

## **RESOLUTION NO. 2023-**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A TWO-YEAR EXTENSION OF TIME FOR COMMERCIAL DESIGN REVIEW NO. 2019-24 TO JUNE 22, 2025**

**Whereas**, on June 22, 2021, the City Council (Council) approved Commercial Design Review (CDR) No. 2019-24 to construct a neighborhood retail center with four (4) buildings ranging in size from 3,480 sq. ft. to 15,600 sq. ft. (approximately 43,120 sq. ft. in total) with 207 parking spaces, including 12 accessible spaces and 29 compact spaces and related improvements. The project site is located north of Lakeshore Drive, northwest of Manning Street, and southwest of Ryan Avenue (APNs 375-092-002, 003, 004, 005, and 006);

**Whereas**, Richard Sabeh, Lakeview Centre, LLC, submitted a request for an extension of time (EOT 2023-04) in accordance with Section 17.415.050.I of the Lake Elsinore Municipal Code (LEMC) for CDR No. 2019-24 by two years from June 22, 2023 to June 22, 2025; and

**Whereas**, on August 22, 2023, at a duly noticed Public Hearing the Council has 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 DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

**Section 1:** The Council has reviewed and analyzed the proposed extension of time for CDR No. 2019-24 prior to making its decision to extend the life of the design review for a period of two years.

**Section 2:** The Council finds and determines that and 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 mitigated negative declaration and none of the conditions described in Section 15162 exist. MND (ER 2020-01; SCH No. 2021030580) was adopted by the City Council on June 22, 2021. As part of the extension of time request, conditions of approval were updated to reflect the most current City requirements for development. These are standard conditions of approval and will not result in any modifications to the previously approved Project. No substantial changes which require major revisions to the mitigated negative declaration exist and no new information of substantial importance which require revisions to the earlier mitigated negative declaration exist. Therefore, no further environmental documentation is necessary.

**Section 3:** That in accordance with Section 17.415.050.I of the LEMC, the Council makes the following findings for approval of an extension of time for CDR No. 2019-24:

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 has a General Plan Land Use designation of Neighborhood Commercial (NC) and is located within the Country Club Heights District. The NC Land Use designation allows neighborhood shopping centers and small convenience centers which offer day-to-day retail goods and services required by residents in the immediate vicinity. The NC designation is*

*intended to provide a concentration of retail uses including, but not limited to, personal services, food and general merchandise stores, eating establishments, and repair stores, and similar and compatible uses with a maximum 0.30 Floor Area Ratio (FAR). The project is proposing to develop a neighborhood shopping center with 0.24 FAR. Therefore, the project is consistent with the General Plan. The project complies with the goals and objectives of the General Plan because it will assist in achieving the development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreational, and institutional land uses. The project will serve to diversify and expand Lake Elsinore's economic base.*

*The current zoning for the subject site is Neighborhood Commercial (C-1). The C-1 zone is intended to provide locations for general retail and office uses, which offer the sale of goods, and services to the general public and which, through characteristics of their operation, serve primarily the day-to-day shopping needs of the local. The project is proposing to construct shell buildings for future tenants for retail and restaurant use. The project meets requirements identified for the proposed use including development standards for setbacks, landscaping, screening and all other additional requirements for development of this type.*

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

*The project is appropriate to the site and surrounding developments. The architectural design of the proposed building complies with the Nonresidential Development Standards (Chapter 17.112) of the LEMC. The architecture has been designed to achieve harmony and compatibility with the surrounding area. The colors and materials proposed will assist in blending the architecture into the existing landscape and are compatible with other colors and materials used on other properties near the Project site. In addition, safe and efficient circulation has been achieved onsite.*

3. The Project complies with current laws, standards, and policies in accordance with Section 17.415.050.I of the LEMC.

*The extension of time request has been reviewed by all applicable City divisions, departments and agencies to ensure that the project complies with all applicable current laws, standards and policies.*

**Section 4:** Based upon the evidence presented, both written and testimonial, and the above findings, and the Conditions of Approval imposed upon the project, the Council hereby approves a two-year extension of time for Commercial Design Review No. 2019-24 to June 22, 2025.

**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 22<sup>nd</sup> day of August, 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 August 22, 2023, and that the same was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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