

RESOLUTION NO. 2023-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING RESIDENTIAL DESIGN REVIEW NO. 2022-02 PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 191 TWO-STORY DETACHED CONDOMINIUM RESIDENTIAL UNITS IN LOCATED APNS: 370-050-019, 370-050-020, AND 370-050-032.

Whereas, Brett Crowder, Coastal Commercial Properties has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2022-03 (Tentative Tract Map No. 38378 and Residential Design Review No. 2022-02) to subdivide an approximately 17.21-acre site into one (1) approximately 16.94-acre lot for condominium purposes (0.28-acre right-of-way dedication) and a residential design review to construct 191 detached condominium residences and associated site improvements. The project site is located within the East Lake Specific Plan, adjacent to and west of Mission Trail, across from Lemon Street to the south, and Lewis Street and Victorian Lane to the north (APNs: 370-050-019, 370-050-020, and 370-050-032);

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 the review of design review applications;

Whereas, on October 17, 2023 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. 2022-02; and

Whereas, on November 14, 2023 and December 12, 2023, 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 East Lake Specific Plan (ELSP), 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, ELSP 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 East Lake Specific Plan, Amendment No. 11 (SPA 2016-02) and Environmental Impact Report (EIR) SCH No. 2016111029 on November 11, 2017. The proposed project is consistent with the East Lake Specific Plan,

Mixed Use Overlay district which allows Detached Multiple-Family Cluster Residential Only Development with a Density up to 18 Dwelling Units per Net Acre (du/ac). 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 Environmental Impact Report (SCH No. 2016111029) prepared for the East Lake 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. EIR (SCH No. 2016111029) was adopted by the City Council on November 28, 2017.

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. 2022-02:

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 site is located in the East Lake Specific Plan (ELSP) and has an Actions Sports, Tourism, Commercial and Recreation Land Use Designation with a Mixed Use Overlay. The Mixed Use overlay offers an option to develop residential and commercial uses in additions to those uses described in the Action Sports, Tourism, Commercial, and Recreation land use designation. Per Table 2-12 (Mixed Use Overlay – Allowable Land Uses) of the ELSP, Condominiums are listed as permitted uses. Table 2-13 (Mixed Use Overlay Development Standards) allows Detached Multiple-Family Cluster Residential Only Development with a density up to 18 Dwelling Units per Net Acre (du/ac). The application proposes to construct and subdivide 191 two-story detached residential condominium units on an approximately 16.94 acre parcel at an approximate density of 11.3 units per net acre. Therefore, the project is consistent with the ELSP. Furthermore, because the ELSP was found to be consistent with the General Plan prior to its adoption, the project is also consistent with the General Plan.

2. The project complies with the design directives contained in the East Lake Specific Plan Specific Plan and all applicable provisions of the LEMC.

The project is appropriate to the site and surrounding developments. The three 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 on-site circulation would be achieved.

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 October 17, 2023 and subsequently by the City Council on November 14, 2023 and December 12, 2023. The project, as reviewed and conditioned by all applicable City divisions, departments, and agencies, will provide a high-quality residential development within the surrounding community.

Section 5: Based upon the evidence presented, the above findings, and the conditions of approval imposed upon the Project, the Council hereby approves Residential Design Review No. 2022-02).

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 in 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, hereby certify that Resolution No. 2023-__ was adopted by the City Council of the City of Lake Elsinore, California, at a regular meeting held on December 12, 2023, 2023 and that the same was adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Candice Alvarez, MMC,
City Clerk