



**City of Lake Elsinore**  
**Planning Commission Meeting**  
**– Final**

**Meeting Date:**  
December 05, 2023

**Public Session: 6:00 PM**

*Matthew Dobler, Chair*  
*Michael Carroll, Vice Chair*  
*John Gray, Commissioner*  
*Rendell Klaarenbeek, Commissioner*  
*Jodi Peters, Commissioner*  
*Damaris Abraham, Planning*  
*Manager*

**Cultural Center**  
183 N. Main Street  
Lake Elsinore, CA 92530

**CORONAVIRUS DISEASE (COVID-19) ADVISORY**

To protect our constituents, City officials and City staff, the City follows CDC, the California Department of Health Services' and the County of Riverside Public Health Officer guidance for the Control of COVID-19. Additional information regarding COVID-19 is available on the City's website at [www.lake-elsinore.org](http://www.lake-elsinore.org).

The December 05, 2023 Planning Commission Meeting Adjourned Regular Meeting will be conducted in person. Remote participation by the public and other interested persons will also be available in the following ways:

- 1) Cable T.V. Broadcast on Spectrum Channel 29 and Frontier Channel 31.
- 2) Livestream online at <https://lakeelsinore.primegov.com/public/portal>
- 3) To call into the meeting and provide public comment via Zoom, register by clicking the following link before 5:00 p.m. on the day of the meeting:

<https://us02web.zoom.us/j/86537585055>

- 4) Email public comments to [calvarez@lake-elsinore.org](mailto:calvarez@lake-elsinore.org) before the meeting. Comments received prior to 4:00 p.m. on the day of the meeting will be transmitted to the City Council Members.

The City of Lake Elsinore appreciates your attendance. Citizens' interest provides the City Council and Agency with valuable information regarding issues of the community.

Meetings are held on the 2nd and 4th Tuesday of every month. The agenda is posted 72 hours prior to each meeting outside of City Hall. The agenda and related reports are also available on the City's website at [www.Lake-Elsinore.org](http://www.Lake-Elsinore.org). Any writings distributed to the City Council within 72 hours of the meeting will be made available to the public at the time it is distributed to the City Council.

In compliance with the Americans with Disabilities Act, any person with a disability who requires a modification or accommodation in order to participate in a meeting should contact the City Clerk's Department at (951) 674-3124 Ext. 269, at least 48 hours before the meeting to make reasonable arrangements to ensure accessibility.



**Dream Extreme 2040** is the City's FIRST long-term strategic plan to assist the City in its pursuit of achieving its vision. The plan is a living document that will be updated regularly and serve as the framework to guide all decision-making over the next 20 years by identifying key Anchors, Aspirations, and Strategies.

**Our Vision** is the City of Lake Elsinore will be the ultimate destination where all can live, work, play, build futures, and fulfill dreams.

**The Anchors** are the City of Lake Elsinore's unique community assets and opportunities: The Lake, Downtown, and Action and Adventure.

- **The Lake:** Lake Elsinore is a vital community asset. Protecting, enhancing, and celebrating the Lake is critical to Lake Elsinore's City and community health.
- **Downtown:** Enhancing and creating the highest quality downtown experience will serve to create a strong sense of place that will shape the City's identity as a place where residents and visitors can live, work, and play.
- **Action and Adventure:** Lake Elsinore's programs, facilities, and natural environment will define the City as a destination for action and adventure for both visitors and residents.

**Our Aspirations** are broad, long-term goals that encapsulate what we hope to achieve in Lake Elsinore's future. The City has identified 4 key aspirations to work towards.



***Items on the agenda that align with Aspirations from the Dream Extreme 2040 Plan are noted by the Aspiration's icon to highlight City Council actions that help the City pursue its goals.***

To read the plan and learn more about its implementation in the City, visit [www.Lake-Elsinore.org/DreamExtreme2040](http://www.Lake-Elsinore.org/DreamExtreme2040).

