



## 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:** August 22, 2023

**Subject:** Notice of Decision – Planning Commission Approval of Planning Application No. 2023-16 Approving a Conditional Use Permit to Establish and Operate a New Cabinet Shop in an Approximately 2,000 Sq. Ft. Unit Within an Existing Multi-tenant Building Located at 18301 Collier Avenue Unit A

### **Recommendation**

Receive and file the Notice of Decision for Planning Application No. 2023-16 approved by the Planning Commission on August 1, 2023.

### **Background**

Planning Application No. 2023-16 (Conditional Use Permit No. 2023-07) proposes to establish a new cabinet shop within an existing approximately 2,000 sq. ft. unit located in an existing multi-tenant building. The cabinet shop specializes in installing pre-fabricated cabinet with an emphasis on residential installation. No manufacturing work would take place at the facility. Only minor repairs such as replacing missing parts will occur at the site. The types of materials stored include hardwood, molding, and plywood. Hours of operation will be Monday through Friday from 7:00 a.m. to 3:30 p.m. The cabinet shop will not be open to the public. The facility will have two (2) employees.

The project is located north of Central Avenue and south of Hunco way, more specifically 18301 Collier Avenue, Unit A (APN: 377-120-026).

On August 1, 2023 the Planning Commission, by a 4-0 vote:

1. Found that the proposed 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. 2023-16 (CONDITIONAL USE PERMIT NO. 2023-07) TO ESTABLISH AND OPERATE A NEW

2,000 SQUARE FOOT CABINET SHOP IN AN EXISTING MULTI-TENANT BUILDING  
LOCATED AT 18301 COLLIER AVENUE UNIT A (APN: 377-120-026).

**Discussion**

The Planning Commission voted 4-0 to approve the project at its regular meeting on August 1, 2023. There were no public comments. Only the applicant attended the hearing.

The 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 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