



## REPORT TO CITY COUNCIL

**To:** Honorable Mayor and Members of the City Council

**From:** Jason Simpson, City Manager

**Prepared by:** Damaris Abraham, Community Development Director

**Date:** February 24, 2026

**Subject:** Planning Application No. 2021-22 (Collier Commercial Properties) – A Proposal to Develop a 3,000 Square-Foot Office Building and an 8,975 Square-Foot Warehouse located on a 2.64-acre Vacant Site bound by Collier Avenue to the North and Minthorn Street to the South

**Applicant:** Troy Chislock

### **Recommendation**

1. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION (ER-2023-03; SCH NO. 2025100377) FOR PLANNING APPLICATION NO. 2021-22 (GENERAL PLAN AMENDMENT NO. 2021-02, ZONE CHANGE NO. 2021-02, CONDITIONAL USE PERMIT NO. 2022-25, AND INDUSTRIAL DESIGN REVIEW NO. 2021-03);
2. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING FINDINGS THAT PLANNING APPLICATION NO. 2021-22 (GENERAL PLAN AMENDMENT NO. 2021-02, ZONE CHANGE NO. 2021-02, CONDITIONAL USE PERMIT NO. 2022-25, AND INDUSTRIAL DESIGN REVIEW NO. 2021-03) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP);

OBJ

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3. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT NO. 2021-02 AMENDING THE LAND USE DESIGNATION FROM GENERAL COMMERCIAL (GC) TO LIMITED INDUSTRIAL (LI) FOR THE COLLIER COMMERCIAL PROPERTIES LOCATED AT APNS 377-190-002, 377-190-003, AND 377-190-004;
4. Introduce by title only and waive further reading of AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING ZONE CHANGE NO. 2021-02 CHANGING THE ZONING DESIGNATION FROM GENERAL COMMERCIAL (C-2) TO LIMITED MANUFACTURING (M-1) FOR THE COLLIER COMMERCIAL PROPERTIES LOCATED AT APNS 377-190-002, 377-190-003, AND 377-190-004;
5. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2022-25 TO ESTABLISH AND OPERATE AN 8,975 SQUARE-FOOT WAREHOUSE WITH A 3,000 SQUARE-FOOT OFFICE BUILDING AND AN OUTDOOR STORAGE AREA FOR THE COLLIER COMMERCIAL PROPERTIES LOCATED AT APNS 377-190- 002, 377-190-003, AND 377-190-004; and
6. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING INDUSTRIAL DESIGN REVIEW NO. 2021-03 PROVIDING BUILDING DESIGN AND RELATED SITE IMPROVEMENTS FOR A 3,000 SQUARE-FOOT OFFICE BUILDING AND AN 8,975 SQUARE-FOOT WAREHOUSE FOR THE COLLIER COMMERCIAL PROPERTIES LOCATED AT APNS 377-190-002, 377-190-003, AND 377-190-004.

### **Planning Commission Action**

The project was continued from the December 16, 2025, Planning Commission meeting to the January 20, 2026, Planning Commission Meeting in order for the applicant to have sufficient time to review the project's Conditions of Approval.

At the January 20, 2026 meeting, the Planning Commission recommended approval of the project by a 5-0 vote. No written or oral comments were received.

### **Project Location**

The project site is located approximately 1,533 feet northwest of the West Minthorn Street and North Riley Street intersection and is bound by Collier Avenue on the north and West Minthorn on the south. The project site consists of an approximately 2.64-acre undeveloped area and currently has a General Plan land use designation of General Commercial (GC) and is zoned General Commercial (C-2). The project site encompasses Assessor's Parcel Numbers (APNs) 377-190-002, 377-190-003, and 377-190-004.

**Environmental Setting**

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Vacant	General Commercial (GC)	General Commercial (C-2)
North	Vacant	Business Professional (BP)	Commercial Office (C-O)
South	Industrial	Limited Industrial (LI)	Limited Manufacturing (M-1)
East	Industrial	Limited Industrial (LI)	Limited Manufacturing (M-1)
West	Flood Channel	Public Institutional (P/I)	Public Institutional (PI)

Table 1: Environmental Setting

**Project Description**

The proposed project, Collier Commercial Properties, is a small industrial development located on an existing 2.64-acre site, which consists of a 3,000 square-foot office building, an 8,975 square-foot warehouse building, a 17,896 square-foot outdoor storage area, and related site improvements, including new landscaping and 33 parking spaces. The proposed buildings would have a maximum height of 30 feet, and the proposed design would feature a modern industrial architectural style with grey colored stucco, large glass windows, and black metal canopies.

