



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: December 10, 2024

Subject: Notice of Decision – Planning Commission Approval of Planning Application No. 2023-19 for a Construction Contractor Business (Fleming and Son's Concrete Pumping) with a 7,500 sq. ft. Building and Outdoor Storage on a 1.65-acre Site located at the Southwest Corner of the West Minthorn Street and North Riley Street Intersection

Applicant: Kim Quon, Kim Quon Architect, LLC

Recommendation

Receive and File the Notice of Decision for Planning Application No. 2023-19 approved by the Planning Commission on November 19, 2024.

Background

Planning Application No. 2023-19 is a request for a Conditional Use Permit (CUP No. 2023-09) and an Industrial Design Review (IDR No. 2023-02) to develop a heavy construction equipment yard and office for Fleming and Sons Concrete Pumping, Inc. (Fleming and Sons). Fleming and Sons is an established business offering a selection of concrete pumping and related equipment and services for a variety of construction jobs. Fleming and Sons intends to utilize the subject property to expand their business to Lake Elsinore. In addition, due to a recent Code Enforcement code violation for commencing a business without the required City approvals, the CUP and IDR is to legalize Fleming and Sons' business operations to be compliant with the LEMC. The project proposes the following construction and improvements:

- Install a one-story 7,500-square-foot (sq. ft.) pre-manufactured steel industrial building with an 850-sq. ft. administrative office and three vehicle bays used for vehicle maintenance; and
- Related site improvements including 25 new parking spaces (13 spaces for passenger vehicles and 12 spaces for concrete pump trucks) as well as new hardscaping and landscaping.

The project site is located on the southwest corner of the West Minthorn Street and North Riley Street intersection. The project site encompasses Assessor Parcel Numbers (APNs) 377-232-006, 377-232-007, and 377-232-009. The project site will be accessed by one full-movement driveway on North Riley Street and one Right-In Right-Out driveway on North Riley Street.

On November 19, 2024, the Planning Commission took the following action by a 5-0 vote:

1. Found that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects);
2. Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2023-09 TO ESTABLISH AND OPERATE A CONTRACTOR YARD WITH A ONE-STORY 7,500 SQ. FT. PRE-MANUFACTURED STEEL INDUSTRIAL BUILDING WITH AN ADMINISTRATIVE OFFICE IN THE LIMITED MANUFACTURING (M-1) DISTRICT LOCATED AT APNs 377-232-006, 377-232-007, and 377-232-009; and
3. Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING INDUSTRIAL DESIGN REVIEW NO. 2023-02 TO INSTALL A ONE-STORY 7,500 SQ.FT. PREMANUFACTURED STEEL INDUSTRIAL BUILDING WITH AN ADMINISTRATIVE OFFICE AND RELATED SITE IMPROVEMENTS LOCATED AT APNs 377-232-006, 377-232-007, and 377-232-009.

Discussion

The Planning Commission voted 5-0 to approve the project at its regular meeting on November 19, 2024. There were no public comments and the project's team were the only people in attendance.

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