**2) A Use Determination Request by Inland Boat Center Regarding the Retail Sales and Service of Boats with Accessory Use of Outdoor Display within the Elsinore City Center Specific Plan**

Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A LAND USE DETERMINATION ESTABLISHING RECREATIONAL VEHICLE SALES AND SERVICE AS A PERMITTED USE, WITH OUTDOOR DISPLAY AND STORAGE SUBJECT TO THE APPROVAL OF A CONDITIONAL USE PERMIT WITHIN THE ELSINORE CITY CENTER SPECIFIC PLAN.



## REPORT TO PLANNING COMMISSION

**To:** Honorable Chair and Members of the Planning Commission

**From:** Damaris Abraham, Assistant Community Development Director

**Date:** December 5, 2023

**Subject:** A Use Determination Request by Inland Boat Center Regarding the Retail Sales and Service of Boats with Accessory Use of Outdoor Display within the Elsinore City Center Specific Plan

**Applicant:** James Mark Dakan, Inland Boat Center, Inc.

### **Recommendation**

Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A LAND USE DETERMINATION ESTABLISHING RECREATIONAL VEHICLE SALES AND SERVICE AS A PERMITTED USE, WITH OUTDOOR DISPLAY AND STORAGE SUBJECT TO THE APPROVAL OF A CONDITIONAL USE PERMIT WITHIN THE ELSINORE CITY CENTER SPECIFIC PLAN.

### **Background**

The applicant has requested a land use determination by the Planning Commission to allow for the retail sales and service of boats vehicles, recreational vehicles, trailers, all-terrain vehicles (ATVs), motorcycles with the accessory use of outdoor boat display and storage in an existing building located at 31700 Grape Street located the Elsinore City Center Specific Plan, Amendment No. 1 (ECCSP #1).

The ECCSP#1 does not specifically identify the retail sales and service of boats, vehicles, recreational vehicles, trailers, all-terrain vehicles (ATVs), motorcycles as either a permitted or conditionally permitted use.

Section IV.A.2.zz of the ECCSP#1 specifies that permitted use may be allowed subject to the Planning Commission finding that the use is consistent with the purpose and intent of the *Elsinore City Center Specific Plan Zone* for permitted uses within the Specific Plan.

## **Discussion**

The Lake Elsinore Municipal Code (LEMC) identifies recreational vehicle sales and services as a permitted use within the Commercial Manufacturing (C-M) and General Commercial (C-2) zones, subject to the approval of a Conditional Use Permit. Section 17.08.180 of the LEMC defines recreational vehicles to include “travel trailers, vehicle trailers, utility trailers, boats, off-highway vehicles, and other devices used for recreational purposes”.

In addition, several land uses within the ECCSP#1 were identified as being consistent with the request, specifically including department stores, retail sales, personal services, and service stations. These uses were identified as they share similar operational characteristics including sales and service as well as similar frequency of customers.

The proposed use is generally consistent with other uses identified in the ECCSP#1. Staff recommends that the Planning Commission adopt a resolution establishing recreational vehicle sales and service as a permitted use, noting that outdoor display and storage is subject to the approval of a Conditional Use Permit.

## **Attachments**

Attachment 1 – Resolution

Attachment 2 – ECCSP List of Permitted Uses

## RESOLUTION NO. 2023-

### **ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A LAND USE DETERMINATION ESTABLISHING RECREATIONAL VEHICLE SALES AND SERVICE AS A PERMITTED USE, WITH OUTDOOR DISPLAY AND STORAGE SUBJECT TO THE APPROVAL OF A CONDITIONAL USE PERMIT WITHIN THE ELSINORE CITY CENTER SPECIFIC PLAN.**

**Whereas**, James Mark Dakan, Inland Boat Center has requested a land use determination a by the Planning Commission to allow for the retail sales and service of boats vehicles, recreational vehicles, trailers, all-terrain vehicles (ATVs), motorcycles with the accessory use of outdoor boat display and storage within the Elsinore City Center Specific Plan, Amendment No. 1 (ECCSP #1);