The project’s requests include the following applications:

- **General Plan Amendment (GPA) No. 2021-02:** To amend the project site’s General Plan land use designation from General Commercial (GC) to Limited Industrial (LI);
- **Zone Change (ZC) No. 2021-02:** To change the project site’s current zoning designation from General Commercial (C-2) to Limited Manufacturing (M-1);
- **Conditional Use Permit (CUP) No. 2022-25:** To establish a warehouse facility with an outdoor storage area; and
- **Industrial Design Review (IDR) No. 2021-03:** To construct a 3,000 square-foot office building and an 8,975 square-foot warehouse building and related site improvements, including parking, wall/fencing, and landscaping.

The project also includes off-site improvements along its frontage on West Minthorn Street, such as but not limited to, new sidewalk, driveway approaches, curb cores, parkway landscaping, utility undergrounding and/or relocation, signage relocations, accessible curb ramps, and streetlights. Access to the development would be provided by two new 40-foot-wide driveways along West Minthorn Street. While the property also has frontage on Collier Avenue, the site will only be accessible via West Minthorn Street.

**Analysis**

The analysis below provides a discussion of the proposed project’s consistency with the General Plan and the Lake Elsinore Municipal Code (LEMC), including the industrial development standards and requirements. In addition, the Design Review Committee, including Staff from

Planning, Building and Safety, Fire, and Engineering Departments, and the Elsinore Valley Municipal Water District, have reviewed the project and have included recommended conditions of approval to ensure compliance with adopted plans, policies, and regulations.

### General Plan Consistency

The project proposes to amend the site's General Plan land use designation from General Commercial (GC) to Limited Industrial (LI). Below is a discussion of the project's consistency with the Community Form Chapter (Chapter 2.0), including each Element of the General Plan, as well as consistency with the Business District:

1. Community Form – Land Use Element. The General Plan currently designates this site as General Commercial (GC). The project proposes to develop the site with a warehouse and an office building, including outdoor storage. Environmental impacts associated with GPA No. 2021-02 have been evaluated under the relevant issue areas throughout the Initial Study/Mitigated Negative Declaration (IS/MND) for this project, and it was determined that impacts would be reduced to less than significant levels through applicable mitigation measures. In addition, the project has been designed to meet the non-residential development standards as identified in the LEMC, including but not limited to setbacks, building heights, parking spaces, drive aisles, and FAR, and to be consistent with the applicable land use policies and regulations of the General Plan. Review of the project for consistency with applicable zoning regulations as part of the approval process would ensure that the project would not conflict with applicable land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental impact. The proposed uses would also help the City achieve its goal of developing a mix of industrial uses, including light industrial, clean manufacturing, technology, research and development, and medium industrial uses. The project would be consistent with the policies contained within the Land Use Element.
2. Community Form – Circulation Element. The various roadway improvements and extensions contemplated by the Circulation Element are reflected in Figure 2.3 of the Community Form Chapter of the General Plan. The Circulation Element also contemplates improvements to bicycle and pedestrian facilities, which are reflected in Figures 2.5 and 2.6 of the Community Form Chapter, respectively. The project includes frontage improvements on West Minthorn Street, which will enhance pedestrian movement through the provision of sidewalks. The project would be fully consistent with Figures 2.3, 2.5, and 2.6 of the Community Form Chapter.
3. Community Form – Growth Management Element. The Growth Management Element provides goals and policies to ensure that public services do not lag behind population growth and the associated demands created by a larger population. The project's impacts on public services have been evaluated in Section XV of the project's IS/MND. Based on the proposed project, it was determined that an estimated 21 jobs would be created, with a high likelihood that these jobs would be filled by local residents, and as such, would not have a negative impact on public services. The project would be consistent with or otherwise would not conflict with the goals and policies of the Growth Management Element.

