

RESOLUTION NO. 2024-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A TWO-YEAR EXTENSION OF TIME TO FEBRUARY 8, 2026 FOR RESIDENTIAL DESIGN REVIEW NO. 2021-02

Whereas, on February 8, 2022, the City Council (Council) approved Residential Design Review (RDR) No. 2021-02 a proposal to a gated condominium community with 140 detached two-story condominium units, preliminary plotting, and conceptual wall and fence plan. . The project proposes three (3) different detached condominium plans ranging in size from 1,793 sq. ft. to 2,288 sq. ft. and three architectural styles and treatments for each of the floor plans, including Spanish Colonial, Santa Barbara, and Craftsman together with recreation areas, and related amenities and infrastructure. The project is located along State Route 74 (SR-74) east of the intersection of Riverside Drive and Grand Avenue. (APNs: 379-060-005, 002, and 027);

Whereas, Rick Rush, Tri Pointe Homes, submitted a request for an extension of time on December 22, 2023 in accordance with the Lake Elsinore Municipal Code (LEMC) Section 17.415.050.I for RDR No. 2021-02 by two years from February 8, 2024 to February 8, 2026; and

Whereas, on March 26, 2024, at a duly noticed Public Hearing the Council has considered the recommendation of City staff as well as evidence presented by the Community Development Department and other interested parties with respect to this item.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1: The Council has reviewed and analyzed the proposed project pursuant to the appropriate Planning and Zoning Laws, and Title 17 of the LEMC.

Section 2: On February 8, 2022, the City adopted a Mitigated Negative Declaration (MND) (ER 2021-02) (SCH No. 2021110300) for the project in compliance with CEQA. The extension of time request has been evaluated against the previous analysis and mitigation measures contained in the MND. The extension does not create new significant impacts or substantially increase the severity of previously analyzed impacts compared to those identified previously and mitigated for in the MND. Therefore, the extension of time request is "within the scope" of the previously adopted CEQA document. Accordingly, Public Resources Code Section 21166 and CEQA Guidelines Section 15162 prohibit the preparation of any further environmental review.

Section 3: That in accordance with Section 17.415.050.G of the LEMC, the Council made and hereby reaffirms the following findings for the approval of Residential Design Review No. 2021-02:

1. The Project, as approved, will comply with the goals and objectives of the General Plan and the Zoning District in which the Project is located.

The project site has General Plan land use designations of High Density Residential and Recreational. The High Density Residential land use designation provides for residential densities between 19 and 24 units per net acre. The Recreation land use designation provides for public and private areas of permanent open space and allows for passive and/or active private and public recreation. The project includes 140 detached condominiums with a net density of 23 unit per net acre. Thus, the project would not exceed the allowable High

Density Residential density of 24 dwelling units per acre. In addition, 15.65 acres of the project site, which is designated Recreational would be preserved as open space adjacent to Lake Elsinore. Therefore, the project is consistent with the residential and recreation General Plan land use designations for the site.

The project site is zoned as High Density Residential (R-3) and Recreation (R). The R-3 zoning designation allows for residential dwellings at densities of up to 24 dwellings to the net acre. The project includes 140 detached condominiums with a net density of 23 unit per net acre. Thus, the project would not exceed the allowable R-3 density of up to 24 dwelling units per acre. In addition, 15.65 acres of the project site, which is zoned R would be preserved as open space adjacent to Lake Elsinore. In addition, the project complies with the Planned Development Unit (ZC 2021-04; PUD) overlay district for the portion of the subject property that is currently zoned High Density Residential (R-3). The proposed project complies with the minimum standards of the PUD Overlay district, for lot size, setbacks, lot coverage, building height, minimum dwelling unit size, and parking. The proposed project is consistent with all other applicable provisions of the PUD Overlay district.

2. The Project complies with the design directives contained in the General Plan and all other applicable provisions of the LEMC.

The project is appropriate to the site and surrounding developments. The three (3) architectural styles proposed will create a distinctive street scene within the project site. Sufficient setbacks and onsite landscaping have been provided thereby creating interest and varying vistas. In addition, safe and efficient circulation has been achieved onsite.

3. The Project complies with current laws, standards, and policies in accordance with Section 17.415.050.I of the LEMC.

The extension of time request has been reviewed by all applicable City divisions, departments and agencies to ensure that the project complies with all applicable current laws, standards and policies.

Section 4: Based upon the evidence presented, both written and testimonial, and the above findings, and the Conditions of Approval imposed upon the project, the Council hereby approves a two-year extension of time for Residential Design Review No. 2021-02 to February 8, 2026.

Section 5: This Resolution shall take effect immediately upon its adoption.

Section 6: The City Clerk shall certify to the adoption of this Resolution and enter it into the book of original Resolutions.

Passed and Adopted on this 26th day of March, 2024.

Steve Manos
Mayor

Attest:

Candice Alvarez, MMC
City Clerk

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

I, Candice Alvarez, MMC, City Clerk of the City of Lake Elsinore, California, do hereby certify that Resolution No. 2024-_____ was adopted by the City Council of the City of Lake Elsinore, California, at the regular meeting of March 26, 2024, and that the same was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Candice Alvarez, MMC
City Clerk