



**CITY OF LAKE ELSINORE
REPORT TO PLANNING COMMISSION**

**TO: HONORABLE CHAIRMAN
AND MEMBERS OF THE PLANNING COMMISSION**

**FROM: RICHARD J. MACHOTT, LEED GREEN ASSOCIATE
PLANNING MANAGER**

DATE: APRIL 15, 2013

**SUBJECT: COMMERCIAL DESIGN REVIEW NO. 2014-02 - A REQUEST FOR
THE INSTALLATION OF A 4,018 SQUARE FOOT TENT AT THE
CLUB HOUSE GREEN OF THE LINKS AT SUMMERLY GOLF
COURSE LOCATED AT 29381 VILLAGE PARKWAY. (APN: 371-
030-038)**

**APPLICANT: MR. BRAD STORMON, 29381 VILLAGE PARKWAY, LAKE
ELSINORE, CA 92530**

**OWNER: MING XU/KINGDOM GOLF CORP. 29381 VILLAGE PARKWAY,
LAKE ELSINORE, CA 92530**

Recommendation

Adopt Resolution No. 2014-____; A Resolution of the Planning Commission of the City of Lake Elsinore, California, Recommending City Council Approval of Commercial Design Review No. 2014-02; A Request for the Installation of a 4,018 Square-foot Tent at the Club House Green of The Links at Summerly Golf Course located at 29381 Village Parkway (APN 371-030-038).

Project Request

The applicant is requesting approval of Commercial Design Review, to allow the installation of a 4,018 square foot tent at the Club House Green of The Links at Summerly Golf Course located at 29381 Village Parkway.

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Project Location

The 3.4 acre site also known as APN: 371-030-038, is located at 29381 Village Parkway approximately one mile south of the I-15 Freeway.

Environmental Setting

The subject property is surrounded by The Links at Summerly Golf Course to the west and residential uses to the the north, south, and east.

	EXISTING LAND USE	ZONING	GENERAL PLAN
Project Site	Recreation	East Lake Specific Plan (Recreation)	East Lake Specific Plan
North	Residential	East Lake Specific Plan (Residential)	East Lake Specific Plan
South	Residential	East Lake Specific Plan (Residential)	East Lake Specific Plan
East	Residential	East Lake Specific Plan (Residential)	East Lake Specific Plan
West	Recreation	East Lake Specific Plan (Recreation)	East Lake Specific Plan

Project Description

The applicant is proposing to install a 4,018 square-foot tent at the Club House Green of The Links at Summerly Golf Course, where the applicant is proposing to host a variety of events such as weddings, birthday parties, fundraisers, corporate outings, and similar events. The applicant has provided conceptual seating arrangements that would accommodate up to a maximum of 240 guests. The tent has been designed to have four points of ingress/egress that will display the “Exit” signs, and it also has three openings where heat can be provided via heat pumps.

The topography where the proposed tent will be located is relatively flat and it will be located approximately 20 feet away from the Club House Building. The tent will meet all of the American Disability Act requirements.

Architecture/Colors and Materials

The subject tent has a basic rectangular shape with a gable roof design. It will have a continuation of window panels with an accessible doorway on each of the longer sides and four windows and a door on each of the smaller sides.

Landscaping/Parking and Circulation

The site currently has more than 38% landscaping coverage and when the Club House Building was developed 158 parking spaces were required. However 174 parking spaces were provided and therefore the parking and circulation will not be impacted by the approval of the proposed tent.

Analysis

The proposed 4,018 square foot tent building have been found to be in conformance with all applicable development standards of the Lake Elsinore Municipal Code (LEMC).

Environmental Determination

Staff determined that the proposed Commercial Design Review is categorically exempt from the California Environmental Quality Act (Public Resources Code §§ 21000 *et seq.*: "CEQA") and the Guidelines for Implementation of CEQA (14 California Code of Regulations §§ 15000 *et seq.*: "CEQA Guidelines") pursuant to Section 15303 (Class 3) (e) (New Constructions) categorical exemption; which includes accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.. The site is fully developed and only minor alterations are planned in association with the proposed use, which is an accessory use to the primary golf course & club house use of the site.

Prepared By: Agustin Resendiz
Associate Planner

Approved By: Richard J. MacHott, LEED Green Associate
Planning Manager

Attachments:

1. Vicinity Map
2. Planning Commission Resolution
3. Planning Commission Conditions of Approval
4. Site Plan
5. Floor Plan and Color Elevations
6. Color Aerial Photo