**Whereas**, the retail sales and service of boats, vehicles, recreational vehicles, trailers, all-terrain vehicles (ATVs), motorcycles are not listed as either a permitted use or a use subject to a Conditional Use Permit in ECCSP#1;

**Whereas**, Section IV.A.2.zz of the ECCSP#1 specifies that other permitted uses may be allowed subject to the Planning Commission finding that the use is consistent with the purpose and intent of the *Elsinore City Center Specific Plan Zone* for permitted uses within the Specific Plan; and

**Whereas**, on December 5, 2023, at a duly noticed Public Meeting, the Planning Commission (Commission) considered evidence presented by the Community Development Department and other interested parties with respect to this item.

### **NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

**Section 1:** That in accordance with the Lake Elsinore Municipal Code (LEMC) and the Lake Elsinore Outlet Center Specific Plan, the Commission makes the following findings:

1. Recreational vehicle sales and service is a permitted use within the ECCSP#1.
  - a. *Section 17.08.180 of the LEMC defines recreational vehicles to include “travel trailers, vehicle trailers, utility trailers, boats, off-highway vehicles, and other devices used for recreational purposes”.*
  - b. *Recreational vehicle sales and service uses have characteristics that are similar to other uses listed in the ECCSP#1 including uses such as department stores, retail sales, personal services, and service stations. These uses share similar operational characteristics including sales and service as well as similar frequency of customers.*
  - c. *Recreational vehicle sales and service is a use consistent with the purpose and intent of the ECCSP#1 and with Elsinore City Center Specific Plan Zone designation.*
  - d. *Outdoor display and storage shall be subject to the approval of a conditional use permit consistent with the Elsinore City Center Specific Plan.*

2. The proposed use will not be detrimental to the general health, safety, comfort, or general welfare of persons residing or working within the General of the proposed use or the City, or injurious to property or improvements in the General or the City.
  - a. *All applicable City departments and agencies will review applications to ensure that the proposed use is consistent with the purpose and intent of the ECCSP#1 and will recommend conditions of approval relating to the proposed use, so as to eliminate any negative impacts to the general health, safety, comfort, or general welfare of persons residing or working within the General of the proposed use.*

**Section 2:** Based upon the evidence presented and the above findings, the Commission hereby finds that recreational vehicle sales and service is a permitted use within the ECCSP#1.

**Section 3:** This Resolution shall take effect immediately upon its adoption.

**Passed and Adopted** on this 5<sup>th</sup> day of December 2023.

\_\_\_\_\_  
Michael Carroll, Chairman

**Attest:**

\_\_\_\_\_  
Damaris Abraham,  
Assistant Community Development Director

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF LAKE ELSINORE        )

I, Damaris Abraham, Assistant Community Development Director of the City of Lake Elsinore, California, hereby certify that Resolution No. 2023-\_\_ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held December 5, 2023 and that the same was adopted by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Damaris Abraham,  
Assistant Community Development Director



## **IV. REVISIONS TO “XII. SPECIFIC PLAN ZONE” OF CITY CENTER SPECIFIC PLAN RELATED TO PERMITTED USES**

The following is taken directly from the City Center Specific Plan starting on page XII-1.

### **XII. SPECIFIC PLAN ZONE**

This Section establishes zoning and land use development standards for the land uses planned within the Elsinore City Center Specific Plan Project Area. In general, the zoning district is based on the City of Lake Elsinore's Zoning Ordinance format, with modifications to standards as necessary to accommodate specific conditions relative to this Specific Plan.

Land Use Plan (Figure 3) depicts the land use for the entire Elsinore City Center Specific Plan which is based on Chapter 17.48, the C-2 - Neighborhood Commercial Zoning District of the City's Municipal Code. The development standards and regulations in the following pages have been drafted specifically for the Elsinore City Center Specific Plan and are designed to respond to the physical, political and economic site opportunities and constraints inherent in the project site. To respond to these project-related conditions, the *Elsinore City Center Specific Plan Zone* has been established. The Zone is designed to consolidate and integrate permitted uses and development standards that are currently divided and scattered among the City's C-O, C-1, C-2 **and R-3** zoning districts, and numerous other chapters within Title 17 of the Lake Elsinore Municipal Code including Chapters 17.38 (Non-Residential Development Standards), 17.66 (Parking Requirements) and 17.94 (Signs-Advertising Structures).

