



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: April 23, 2024

Subject: Planning Application No. 2023-29 (Tentative Parcel Map No. 38753) – a Request to Subdivide a 1.26-acre Parcel into Two (2) Parcels that are 0.79 Acres and 0.47 Acres in Size Located on the Northerly Side of Lakeshore Drive and Westerly of Riverside Drive

Applicant: Raffaele Suprano, Compass Land Advisors

Recommendation

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions);
2. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2023-29 (TENTATIVE PARCEL MAP NO. 38753) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and
3. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 38753 TO SUBDIVIDE A 1.26-ACRE PARCEL INTO TWO (2) PARCELS THAT ARE 0.79 ACRES AND 0.47 ACRES, RESPECTIVELY LOCATED AT APN: 378-290-015.

Planning Commission Action

On March 19, 2024, the Planning Commission conducted a duly noticed Public Hearing and recommended approval of the project to the City Council with a 5-0 vote. No members of the public attended the hearing.

Project Location

The project consists of a 1.26-acre parcel and is located within an existing Stater Brothers Shopping Center on the northerly side of Lakeshore Drive and westerly of Riverside Drive (APN:



378-290-015). The parcel is partially developed with a multi-tenant retail building and a parking lot and contains a previously graded undeveloped pad site.

Project Description

Tentative Parcel Map No. 38753 is a subdivision of a 1.26-acre parcel into two (2) parcels that are 0.79 acres and 0.47 acres, respectively.

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Retail Center	General Commercial (GC)	Neighborhood Commercial (C-1)
North	Retail and Residential	General Commercial (GC) & Low Density Residential (LDR)	Neighborhood Commercial (C-1) & Hillside Residential (R-H)
East	Retail Center	General Commercial (GC)	Neighborhood Commercial (C-1)
West	Retail Center	General Commercial (GC)	Neighborhood Commercial (C-1)
South	Residential	Lakeshore Village Specific Plan	Lakeshore Village Specific Plan

Analysis

General Plan Consistency

The project has a General Plan Land Use Designation of General Commercial (GC). This designation provides for retail, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, public and quasi-public uses, and similar and compatible uses. The Tentative Parcel Map is a subdivision of a 1.26-acre parcel into two (2) parcels that are 0.79 acres and 0.47 acres, respectively. The Tentative Parcel Map is consistent with the designated land use, development, design standards, and all other appropriate requirements contained in the General Plan.

Municipal Code Consistency

The current zoning for the subject property is Neighborhood Commercial (C-1). The Tentative Parcel Map is a subdivision of a 1.26-acre parcel into two (2) parcels that are 0.79 acres and 0.47 acres, respectively. Section 17.120.040 of the Lake Elsinore Municipal Code (LEMC) does not list minimum lot size requirements for a C-1 parcel. However, projects establishing and maintaining locations in the C-1 zone must show the capability to comply with the following criteria:

- A. *The site can support safe and efficient on-site circulation and has convenient access to surface streets with adequate capacity.* The proposed subdivision allows access to surface streets via Lakeshore Drive.

- B. There is sufficient parcel size to ensure adequate buffering and screening where needed to protect residential developments.* The proposed parcel is located within an existing shopping center and does not abut any residential developments.
- C. The site is physically suitable for the proposed type and density of development and capable of permitting full compliance with the City's development standards and practices.* The applicant has not proposed any specific physical development of the subject site. The proposed lot site physically suitable for development. The project has been conditioned to ensure that any future development will meet all the applicable

The proposed subdivision complies with Chapter 16.24 (Tentative Map) of the LEMC and the Subdivision Map Act.

The Design Review Committee, which includes staff from Planning, Building & Safety, Fire Prevention, and Engineering, has reviewed the proposed project and have added recommended conditions of approval to ensure compliance with adopted plans, policies, and regulations.

Environmental Determination

Staff recommends that the City Council find project exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions). Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Tentative Parcel Map No. 38753 is a subdivision of a 1.26-acre parcel into two (2) parcels that are 0.79 acres and 0.47 acres, respectively. The subject site is zoned Neighborhood Commercial (C-1) and is located in a location that meets the definition of an urbanized area as set forth in Section 21071(a)(2) of the Public Resources Code. The project is consistent with the General and zoning and does not require a variance or an exception. All necessary services and access to the property is available. The parcel was not involved in a division of a larger parcel within the previous 2 years. The parcel was created in 1980 (Parcel 1 of PM 15591). The parcel is relatively flat and does not have an average slope greater than 20 percent.

MSHCP Consistency

The project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). 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 hearing for this application has been published in the Press-Enterprise newspaper and mailed to property owners within a 300-foot radius of the subject property. As of the writing of this report, no written comments concerning this application have been received by staff.

Fiscal Impact

The time and costs related to processing 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 – MSHCP Resolution
- Attachment 2 – TPM Resolution
- Attachment 3 – Conditions of Approval
- Attachment 4 – GIS Exhibits
- Attachment 5 – TPM 38753
- Attachment 6 – Public Notice Materials