

RESOLUTION NO. 2024-

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

Whereas, Raffaele Suprano, Compass Land Advisors, has filed an application with the City of Lake Elsinore (City) requesting approval of 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. The project 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);

Whereas, pursuant to Lake Elsinore Municipal Code (LEMC) Chapter 16.24 (Tentative Map) the Planning Commission (Commission) has been delegated with the responsibility of making recommendations to the City Council (Council) pertaining to the tentative map review;

Whereas, on March 19, 2024, at a duly noticed Public Hearing the Commission 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 Tentative Parcel Map No. 38753;

Whereas, pursuant to Section 16.24.120 of the LEMC, the Council has the responsibility of making decisions to approve, conditionally approve, or disapprove recommendations of the Commission for tentative maps; and

Whereas, on April 23, 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 forgoing recitals are true and correct and are hereby incorporated into these findings by this reference.

Section 2: The Council has reviewed and analyzed Tentative Parcel Map No. 38753 pursuant to the appropriate Planning and Zoning Laws and Chapter 16 (Subdivisions) of the LEMC and the Subdivision Map Act.

Section 3: The Council finds that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15313 (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. 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 has no average slope of over 20 percent.

Section 4: That in accordance with State Planning and Zoning Law and the LEMC, the Council makes the following findings for approval of Tentative Parcel Map No. 38753:

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan. The proposed subdivision is compatible with the objectives, policies, general land uses, and programs specified in the General Plan (Government Code Section 66473.5).

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 current zoning for the subject property is Neighborhood Commercial (C-1). The C-1 zone is compatible with the GC land use designation. 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 in the General Plan and the Subdivision Map Act.

2. The site of the proposed subdivision of land is physically suitable for the proposed density of development in accordance with the General Plan.

The Project has a General Plan Land Use Designation of General Commercial (GC). 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, and design standards and all other appropriate requirements in the General Plan and the Subdivision Map Act. Any future development for this area is required to conform to all standards outlined in the General Plan.

3. The effects that this project is likely to have upon the housing needs of the region, the public service requirements of its residents, and the available fiscal and environmental resources have been considered and balanced.

The Project has a General Plan Land Use Designation of General Commercial (GC). 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 Project will not have a direct impact on housing.

4. The design of the proposed division of land or type of improvements is not likely to cause serious public health problems.

The Tentative Parcel Map has been adequately conditioned by all applicable departments and agencies and will not result in any significant environmental impacts. The proposed subdivision, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

Section 5: Based upon all of the evidence presented, the above findings, and the conditions of approval imposed upon the Tentative Map, the Council hereby approves Tentative Parcel Map No. 38753.

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 23rd 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 23, 2024 and that the same was adopted by the following vote:

- AYES
- NOES:
- ABSTAIN:
- ABSENT:

Candice Alvarez, MMC,
City Clerk