

RESOLUTION NO. 2023-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING RESIDENTIAL DESIGN REVIEW NO. 2021-05 PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 140 TWO-STORY ATTACHED CONDOMINIUM RESIDENTIAL UNITS LOCATED IN THE ATTACHED RESIDENTIAL AND COMMERCIAL/RESIDENTIAL FLEX DESIGNATIONS OF THE LAKESHORE VILLAGE SPECIFIC PLAN (APNS: 379-230-001, 379-230-002)

Whereas, Brett Crowder, Lake Elsinore Lakeshore, LLC, has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2021-38 (Tentative Tract Map No. 2021-02 and Residential Design Review No. 2021-05) to subdivide an approximately 10.29-acre site into one lot for condominium purposes and to construct 140 two-story attached condominium residences and associated improvements within the Attached Residential (AR) and Commercial/Residential Flex (CRF) land use designations of the Lakeshore Village Specific Plan. The proposed buildings feature four floor plans ranging in size from 1,807 sq. ft. to 2,008 sq. ft. and three architectural styles (French Country, Santa Barbara and Modern Farmhouse). The project site is located on the southwest side of Lakeshore Drive at the intersection of Lakeshore Drive and Gunnerson Street. (APNs: 379-230-001, 379-230-002); and,

Whereas, pursuant to Section 17.415.050 (Major Design Review) 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; and,

Whereas, on March 7, 2023, at a duly noticed Public Hearing, the Commission considered evidence presented by the Community Development Department and other interested parties with respect to this item and by resolution recommended City Council approval of Planning Application No. 2021-38 (Residential Design Review No. 2021-05); and,

Whereas, on March 28, 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 Land Use laws (Cal. Gov. Code §§ 65000 et seq.), the Lake Elsinore General Plan (GP), the Lakeshore Village Specific Plan (LVSP), and the LEMC, and finds and determines that the proposed project is consistent with the requirements of California Planning and Land Use laws, the goals and policies of the GP, the LVSP and the LEMC.

Section 3: The Council finds and determines that no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier Mitigated Negative Declaration (MND). 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 No. 2003-03 was adopted in 2003 for the Lakeshore Village Specific Plan and evaluated environmental impacts that would result from development of the project area. 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 4: That in accordance with Section 17.415.050.G of the LEMC, the Council makes the following findings regarding Planning Application No. 2021-38 (Residential Design Review No. 2021-05):

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 Lakeshore Village Specific Plan (LVSP) and has a land use designation of Attached Residential (AR) and Commercial/Residential Flex (CRF). The intent of the AR designation is to accommodate attached rental residences in multi-family structures with a maximum density of 18 units per net acre; the intent of the CRF designation is to accommodate one and two neighborhood commercial businesses or flex residential use with a maximum density of 18 units per acre consistent with the AR designation. The application proposes to construct and subdivide 140 two-story attached residential condominium units on an approximately 9.71- acre parcel at an approximate density of 14.4 units per net acre. Therefore, the project is consistent with the LVSP. Furthermore, because the LVSP 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 Lakeshore Village 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 March 7, 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 and the above findings, the Council hereby approves Planning Application No. 2021-38 (Residential Design Review No. 2021-05).

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 it into the book of original Resolutions.

Passed and Adopted on this 28th day of March, 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 March 28, 2023, and that the same was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Candice Alvarez, MMC
City Clerk