



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. 2023-11 (Bellevue Career College) for a Conditional Use Permit Establishing a Nursing School within a 2,975 Sq. Ft. Unit Located at 31569 Canyon Estates Drive Suites 207-222

Recommendation

Receive and File the Notice of Decision for Planning Application No. 2023-11 approved by the Planning Commission on May 16, 2023.

Background

Planning Application No. 2023-11 (Conditional Use Permit No. 2023-04) proposes to establish a 2,975 sq. ft. nursing school (Bellevue Nursing College) within Suites 207-222 of the Plaza at Lakeview Office Building. The project proposes to convert the units into a new nursing school consisting of a classroom, reception area, office space, break room, exercise room, instruction space consisting of three-distinct areas, one future instruction area, and an internal hallway, in order to accommodate approximately 30 students per session with 3 full-time faculty members.

The overall project site consists of two (2) office buildings on a 4.4-acre parcel located at 31569 and 31571 Canyon Estates Drive. The specific project site is located within Suites 207-222 of 31569 Canyon Estates Drive, which includes a 2,975 sq. ft. office space located on the second floor of the Plaza at Lakeview Office Building (APN: 363-912-043). Access to site is achieved from either Camino Del Norte to the north, or from Summerhill Drive via Railroad Canyon Road from the south.

On May 16, 2023, the Planning Commission by a 4-0 vote:

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

2. Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2023-11 (CONDITIONAL USE PERMIT NO. 2023-04) TO ESTABLISH A 2,975 SQUARE FOOT NURSING SCHOOL LOCATED WITHIN SUITES 207 THRU 222 OF THE PLAZA AT LAKEVIEW OFFICE BUILDING LOCATED AT 31569 CANYON ESTATES DRIVE (APN: 363-912-043).

Discussion

The Planning Commission voted 4-0 to approve the project at its regular meeting on May 16, 2023. There were no public comments. Only the applicant 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 costs 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