

**RESOLUTION NO. 2024-\_\_\_**

**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**

**Whereas**, Ilan Golcheh - Golcheh Group has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2020-92 (Conditional Use Permit No. 2023-16 and Commercial Design Review No. 2023-06) to construct a commercial project consisting of a 4,650 sq. ft. convenience store, 4,291 sq. ft. canopy, 38,016 sq. ft. self-storage facility, 4,456 sq. ft. drive-thru restaurant, 3,979 sq. ft. self-serve carwash, 221 parking stalls, and landscaping and related site improvements on a 6.36-acre site. The project is located at the southwest corner of Lincoln Street and Riverside Drive (APNs: 379-111-017, 018, 019, and 020 (Previous APN: 379-111-014));

**Whereas**, Commercial Design Review (CDR) No. 2023-06 proposes the building and design of 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, 221 parking stalls, landscaping, and related site improvements;

**Whereas**, pursuant Section 17.415.050.E (Major Design Review) of the Lake Elsinore Municipal Code (LEMC), the Planning Commission (Commission) has the responsibility of reviewing and approving, conditionally approving, or denying and Design Review applications; and

**Whereas**, on April 16, 2024 at a duly noticed Public Hearing the Commission has 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:** The Commission has reviewed and analyzed the proposed project pursuant to the California Planning and Zoning Laws (Cal. Gov. Code §§ 59000 et seq.), the Lake Elsinore General Plan (GP) and the LEMC and finds and determines that the proposed project is consistent with the requirements of California Planning and Zoning Law and with the goals and policies of the GP and the LEMC.

**Section 2:** The Commission finds and determines that and no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier Mitigated Negative Declaration (MND) and none of the conditions described in Section 15162 exist. 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. 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. No substantial changes that require major revisions to the MND exist and no new information of substantial importance that require revisions to the earlier MND exist.

**Section 3:** That in accordance with Section 17.415.050.G of the LEMC, the Commission makes the following findings regarding CDR No. 2023-06:

1. The Project, as approved, will comply with the goals and objectives of the General Plan, Specific Plan and the Zoning District in which the Project is located.

*The proposed project, the development of a commercial project consisting of a 4,650 sq. ft. convenience store, 4,291 sq. ft. canopy, 38,016 sq. ft. self-storage facility, 4,456 sq. ft. drive-thru restaurant, 3,979 sq. ft. self-serve carwash, is consistent with the 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 uses, and similar and compatible uses with a maximum 0.40 Floor Area Ratio (FAR). The project proposes to develop a commercial project with 0.2 FAR. The project site is within the Lake View District of the General Plan. 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 is 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 zoning for the subject site General Commercial (C-2). The proposed use is identified as a permitted use subject to the approval of a Conditional Use Permit within the C-2 zone. Further, the proposed commercial project will assist in achieving the development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreational and institutional land uses.*

2. The Project complies with the design directives contained in the LEMC and all applicable provisions of the LEMC.

*The project is appropriate to the site and surrounding developments. The architectural design of the proposed building complies with the Nonresidential Development Standards (Chapter 17.112) of the LEMC. Sufficient setbacks and enhanced onsite landscaping have been provided thereby creating interest and varying vistas as a person moves along abutting streets and within the park. The project will create a visually pleasing, non-detractive relationship between the proposed development and existing projects through the use of a 'Contemporary' architectural design that is similar to existing developments in the vicinity. In addition, safe and efficient circulation has been achieved onsite.*

3. Conditions and safeguards pursuant to Section 17.415.050.G.3 of the LEMC, including guarantees and evidence of compliance with conditions, have been incorporated into the approval of the Project to ensure development of the property in accordance with the objectives of Section 17.415.050.

*Pursuant to Section 17.415.050.E of the LEMC, the project was considered by the Planning Commission at a duly noticed Public Hearing held on April 16, 2024. The Project, as reviewed and conditioned by all applicable City divisions, departments and agencies, will not have a significant effect on the environment.*

**Section 4:** Based upon all of the evidence presented, the above findings, and the conditions of approval imposed upon the project, the Commission hereby approves CDR No. 2023-06.

**Section 5:** This Resolution shall take effect immediately upon its adoption.

**Passed and Adopted** on this 16<sup>th</sup> day of April 2024.

\_\_\_\_\_  
Jodi Peters, Chair

**Attest:**

\_\_\_\_\_  
Damaris Abraham,  
Community Development Director

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

I, Damaris Abraham, Community Development Director of the City of Lake Elsinore, California, hereby certify that Resolution No. 2024-\_\_ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held on April 16, 2024, and that the same was adopted by the following vote:

AYES  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Damaris Abraham,  
Community Development Director