

RESOLUTION NO. 2024-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING RESIDENTIAL DESIGN REVIEW NO. 2022-06 PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 133 SINGLE-FAMILY RESIDENTIAL UNITS FOR TENTATIVE TRACT NO. 34249, REVISION NO. 1 WITHIN THE CANYON HILLS ESTATES SPECIFIC PLAN LOCATED AT APNS 365-230-005, 006, 009, 011, AND 012

Whereas, Tri Pointe Homes has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2021-43 (Tentative Tract Map No. 34249, Revision No. 1 and Residential Design Review No. 2022-06) to develop the approximately 81.32-acre northeastern portion of the larger approximately 246.41-acre previously approved subdivision. Revision No. 1 to TTM 34249 proposes to subdivide the 81.32-acre site into 133 single-family lots ranging in size from 3,206 sq. ft. to 15,747 sq. ft., three (3) open space lots, two (2) water quality/detention basins, and one (1) 5.82-acre park. Residential Design Review No. 2022-06 includes the design and construction of 133 single-family residences, preliminary plotting, conceptual wall and fence plan, conceptual landscaping, and related site improvements. The project proposes six (6) floor plans ranging in size from 2,314 sq. ft. to 4,225 sq. ft. and three (3) architectural styles (Santa Barbara, Napa, and California Craftsman). The site is located south of Canyon Hills Road and west of Cottonwood Canyon Road within the Canyon Hills Estates Specific Plan (APNs: 365-230-005, 006, 009, 011, and 012;

Whereas, pursuant to Section 17.415.050 (Major Design Review), Section 17.410.070 (Approving Authority), and Section 17.410.030 (Multiple Applications) of the Lake Elsinore Municipal Code (LEMC), the Planning Commission (Commission) has been delegated with the responsibility of making recommendations to the City Council (Council) pertaining to design review applications;

Whereas, on February 20, 2024, at a duly noticed Public Hearing the Commission has considered evidence presented by the Community Development Department and other interested parties with respect to this item, and adopted a resolution recommending that the Council Approve Residential Design Review No. 2022-06; and

Whereas, on April 9, 2024, at a duly noticed Public Hearing the Council has considered the recommendation of the Commission 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 foregoing recitals are true and correct and are hereby incorporated into these findings by this reference.

Section 2: The Council has reviewed and analyzed the proposed project pursuant to the California Planning and Zoning Laws (Cal. Gov. Code §§ 59000 et seq.), the Lake Elsinore General Plan (GP), the Canyon Hills Estates Specific Plan (CHESP), and the LEMC and finds and determines that the proposed Project is consistent with the requirements of California Planning and Zoning Law and with the goals and policies of the GP, CHESP, and the LEMC.

Section 3: The Council finds that the proposed project is categorically exempt from California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15182(c) (Residential Projects Pursuant to a Specific Plan). The City adopted the Canyon Hills Estates Specific Plan (SP 2006-01) and Final Environmental Impact Report (FEIR) 2006-04 (SCH No. 2006051073) on January 23, 2007. The proposed project is consistent with the Canyon Hills Estates Specific Plan, Single Family Residential-1 (SF-1) and Single Family Residential-2 (SF-2) Land Use Designations. Pursuant to CEQA Guidelines Section 15162, the project would not have a significant effect on the environment and no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in a previously adopted Final Environmental Impact Report (FEIR) No. 2006-04 (SCH No. 2006051073) prepared for Canyon Hills Estates Specific Plan. All potentially significant effects have been avoided or mitigated pursuant to the EIR and none of the conditions described in Section 15162 have occurred.

Section 4: That in accordance with Section 17.415.050.G of the LEMC, the Council makes the following findings regarding Residential Design Review No. 2022-06:

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 is located within the Canyon Hills Estates Specific Plan (CHESP). The proposed project is compatible with the objectives, policies, general land uses and programs as identified in the CHESP. The CHESP was subject to a consistency finding with the General Plan prior to adoption. The proposed project complies with the minimum standards of the Single Family-1 (SF-1) and Single Family-2 (SF-2) land use designations for lot size, setbacks, lot coverage, building height, minimum dwelling unit size, and parking as detailed in Tables 3a and 3b of the CHESP. The proposed project is consistent with the provisions of the CHESP and is therefore found to be consistent with the General Plan.

2. The Project complies with the design directives contained in the Canyon Hills Specific Plan and all applicable provisions of the LEMC.

The project is appropriate to the site and surrounding developments. The four (4) 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. Conditions and safeguards pursuant to Section 17.415.050.G.3 of the LEMC, including guarantees and evidence of compliance with conditions, have been incorporated into the approval of the Project to ensure development of the property in accordance with the objectives of Section 17.415.050.

Pursuant to Section 17.415.050.E of the LEMC, the project was considered by the Planning Commission at a duly noticed Public Hearing held on February 20, 2024. The project, as reviewed and conditioned by all applicable City divisions, departments and agencies, will not have a significant effect on the environment.

Section 5: Based upon all of the evidence presented, the above findings, and the conditions of approval imposed upon the project, the Council hereby approves Residential Design Review No. 2022-06.

Section 6: This Resolution shall take effect immediately upon its adoption.

Section 7: 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 9th day of April, 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, hereby certify that Resolution No. 2024-__ was adopted by the City Council of the City of Lake Elsinore, California, at a regular meeting held on April 9, 2024 and that the same was adopted by the following vote:

AYES
NOES:
ABSTAIN:
ABSENT:

Candice Alvarez, MMC,
City Clerk