**The Zone is also intended to allow Multi-Family Residential uses within Parcel 5, which is an 8.2 acre area at the south end of the City Center site.**

The Elsinore City Center Specific Plan Zone offers several distinct advantages over conventional City zoning districts:

- The Zone will facilitate City staff's review of individual projects and submittal Packages by minimizing cross references to other City zoning districts and development regulations.
- The Zone recognizes the desire of the project applicant and the City to clearly define and identify specific development regulations and permitted uses that are appropriate to the project site given its close proximity to and high visibility from the I-15 freeway.
- The Zone complements the Design Guidelines set forth in Section IX of this Specific Plan.

Minor modifications were made to the Elsinore Zoning Code to accommodate the ~~service~~ **General Commercial and Multi-Family Residential** uses. All references to ~~residential~~, industrial, open space and recreational uses have been omitted, as they were not applicable to the proposed project. Several uses subject to a conditional use permit were found to be inappropriate with the proposed project uses, and therefore, are not permitted in the Specific Plan Zone. These uses include churches, ~~daycare centers~~, office condominiums, and motor vehicle and recreational vehicle sales and service centers.

The minimum lot area for new lots within the Specific Plan Zone has been reduced to accommodate the project's design concept. Furthermore, the height allowance has been increased to allow for taller architectural elements, characteristic of the project's Spanish-Mission style theme.

The permitted uses and development regulations of the Elsinore City Center Specific Plan Zone are set forth in full below and shall apply only to the project areas, as illustrated in Figure 8 2, *Specific Land Use Plan*, **and Figure 8b, Conceptual Plan With Multi-Family Residential on Parcel 5.**

#### **A. PERMITTED USES AND DEVELOPMENT REGULATIONS**

##### **1. Purpose.**

The intent of the Elsinore City Center Specific Plan Zone is to reserve appropriate locations consistent with the General Plan to accommodate a full range of retail stores, offices, restaurants, ~~and~~ personal services, **and Multi-Family Residential** scaled to meet the needs of the residents of the entire City.

##### **2. Permitted Uses.**

Uses permitted in the "C-2" District shall include those ~~businesses~~ **and Multi-Family Residential uses** listed below which operate in compliance with the intent and standards of this Zone and the Zones applicable with the Lake Elsinore Zoning Ordinance.

- a. Accountants, advertising agencies, appraisers, attorneys, business and management consultants, economists, public relations consultants, and other professional offices.
- b. Administrative or executive offices of any type of business.
- c. Antique shops and auction galleries.
- d. Apparel stores.
- e. Appliance stores.
- f. Architects, landscape architects, planners engineers, and surveyors, geologists, industrial designers, graphic designers, and interior designers not including retail sales on the premises.

- g. Art and craft galleries or studios.
- h. Barber shops and beauty salons.
- i. Bicycle shops.
- j. Bowling alleys; provided they comply with the requirements of Chapter 17.66, Parking requirements, as modified by Specific Plan No. 90-03.
- k. Bus depots and transit stations.
- l. Department stores.
- m. Employment agencies, travel agencies, and airline ticket agencies.
- n. Financial institutions, including banks, savings and loan associations, finance companies and credit unions.
- o. Floor covering shops.
- p. Florists.
- q. Food stores; including markets, bakeries, and health food establishments and candy stores.
- r. Furniture stores.
- s. General merchandise stores.
- t. Gift shops and novelties stores.
- u. Government buildings and service facilities; excluding storage equipment or repair or warehouses.
- v. Hardware stores.
- w. Health and exercise clubs
- x. Hobby supply stores.
- y. Home improvement centers.
- z. Hotels, motels and motor inns.
- aa. Insurance brokers and services, investment brokers, real estate brokers and offices, and title and escrow companies.

