



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Damaris Abraham, Assistant Community Development Director

Date: June 13, 2023

Subject: Notice of Decision – Planning Commission Approval of Planning Application No. 2022-26 for a Conditional Use Permit to Establish a New Bar and Restaurant Facility in an Existing, Recently Rehabilitated 2,776 Sq. Ft. Building and a Design Review for Minor Onsite Modifications Located at 31502 Riverside Drive

Recommendation

Receive and file the Notice of Decision for Planning Application No. 2022-26 approved by the Planning Commission on May 16, 2023.

Background

The project includes Conditional Use Permit No. 2022-22 to establish a new bar and restaurant facility (Ringside Sports Bar and Grill) in an existing, recently rehabilitated 2,776 sq. ft. building and Commercial Design Review No. 2022-15 for minor on site modifications to repave the existing parking lot, provide a new parking lot layout and site circulation, install parking lot lighting and a trash enclosure, and install new perimeter landscaping.

The project is located at the southeasterly corner of Riverside Drive and Joy Street, more specifically 31502 Riverside Drive (APN: 379-191-029).

In February 2022, a Building Permit (BLDG-2022-00197) was issued to rehabilitate the building located at the subject property that had been partially destroyed by fire and water damage. Work pertaining to the rehabilitation of the structure is currently being completed.

On May 16, 2023, the Planning Commission by a 3-0 vote:

1. Found that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities);

2. Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2022-26(CONDITIONAL USE PERMIT NO. 2022-22) TO ESTABLISH A BAR AND RESTAURANT FACILITY IN AN EXISTING, RECENTLY REHABILITATED 2,776 SQ. FT. BUILDING LOCATED AT 31502 RIVERSIDE DRIVE (APN: 379-191-029); and
3. Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2022-26 (COMMERCIAL DESIGN REVIEW NO. 2022-15) FOR MINOR ONSITE MODIFICATIONS RELATED TO PARKING LOT LAYOUT, SITE CIRCULATION, AND LANDSCAPING FOR AN EXISTING, RECENTLY REHABILITATED 2,776 SQ. FT. BUILDING LOCATED AT 31502 RIVERSIDE DRIVE (APN: 379-191-029).

Discussion

The Planning Commission voted 3-0 to approve the project at its regular meeting on May 16, 2023. There were no public comments. Only the applicant and their design team attended the hearing.

The Planning Commission's decision is final, and no action by the City Council is required unless the City Council, by a 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