

**RESOLUTION NO. 2022-\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE,  
CALIFORNIA, APPROVING INDUSTRIAL DESIGN REVIEW NO. 2021-06 FOR THE  
CONSTRUCTION OF A 25,449 SQUARE FOOT INDUSTRIAL BUILDING AND  
RELATED SITE IMPROVEMENTS LOCATED AT APN: 377-430-016**

**Whereas**, Paul Giese, AYLI, LP, has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2021-37 (Zone Change No. 2021-03 and Industrial Design Review No. 2021-06) to change the zoning designation of the subject property from Commercial Manufacturing (C-M) to Limited Manufacturing (M-1) and to construct one two-story, 25,449 sq. ft. industrial building and associated improvements including a 51-space parking area, two loading spaces and 16,803 sq. ft. of landscaping on a 1.56-acre site (Project). The Project site is located on the westerly corner of the intersection of Collier Avenue and Chaney Street (APN: 377-430-016); and,

**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 LEMC, the Planning Commission (Commission) has been delegated with the responsibility of making recommendations to the City Council (Council) pertaining to design review applications; and,

**Whereas**, on November 15, 2022 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 Industrial Design Review (IDR) No. 2021-06; and,

**Whereas**, pursuant to Section 17.410.070 of the LEMC, the Council has the responsibility of making decisions to approve, conditionally approve, or disapprove recommendations of the Commission for design review applications; and,

**Whereas**, on December 13, 2022, 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 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), 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 2:** The Council finds and determines that no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier Environmental Impact Report (EIR). All potentially significant impacts have been avoided or mitigated pursuant to the earlier EIR and none of the conditions described in Section 15162 exist. EIR (SCH# 2007071157) was adopted in 2011 for the General Plan Update and evaluated environmental impacts that would result from the complete build-out of the Project planning area. No substantial changes that require major revisions to the EIR exist and no new information of substantial importance that require revisions to the earlier EIR exist.

**Section 3:** That in accordance with Section 17.415.050.G of the LEMC, the Council makes the following findings regarding IDR No. 2021-06:

1. The Project, as approved, will comply with the goals and objectives of the General Plan, Specific Plan and the Zoning District in which the Project is located.

*The Project involves a proposal to construct one two-story, 25,449 sq. ft. industrial building, a parking area with 51 spaces including two loading spaces, and 16,803 sq. ft. of landscaping on a 1.56-acre site and is consistent with the Project site's current General Plan Land Use designation of Business Professional (BP). The BP Land Use designation provides for office and administrative uses, light industrial, research and development, office-based firms, including office support facilities, restaurants, medical clinics, public and quasi-public uses, and similar and compatible uses with a maximum 0.45 Floor Area Ratio (FAR). The proposed Project FAR is 0.37, and the proposed use of the new building is off-road vehicle manufacturing which is consistent with the purpose of the BP land use designation.*

*The Project site is in the Business District of the General Plan. According to General Plan Section 3.0, Business District Plan, the main focus of the Business District is to "to support its position as the industrial and commercial hub of the City." The Project would be consistent with the goals of the Business District Plan, including the goal to support a vibrant commercial and industrial hub with high quality developments that have a strong orientation towards major corridors. The proposed zoning for the subject site is Limited Manufacturing (M-1). The proposed use is identified as permitted in the M-1 zone pursuant to Section 17.136.020.L.8 of the LEMC.*

2. The Project complies with the design directives contained in the LEMC and all applicable provisions of the LEMC.

*The Project design is appropriate to the site and surrounding developments. The architectural design of the proposed building conforms to the provisions of Chapter 17.112 (Nonresidential Development Standards) of the LEMC. Sufficient setbacks and enhanced onsite landscaping have been provided, thereby creating visual interest and varying vistas as a person moves along abutting streets. The Project will create a visually pleasing, non-detractive relationship between the proposed development and existing development in the vicinity through the use of a high-quality architectural design. In addition, safe and efficient circulation has been achieved onsite.*

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.

*The Project has been reviewed by all applicable City divisions, departments and agencies, and permit conditions have been added requiring the Project to comply with applicable adopted plans and policies.*

**Section 4:** Based upon all of the evidence presented, the above findings, and the conditions of approval imposed upon the Project, the Council hereby approves IDR No. 2021-06.

**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 13<sup>th</sup> day of December, 2022.

\_\_\_\_\_  
Timothy J. Sheridan, 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. 2022-\_\_\_\_\_ was adopted by the City Council of the City of Lake Elsinore, California, at the regular meeting of December 13, 2022, and that the same was adopted by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Candice Alvarez, MMC  
City Clerk