



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Barbara Leibold, City Attorney

Date: April 23, 2024

Subject: Resolution 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

Recommendation

Adopt resolution entitled:

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

Background

On March 12, 2024, the City Council held a public hearing to consider the request by the applicant to grant an extension of time for Tentative Tract Map No. 37922, Conditional Use Permit No. 2019-19, and Commercial Design Review No. 2019-27.

A copy of the March 12, 2024 Report to City Council is attached and provides information concerning the project's background and a discussion of the request.

Following the close of the public hearing, the City Council determined to deny the request for an extension of time for the tract map, conditional use permit, and design review.

A copy of the March 12, 2024 Meeting Minutes for this item are attached.

Discussion

The City Attorney's Office has prepared a resolution and included findings for the denial consistent with the City Council's discussion at the March 12, 2024 public hearing.

While the decision of whether or not to extend a land use entitlement is discretionary, findings in any land use decisions, whether approved or denied, are preferred in order to formally apprise the applicant and the public of the public agency's basis for the decision. Accordingly, a resolution with findings has been prepared for consideration by the City Council.

In addition, the applicant's legal counsel has submitted a letter requesting that the City Council reconsider the March 12, 2024 denial along with reasons in support of that request. The letter is attached.

Fiscal Impact

None.

Attachments

Attachment 1 - Resolution

Attachment 2 – March 12, 2024 Report to City Council [without exhibits]

Attachment 3 – March 12, 2024 Meeting Minutes, Item 17

Attachment 4 – April 11, 2024 Letter from the Applicant's Attorney