4. Community Form – Housing Element. GPA No. 2021-22 proposes to change the site's Land Use Designation from General Commercial (GC) to Limited Industrial (LI). The amendment would not result in a reduction in housing capacity and would be consistent with or otherwise would not conflict with any of the adopted Housing Element Goals.
5. Community Form – Parks and Recreation Element. The Parks and Recreation Element includes goals and polices designed to provide the City with the tools and opportunities necessary to create a recreational destination and foster community building. The proposed project does not propose residential uses. However, the project would be required to pay park fees to the City for the purpose of establishing, improving, and maintaining parkland. Therefore, a direct increase in park use is not expected as a result of project implementation.
6. Business District. The project site is within the Business District of the General Plan. The Business District is located within the central area of the City. The main focus of the Business District is to support its position as the industrial and commercial hub of the City while ensuring that new development does not encroach upon the floodway and that development maintains an orientation towards this natural resource as a pedestrian corridor. The project would be consistent with the goals of the Business District, including the goal to strengthen its position as the industrial and commercial hub of the City while being sensitive to the natural wetlands, floodway, and floodplain. The proposed project would contribute to the commercial vitality of the Business District as well as the City in general.

#### Municipal Code Consistency

The project site has a zoning designation of General Commercial (C-2). A Zone Change (ZC 2021-02) is proposed to change the project site's current zoning designation from General Commercial (C-2) to Limited Manufacturing (M-1). With the implementation of the Zone Change and the issuance of a Conditional Use Permit for the proposed outdoor storage area, the proposed use would be consistent with the land use plan.

Staff has reviewed the proposed project with respect to the relevant development standards as identified in the M-1 zone as contained in Lake Elsinore Municipal Code (LEMC) Section 17.136. As shown in Table 2 below, the project complies with the applicable development standards, including parking. Pursuant to LEMC Section 17.148.030.C, the parking requirements for an industrial use is one (1) parking space for each 500 sq. ft. of unit area up to 20,000 sq. ft., plus one (1) space for each 1,000 square feet of unit area over 20,000 square feet, plus one (1) space for each 1,000 square feet of warehousing space, plus one space for each 1,000 square feet of outside sales, display or storage area. The project is required to provide 33 parking spaces. The project will have sufficient parking, as 33 parking spaces will be provided.

DEVELOPMENT STANDARD	REQUIRED	PROPOSED
Floor Area Ratio (FAR)	0.45 Maximum	0.10
Front Yard Setback	15 ft. Minimum	88 ft. – 1/4 in.
Rear Yard Setback – Adjacent to Street	15 ft. Minimum	78 ft. – 5 1/8 in.
Building Height	40 ft. Maximum	Warehouse Building: 30 ft. Office Building: 20 ft.
Landscape Improvements		
Adjacent to Street	15 ft.	20 ft.
Landscape Coverage	12%	26%
Parking	33	33

Table 2: Development Standards

### Design Review

The architectural design of the proposed building complies with the Nonresidential Development Standards (Chapter 17.112) of the LEMC. The architecture of the building has been designed to achieve harmony and compatibility with the surrounding area, which include similar office and light industrial related uses. The colors and materials proposed will assist in blending the architecture into the existing landscape and are compatible with other colors and materials used on other properties near the project site. The office building’s exterior would be treated with grey colored stucco, large glass windows, black metal canopies, standing seam metal roof and with split-face stone veneers on the lower third of the structure to break up the façade and create visual interest along the frontage. The warehouse building’s exterior would also be treated with the same exterior treatments as the office building, but it will also include black metal loading doors to the east and south. As proposed, the office building is oriented towards West Minthorn Street with the larger warehouse oriented to the rear.

The proposed landscaping plan has been designed to complement the modern industrial architectural style for the proposed buildings. The project includes approximately 30,000 sq. ft. of landscaping, which is 26 percent of landscape coverage. The project provides ample landscaping along Collier Avenue and West Minthorn Street. This includes trees placed at the entrance of the new development for additional visual diversity to the street frontage. A large number of trees are proposed throughout the site (adding diverse color and shade to the parking areas). In addition,

a wide variety of drought-tolerant plant materials have been selected to create a lush outdoor environment while minimizing the amount of water consumption. An eight-foot-high split-face block wall would be constructed along the north, east, and west perimeter to screen the project site from adjacent properties and the public right-of-way.

