per CalGreen 2022 requirements. The proposed parking would exceed the minimum 170 parking spaces required for the site per the LEMC.

The project also complies with the non-residential development standards outlined in LEMC Chapter 17.112. The Project provides a variety of building design features and forms by employing treatments, such as articulated planes along the exterior walls, attractive storefront window system, recessed suite entries and a variety of rooflines, which will create depth and shadow. The project has also been designed to be compatible with surrounding commercial buildings located near the project vicinity. The proposed landscaping improvements will serve to enhance the building designs and soften portions of building elevations, provide shade and break-up expanses of pavement.

The Design Review Committee, which includes staff from Planning, Building and Safety, Fire, and Engineering, has reviewed the proposed project and has conditioned the project to ensure compliance with the general plan, the LEMC, and the related environmental document.

Environmental Determination

Pursuant to CEQA Guidelines Section 15162, staff recommends that the Planning Commission find that no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier Mitigated Negative Declaration (MND). All potentially significant impacts have been avoided or mitigated pursuant to the earlier MND and none of the conditions described in Section 15162 exist.

1. MND (ER 2020-05) (SCH No. 2021010316) was adopted by the City Council on April 13, 2021, for the Riverside/Lincoln Commercial Center Project. The MND analyzed the potential impact that could result from the development of the previous Conditional Use Permit and Commercial Design Review (CUP No. 2020-09 and CDR No. 2020-08) applications.
2. The new Conditional Use Permit and Commercial Design Review (CUP No. 2023-16 and CDR No. 2023-06) applications have the same configuration and layout as the previously analyzed project. Additionally, the new applications propose the same uses (a convenience store with a gas station, a fast-food drive-thru restaurant, a self-serve drive-thru car wash and a self-storage facility). There will be no increase in the intensity of use.
3. No substantial changes that require major revisions to the MND exist, and no new information of substantial importance that requires revisions to the earlier MND exist.

MSHCP Consistency

The project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). 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 – MSHCP Resolution
- Attachment 2 – CUP Resolution
- Attachment 3 – RDR Resolution
- Attachment 4 – Conditions of Approval
- Attachment 5 – GIS Exhibits
- Attachment 6 – Design Review Package
- Attachment 7 – Public Notice Materials