

RESOLUTION NO. 2024_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, DENYING REQUEST FOR EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 37922, CONDITIONAL USE PERMIT NO. 2019-19, AND COMMERCIAL DESIGN REVIEW NO. 2019-27 (LAKE AND MOUNTAIN COMMERCIAL CENTER) AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, Tentative Tract Map No. 37922, Conditional Use Permit No. 2019-19, and Commercial Design Review No. 2019-27 were approved by the City Council of the City of Lake Elsinore on January 25, 2022 for an initial two year term; and

WHEREAS, Valeria Salampessy, Empire Design Group, submitted a timely request for an extension of time for Tentative Tract Map No. 37922, Conditional Use Permit No. 2019-19, and Commercial Design Review No. 2019-27 on November 3, 2023; and

WHEREAS, on March 12, 2024, at a duly noticed public hearing, the City Council 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, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council has reviewed and analyzed the proposed extension of time request for Tentative Tract Map No. 37922, Conditional Use Permit No. 2019-19, and Commercial Design Review No. 2019-27 and all of the evidence presented prior to making its decision on the application to extend the time for Tentative Tract Map No. 37922, Conditional Use Permit No. 2019-19, and Commercial Design Review No. 2019-27.

SECTION 2. The City Council makes the following findings in support of the denial of an extension of time for Tentative Tract Map No. 37922, Conditional Use Permit No. 2019-19, and Commercial Design Review No. 2019-27:

1. The site design with two driveways on Lake Street creates a potentially dangerous condition due to downhill grade of Lake Street for southbound traffic which results in the general increase in the speed of vehicle as such vehicles approach the project site and also negatively impacts the sight distance available to such southbound vehicle along with vehicles exiting the project site via the driveways; and
2. Following a commitment by the project applicant at the January 25, 2022 public hearing to continue community outreach and update the City and the public on the status of the project, the project applicant nonetheless failed to conduct such

outreach, leaving both the City and the public unaware of the project status for nearly two years.

SECTION 3. Based upon the evidence presented, both written and testimonial, and the above findings, the City Council hereby affirms its denial of the request for an extension of time for Tentative Tract Map No. 37922, Conditional Use Permit No. 2019-19, and Commercial Design Review No. 2019-27.

SECTION 4. This Resolution shall take effect from and after the date of its passage and adoption.

Passed and Adopted at a regular meeting of the City Council of the City of Lake Elsinore, California, this ___ day of _____ 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 _____, 2024 and that the same was adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Candice Alvarez, MMC
City Clerk