- bb. Jewelry stores.
- cc. Media shops; including bookstores, newsstands, and videotape outlets.
- dd. Medical complexes including medical, dental, and health-related services; excluding any housing for persons aged, infirm or ill.
- ee. Multi-Family Residential (within Parcel 5 only )**
- ff. Music stores; including sales of instruments, records, and tapes.
- gg. Oculists, opticians, and optometrists.
- hh. Office supply and stationery stores.
- ii. Personal service establishments; including barbershops, beauty shops, dry cleaning and tailors.
- jj. Pet shops; retail sales and grooming only. No boarding of animals.
- kk. Photography studio.
- ll. Private postal outlets.
- mm. Prescription pharmacies.
- nn. Public utility distribution and transmission facilities excluding private radio, television, and paging antenna towers.
- oo. Quick copy and printing establishments.
- pp. Restaurants and eating places ( including drive-ins and drive throughs and restaurants/eating places with outside eating or dining area); provided they comply with the parking requirements contained in this Specific Plan.
- qq. Sale of motor vehicles, motorcycle, and recreational vehicle parts and accessories and service incidental to the sale of parts.
- rr. Schools and studios for arts, crafts, photography, music and dance.
- ss. Service businesses similar to retail stores which do not involve warehousing or storage, except accessory storage of commodities sold at retail on the premises.
- tt. Service establishments; such as small appliance repair, watch and jewelry repair, and shoe repair.

- uu. Skating rinks; provided they comply with the requirements of Chapter 17.66, Parking Requirements, as modified by Specific Plan No. 90-03.
- vv. Sporting good stores and fitness supply stores.
- ww. Theaters; provided they comply with the requirements of Chapter 17.66, Parking Requirements, as modified by Specific Plan No. 90-03.
- xx. Toy shops.
- yy. Vehicle parts sales; (new or rebuilt only) and excluding repair and service.
- zz. Other uses that the Planning Commission finds by resolution to be in accord with the purpose of this Section and are appropriate and in compliance with City of Lake Elsinore standards and the City Center proposed uses in this document. A list of these uses shall be maintained in the Planning ~~Department~~ Division for future reference.

### **3. Uses Subject to a Conditional Use Permit**

It is recognized that certain uses while similar in characteristics to Permitted Uses in the Elsinore City Center Specific Plan Zone may require outdoor operation and/or have the potential to impact surrounding properties and therefore require additional approval and consideration. Such uses to be permitted in this Zone shall require a Conditional Use Permit pursuant to Chapter 17.74 of Title 17 of the Lake Elsinore Municipal Code and shall include the following:

- a. Bars or cocktail lounges; not in conjunction with a restaurant.
- b. Business colleges and professional schools.
- c. Car washes, hand or automatic.
- d. Dance halls, discotheques, or any establishment providing live entertainment.
- e. Game arcades; includes any establishment having five or more mechanical or electronic games of chance, skill or entertainment, whether as the primary use or in conjunction with another business, but excluding vending machines dispensing a product for sale.
- f. Gasoline dispensing establishments, subject to the provisions of Chapter 17.38 of Title 17 of the Lake Elsinore Municipal Code, as amended by this Specific Plan.
- g. Mortuaries.
- h. Outdoor sales and display incidental and accessory to a permitted use.
- i. Private clubs and lodges.

- j. Small animal veterinary clinics subject to the following addition to all other conditions of the Use Permit:
- 1) Treatment of animals is restricted to dogs, cats, and other small domesticated animals and birds.
  - 2) The operation shall be conducted in a completely enclosed and sound controlled building in such a way as to produce no objectionable noises or odors outside its walls.
  - 3) There shall be no outdoor runs or animal holding areas.
  - 4) There shall be no boarding of animals other than as necessary for recuperation of patients.
  - 5) The clinic shall have direct access from a parking area.
- k. Structures exceeding the maximum height permitted by Section 17. 44.060 of Title 17 of the Lake Elsinore Municipal Code.