



REPORT TO CITY COUNCIL

To: Honorable Mayor or Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Kevin Beery, Associate Planner

Date: December 13, 2022

Subject: **Planning Application No. 2021-37 (Mason Motorsports): Request for Approval of a Zone Change Amending the Zoning Designation of the 1.56-acre Parcel from C-M (Commercial Manufacturing) to M-1 (Limited Manufacturing), in Conjunction with Industrial Design Review to Construct a Two-Story, 25,449 Square-Foot Industrial Building and Related Site Improvements for an Off-Road Vehicle Manufacturing Facility**

Applicant Name: Paul Giese, AYLI, LP

Recommendation

1. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING AN ADDENDUM TO THE 2011 GENERAL PLAN UPDATE ENVIRONMENTAL IMPACT REPORT (STATE CLEARING HOUSE NO. 2005121019) FOR PLANNING APPLICATION NO. 2021-37 (ZONE CHANGE NO. 2021-03 AND INDUSTRIAL DESIGN REVIEW NO. 2021-06);
2. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING FINDINGS THAT PLANNING APPLICATION NO. 2021-37 (ZONE CHANGE NO. 2021-03 AND INDUSTRIAL DESIGN REVIEW NO. 2021-06) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP);
3. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING INDUSTRIAL DESIGN REVIEW NO. 2021-06 FOR THE CONSTRUCTION OF A 25,449 SQUARE FOOT INDUSTRIAL BUILDING AND RELATED SITE IMPROVEMENTS LOCATED AT APN: 377-430-016; and
4. Introduce by title only and waive further reading of AN ORDINANCE THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING ZONE CHANGE NO. 2021-03.

Background

At the November 15, 2022 Planning Commission meeting, the Planning Commission held a public hearing concerning this matter and unanimously recommended that the Council approve the project with a 4-0 vote. No one spoke in opposition to the project and only the applicant attended the hearing.

Project Description

Planning Application No. 2021-37 is a request for approval of a Zone Change (ZC No. 2021-03) amending the zoning designation of one 1.56-acre parcel from Commercial Manufacturing (C-M) to Limited Manufacturing (M-1) in conjunction with Industrial Design Review (IDR No. 2021-06) to construct a two-story, 25,449 square-foot industrial building and related site improvements including a 51-space parking area, two loading spaces and 16,803 sq. ft. of landscaped area on an approximately 1.56-acre site for an off-road vehicle manufacturing facility (Project). The Project would also involve construction of sidewalk improvements along the public right-of-way abutting the Project site and minor utility extensions needed to serve the new development. Access to the new development would be provided by one full-width driveway along Collier Avenue and one restricted emergency access driveway along Chaney Street.

Project Location

The Project site is located on the westerly corner of the intersection of Collier Avenue and Chaney Street. (APN: 377-430-016)

Environmental Setting

	EXISTING LAND USE	ZONING	GENERAL PLAN
Project Site	Vacant	Commercial Manufacturing (C-M)	Business Professional
North	Commercial/Industrial	Commercial Manufacturing (C-M)	Business Professional
South	Industrial	Limited Manufacturing (M-1)	Business Professional
East	Commercial	General Commercial (C-2)	General Commercial
West	Vacant	Commercial Manufacturing (C-M)	Business Professional

Table 1: Environmental Setting

Analysis

The current General Plan designation of the Project site is Business Professional which provides for office and administrative uses, light industrial, research and development, office-based firms, including office support facilities, restaurants, medical clinics, public and quasi-public uses, and similar and compatible uses with a maximum 0.45 floor area ratio (FAR).

The current zoning designation of the Project site is C-M. The application proposes to change the zoning designation of the Project site from C-M to M-1. The purpose of the M-1 district is to provide for certain categories of light industrial uses that are relatively free of nuisance or hazardous characteristics and to protect these areas from intrusion by residential, commercial, and other inharmonious uses. Furthermore, M-1 uses will generally be located in the more visible industrial

areas of the City, such as adjacent to major thoroughfares, and are intended to play a major role in establishing the perceived identity of the City's industrial districts.

The M-1 district is compatible with the Project site's current General Plan land use designation of Business Professional. Therefore, the proposed rezoning action neither requires amending the General Plan designation of the Project site, nor does it change the overall development intensity (i.e., 0.45 FAR) allowed on the Project site. The proposed rezoning will allow the new building to be used as an off-road vehicle manufacturing facility.

The Project site is generally surrounded by industrial and commercial development, and no inharmonious existing or planned land uses are present in the vicinity. Therefore, the proposed rezoning is consistent with the purpose of the M-1 district based on the Project site's location along a major thoroughfare in an existing industrial area. Furthermore, the proposed rezoning will not be detrimental to the health, safety, comfort, or general welfare, and will not be injurious to property or improvements in the neighborhood or within the City. Pursuant to the Section 17.136.020 of the Lake Elsinore Municipal Code (LEMC), all uses in the M-1 district must be conducted entirely within a building in order to avoid adverse impacts to surrounding properties.

