

RESOLUTION NO. 2024-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A TWO-YEAR EXTENSION OF TIME TO JUNE 14, 2026, FOR INDUSTRIAL DESIGN REVIEW NO. 2021-01

Whereas, on June 14, 2022, the City Council approved Mitigated Negative Declaration (MND) (SCH No. 2022030368), Tentative Parcel Map (TPM) No. 38124, and Industrial Design Review (IDR) No. 2021-01, thereby approving the proposal to subdivide the 7.51-acre site into 12 parcels ranging in size from 0.34 acres to 0.88 acres as well as develop a neighborhood business park with 12 buildings (approximately 94,665 sq. ft. in total) ranging in size from 5,900 sq. ft. to 10,200 sq. ft. with 276 parking spaces, new landscaping, and related site improvements;

Whereas, Mark Severson, Saddleback Associates, submitted a request for a two-year extension of time in accordance with Lake Elsinore Municipal Code (LEMC) Section 17.415.050.I for IDR No. 2021-01 on June 4, 2024, to extend the expiration date from June 14, 2024, to June 14, 2026; and

Whereas, on September 10, 2024, at a duly noticed Public Hearing, the City Council (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 Industrial Design Review No. 2021-01 pursuant to the appropriate Planning and Zoning Laws, the Lake Elsinore General Plan, and Title 17 (Zoning) of the LEMC.

Section 2: The Council finds and determines that no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier MND (SCH No. 2022030368). 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 No. 2022030368) 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 requires revisions to the earlier MND exists.

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. 2021-01:

1. The project, as approved, will comply with the goals and objectives of the General Plan, Specific 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 within the Business District's Limited Manufacturing (M-1) zoning district. The LI Land Use Designation provides for the establishment of industrial parks, warehouses, manufacturing, research and development, public and quasi-public uses, and similar and compatible uses, with a maximum Floor Area Ratio (FAR) of 0.45. The proposed project is an industrial park with a FAR of 0.29, therefore compliant with the General Plan. The purpose of the M-1 zoning district is to provide for the establishment of light industrial uses that are relatively free of nuisance or hazardous characteristics and to protect these areas

from intrusion by residential, commercial, and other inharmonious uses, meant to be in more visible industrial areas adjacent to major thoroughfares. The proposed project is consistent with the intended purpose of the M-1 zoning district as a light industrial use.

- 2. The project complies with the design directives contained in the General Plan and all other applicable provisions of the municipal code.

The project is appropriate to the site and surrounding developments and blends in with the existing surrounding industrial developments. Sufficient setbacks and enhanced onsite landscaping have been provided thereby, creating interest and varying vistas as a pedestrian moves along abutting streets and within the business park. The project will complement the quality of existing developments and create a visually pleasing, non-detractive relationship between the proposed development and existing projects through the use of a 'Contemporary' architectural design that is similar to existing industrial developments in the vicinity. 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 all the evidence presented, the above findings, and the conditions of approval imposed upon the project, the Council hereby approves a two-year extension of time for IDR No. 2021-01 from June 14, 2024, to June 14, 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 10th day of September 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 September 10, 2024, and that the same was adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Candice Alvarez, MMC
City Clerk