The Design Review Committee that includes staff from Planning, Building and Safety, Fire, and Engineering have reviewed the proposed project, and have conditioned the project to ensure compliance with the General Plan, the LEMC, and the related environmental document.

### **SB 18 and AB 52 Tribal Consultations**

Pursuant to SB 18 requirements, the city requested a list from the Native American Heritage Commission (NAHC) of Native American Tribes with possible traditional or cultural affiliation to the area. Based on the list of tribes provided by the NAHC, the city provided a 90-day notification to potentially affected tribes on January 26, 2023. Staff received notification from Rincon, Soboba and Pechanga Tribes within the 90 days with requests to meet. SB 18 consultation meetings were combined with the required AB 52 consultation process. The AB 52 consultation process is documented below.

AB 52 provides for a 30-day period during which all Tribes that have been notified of the Project may request to consult on the project. Staff received requests from Rincon, Pechanga, and Soboba Tribes within the 30-day period, requesting to initiate consultation. Consultation was concluded on June 25, 2025, with the Rincon Band of Luiseño Indians, on July 28, 2025, with the Pechanga Band of Indians, and on July 2, 2025, with the Soboba Band of Luiseño Indians. Mitigation measures have been added to address a concern over the potential for uncovering tribal cultural resources (TCRs) or other tribal-affiliated resources during construction of the project.

### **Environmental Determination**

Pursuant to CEQA Guidelines Section 15063, an Initial Study (Environmental Review No. 2023-03) was prepared for the project to assess potential environmental impacts. The Initial Study revealed that the Project would have potentially significant environmental impacts, but those potentially significant impacts could be mitigated to less than significant levels. A Mitigated Negative Declaration (MND; SCH No. 2025100377) was prepared and was made available for public review and comment for a 30-day review period from October 31, 2025, to December 1, 2025. The MND determined that the proposed project would have potentially significant environmental impacts upon Biological Resources, Cultural and Tribal Resources, Greenhouse Gas Emissions, and Land Use/Planning. These impacts will be mitigated to below a level of significance through compliance with the mitigation measures set forth in the MND. Notice to all interested persons and agencies inviting comments on the MND was published in accordance with the provisions of CEQA, and posted at the Office of the County Clerk of Riverside County and at the State Clearinghouse.

During the 30-day public comment period, there were no written public comments received concerning the MND document. There was a general comment received from Riverside County Flood Control concerning the project's proximity to the Wasson Canyon Channel. The comment

letter stated an encroachment permit would be required for any construction-related activities occurring within the Riverside County Flood Control right-of-way. In its current configuration, all construction related to the project will be situated on site or on the city's right-of-way, with no construction anticipated to occur in the Wasson Canyon Channel. Furthermore, the project has been conditioned to comply with all applicable requirements of the County of Riverside (including but not limited to Transportation, Survey, Flood Control, and Fire (Condition of Approval Nos. 28 and 29).

### MSHCP Consistency

The project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project site is heavily disturbed and devoid of vegetation. The project site is not located in a Criteria Cell and was not required to be processed through the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) processes. The project complies with all other applicable requirements of the MSHCP.

### Public Notice

Notice of the public hearing has been published in the Press-Enterprise newspaper and mailed to property owners within 700 feet of the subject properties. As of the writing of this report, no written comments concerning this project have been received by staff.

### Fiscal Impact

The time and costs related to the processing of this application have been covered by application fees paid for by the applicant. No General Fund budgets have been allocated or used in the processing of this application

### Attachments

- Attachment 1 – CEQA Resolution
- Exhibit A - MMRP
- Attachment 2 – MSHCP Resolution
- Attachment 3 – GPA Resolution
- Attachment 4 – ZC Ordinance
- Attachment 5 – CUP Resolution
- Attachment 6 – IDR Resolution
- Attachment 7 – Conditions of Approval
- Attachment 8 – IS/MND
- Attachment 9 – GIS Exhibits
- Attachment 10 – Design Review Package
- Attachment 11 – Public Notice Materials