Staff has reviewed the submitted development plans for compliance with the M-1 development standards and regulations of Chapter 17.136 of the LEMC and has determined that the proposed development conforms to the M-1 development standards as shown in Table 2.

M-1 Development Standards	Required	Proposed
<i>Setbacks:</i>		
Front	Min. 20'-0"	20'-0"
Right Side (Chaney Street)	Min. 20'-0"	20'-6"
Left Side (Interior)	None	82'-11"
Rear	None	76'-7"
<i>Landscape improvements:</i>		
Adjacent to Street	Min. 15 ft.; Average 20 ft.	20'-0" to 20'-6"
Landscape Coverage	Min. 12%	25%
<i>Building Height</i>	Max. 40'-0"	38'-0"
<i>FAR (Business Professional)</i>	Max. 0.45	0.37

Table 2: Development Standards

Furthermore, the proposed development complies with the applicable minimum off-street parking requirements of Section 17.148.030.C of the LEMC, as shown in Table 3.

Parking Standard	Required	Proposed
1 space per 500 sq. ft. unit area up to 20,000 sq. ft. plus 1 space per 1,000 sq. ft. unit area over 20,000 sq. ft. and 1 space per 1,000 sq. ft. unit area warehousing area	20,000 SF/500 SF = 40 5,449 SF/1,000 SF = 6 Total = 46	Total Provided = 51

Table 3: Parking Standards

The architectural appearance of the proposed building conforms to the Nonresidential Development Standards (Chapter 17.112) and other applicable development standards of the LEMC. The building exterior would consist of painted concrete walls with patterned accent panels, spandrel glass windows, tenant signage and an articulated façade at the front entry. The exterior architecture, including colors and materials, has been designed to be harmonious and compatible with surrounding development. Furthermore, the proposed landscaping improvements complement the building design, provide shade and break-up expanses of pavement. The proposed site design is cohesive and functional for the proposed use.

The Design Review Committee, including Staff from Planning, Building and Safety, Fire, and Engineering departments and the Elsinore Valley Municipal Water District, has reviewed the Project and has added recommended permit conditions of approval to ensure compliance with adopted plans and policies.

Zoning Amendment Findings

Section 17.415.040.F of the LEMC provides that zoning amendments may be approved only if the following findings are made:

1. The proposed amendment will not be (a) detrimental to the health, safety, comfort, or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City, (b) injurious to property or improvements in the neighborhood or within the City.
 - a. *The proposed rezoning has been analyzed relative to its potential to have detrimental effects to the health, safety, comfort or general welfare of persons residing or working within the neighborhood of the Project site, and conditions of approval have been added on the Project to ensure that the health, safety and welfare of surrounding residents and employees will not be adversely impacted.*
 - b. *The proposed rezoning would not be injurious to the property or improvements in the neighborhood. The rezoning, in conjunction with the corresponding design review approval, will allow the private development of an industrial building to be used as an off-road vehicle manufacturing facility. Standard conditions have been added requiring onsite operational activities to be conducted entirely within a completely enclosed building and the construction of infrastructure improvements in the public right-of-way abutting the Project.*
2. The proposed amendment will be consistent with the latest General Plan.
 - a. *ZC No. 2021-03 is a proposal to rezone the Project site from Commercial Manufacturing (C-M) to Limited Manufacturing (M-1). The M-1 zoning designation is consistent with proposed General Plan Land Use designation of Business Professional (BP). Therefore, the proposed amendment will be consistent with the latest General Plan.*

Environmental Determination

Pursuant to 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 certified Environmental Impact Report (EIR) (State Clearing House No. 2005121019) prepared for the 2011 General Plan Update. Pursuant to CEQA Guidelines 15164, an addendum to EIR SCH #2005121019 has been prepared for the Project and is included as Attachment I to this report. All potentially significant effects have been avoided or mitigated in accordance with the EIR SCH #2005121019 and none of the conditions described in Section 15162 have occurred.

Fiscal Impact

The time and costs related to processing this application have been covered by application fees paid for by the applicant. No General Fund budgets have been allocated or used in the processing of this application.

Attachments

- Attachment 1 – CEQA Resolution
- Attachment 2 – MSHCP Resolution
- Attachment 3 – ZC Ordinance
- Attachment 4 – IDR Resolution
- Attachment 5 – Conditions of Approval
- Attachment 6 – Vicinity Map
- Attachment 7 – Aerial Map
- Attachment 8 – Design Review Package
- Attachment 9 – EIR Addendum