

RESOLUTION NO. 2023-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A TWO-YEAR EXTENSION OF TIME FOR INDUSTRIAL DESIGN REVIEW NO. 2021-05 TO JANUARY 11, 2026

Whereas, on January 11, 2022, the City Council (Council) approved IDR No. 2021-05 is a proposal to construct six (6) industrial buildings ranging in size from 12,000 sq. ft. to 42,000 sq. ft. (149,500 sq. ft. in total) along with 294 parking spaces and related improvements. The project is located on the northwesterly side of Chaney Street and southwesterly of Minthorn Street, at the southerly end of Birch Street (APNs: 377-140-028, 377-140-029, 377-140-030, 377-140-035, and 377-140-044);

Whereas, Rod Oshita, Fairway Commercial Partners, Inc., submitted a request for an extension of time in accordance with the Lake Elsinore Municipal Code (LEMC) Section 17.415.050.I for IDR No. 2021-05 by two years from January 11, 2024 to January 11, 2026; and

Whereas, on December 12, 2023, 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: The Council finds and determines that and no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier Addendum 1 to Mitigated Negative Declaration (MND) (SCH# 2007071157). All potentially significant impacts have been avoided or mitigated pursuant to the earlier MND and none of the conditions described in Section 15162 exist. MND (SCH# 2007071157) was adopted in 2022 for this project. No substantial changes that require major revisions to the MND exist and no new information of substantial importance that require revisions to the earlier MND exist.

Section 3: That in accordance with Section 17.415.050.G of the LEMC, the Council makes the following findings regarding Industrial Design Review No. 2021-05:

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 has a General Plan Land Use designation of Limited Industrial (LI) and is located in the Business District. The BP Land Use designation provides for industrial parks warehouses, manufacturing, research and development, public and quasi-public uses, and similar and compatible uses with a maximum 0.45 Floor Area Ratio (FAR). The project is proposing to develop an industrial park with 0.39 FAR. Therefore, the project is consistent with the General Plan. The project complies with the goals and objectives of the General Plan because it will assist in achieving the development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreational, and institutional land uses. The project will serve to diversify and expand Lake Elsinore's economic base.

The current zoning for the subject site General Manufacturing (M-2). The M-2 zone is intended to accommodate a wide range of industrial, manufacturing, and related establishments. The project is proposing to construct industrial shell buildings for future tenants. The project meets requirements identified for the proposed use including development standards for setbacks, landscaping, screening and all other additional requirements for development of this type.

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 architectural design of the proposed building complies with the Nonresidential Development Standards (Chapter 17.112) of the LEMC. The architecture has been designed to achieve harmony and compatibility with the surrounding area. 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. 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 Industrial Design Review No. 2021-05 to January 11, 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 12th day of December, 2023.

Natasha Johnson, 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. 2023-_____ was adopted by the City Council of the City of Lake Elsinore, California, at the regular meeting of December 12, 2023, and that the same was adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Candice Alvarez, MMC
City Clerk