

RESOLUTION NO. 2023-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A ONE-YEAR EXTENSION OF TIME FOR COMMERCIAL DESIGN REVIEW NO. 2016-17 TO JULY 14, 2024

Whereas, on July 14, 2020, the City Council (Council) approved Conditional Use Permit (CUP) No. 2018-03 and Commercial Design Review (CDR) No. 2016-17 to establish a new travel center consisting of an 8,360 sq. ft. convenience store with concurrent sale of alcoholic beverages (Type 21 ABC), three (3) quick serve restaurants, two (2) covered gas dispensing areas (with a maximum throughput of 5.8 million gallons of gasoline per year) totaling 6,092 sq. ft., and a free-standing 2,543 sq. ft. fast-food restaurant with a drive-through on a 2.39 net acre site. The project site is located at the southwest corner of Riverside Drive and Collier Avenue (APNs: 378-030-007 and 009);

Whereas, the first one-year extension of time was approved by the Community Development Director on July 22, 2022, extending the expiration date of CDR 2016-17 to July 14, 2023;

Whereas, Joseph Karaki, Karaki Western States Engineering, Inc., submitted a request for an extension of time in accordance with the Lake Elsinore Municipal Code (LEMC) Section 17.415.050.I for CDR No. 2016-17 by one year from July 14, 2023 to July 14, 2024; 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 Mitigated Negative Declaration (MND) (SCH# 2019029048). 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# 2019029048) was adopted on July 14, 2020, 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 CDR No. 2016-17:

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 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.

- 2. The Project complies with the design directives contained in the General Plan and all other application provisions of the LEMC.

The Project is appropriate to the site and surrounding developments and will 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 commercial and industrial developments in the vicinity. 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. 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 one-year extension of time for CDR No. 2016-17 to July 14, 2024.

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