

## RESOLUTION NO. 2023-

### **ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A LAND USE DETERMINATION ESTABLISHING RECREATIONAL VEHICLE SALES AND SERVICE AS A PERMITTED USE, WITH OUTDOOR DISPLAY AND STORAGE SUBJECT TO THE APPROVAL OF A CONDITIONAL USE PERMIT WITHIN THE ELSINORE CITY CENTER SPECIFIC PLAN.**

**Whereas**, James Mark Dakan, Inland Boat Center has requested a land use determination a by the Planning Commission to allow for the retail sales and service of boats vehicles, recreational vehicles, trailers, all-terrain vehicles (ATVs), motorcycles with the accessory use of outdoor boat display and storage within the Elsinore City Center Specific Plan, Amendment No. 1 (ECCSP #1);

**Whereas**, the retail sales and service of boats, vehicles, recreational vehicles, trailers, all-terrain vehicles (ATVs), motorcycles are not listed as either a permitted use or a use subject to a Conditional Use Permit in ECCSP#1;

**Whereas**, Section IV.A.2.zz of the ECCSP#1 specifies that other permitted uses may be allowed subject to the Planning Commission finding that the use is consistent with the purpose and intent of the *Elsinore City Center Specific Plan Zone* for permitted uses within the Specific Plan; and

**Whereas**, on December 5, 2023, at a duly noticed Public Meeting, the Planning Commission (Commission) considered evidence presented by the Community Development Department and other interested parties with respect to this item.

### **NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

**Section 1:** That in accordance with the Lake Elsinore Municipal Code (LEMC) and the Lake Elsinore Outlet Center Specific Plan, the Commission makes the following findings:

1. Recreational vehicle sales and service is a permitted use within the ECCSP#1.
  - a. *Section 17.08.180 of the LEMC defines recreational vehicles to include “travel trailers, vehicle trailers, utility trailers, boats, off-highway vehicles, and other devices used for recreational purposes”.*
  - b. *Recreational vehicle sales and service uses have characteristics that are similar to other uses listed in the ECCSP#1 including uses such as department stores, retail sales, personal services, and service stations. These uses share similar operational characteristics including sales and service as well as similar frequency of customers.*
  - c. *Recreational vehicle sales and service is a use consistent with the purpose and intent of the ECCSP#1 and with Elsinore City Center Specific Plan Zone designation.*
  - d. *Outdoor display and storage shall be subject to the approval of a conditional use permit consistent with the Elsinore City Center Specific Plan.*

2. The proposed use will not be detrimental to the general health, safety, comfort, or general welfare of persons residing or working within the General of the proposed use or the City, or injurious to property or improvements in the General or the City.
  - a. *All applicable City departments and agencies will review applications to ensure that the proposed use is consistent with the purpose and intent of the ECCSP#1 and will recommend conditions of approval relating to the proposed use, so as to eliminate any negative impacts to the general health, safety, comfort, or general welfare of persons residing or working within the General of the proposed use.*

**Section 2:** Based upon the evidence presented and the above findings, the Commission hereby finds that recreational vehicle sales and service is a permitted use within the ECCSP#1.

**Section 3:** This Resolution shall take effect immediately upon its adoption.

**Passed and Adopted** on this 5<sup>th</sup> day of December 2023.

\_\_\_\_\_  
Michael Carroll, Chairman

**Attest:**

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Damaris Abraham,  
Assistant Community Development Director

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF LAKE ELSINORE        )

I, Damaris Abraham, Assistant Community Development Director of the City of Lake Elsinore, California, hereby certify that Resolution No. 2023-\_\_ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held December 5, 2023 and that the same was adopted by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Damaris Abraham,  
Assistant Community Development Director