



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Lake Elsinore, California, will hold a Public Hearing on October 10, 2023 at 7:00 p.m. or as soon thereafter as the matter may be heard, at the Lake Elsinore Cultural Center, 183 North Main Street, Lake Elsinore, California, 92530, to consider the following:

Planning Application No. 2021-28 (Zone Change No. 2023-03) : Amendments to Title 17 (Zoning) of the Lake Elsinore Municipal Code (LEMC) regarding Density Bonuses and Adding a No Net Loss Program.

The purpose of these amendments is to update Chapter 17.58 (Density Bonuses) implementing Government Code Section 65915 et seq. (the "State Density Bonus and Incentive Law") as amended, and to add a new Chapter 17.78 (No Net Loss Program) to ensure the City's compliance with Senate Bill (SB 330) by establishing a No Net Loss Program for certain residential projects. Chapter 17.78 will provide that, concurrent with the approval of any change in zone from a residential use to a less intensive residential or non-residential use, the City will transfer the residential units being eliminated into a unit bank, and make density transfer units available to project applicants subsequently seeking to develop property for residential use within the City.

The proposed amendments to the LEMC are exempt from the California Environmental Quality Act (Cal. Publ. Res. Code §§21000 et seq. "CEQA") and the State CEQA Guidelines (14 Cal. Code Regs §§15000 et seq.), specifically pursuant to Sections 15060(c)(2), 15060(c)(3), and 15061(b)(3) of the State CEQA Guidelines because it will not result in a direct or reasonably foreseeable indirect physical change in the environment, because there is no possibility that it may have a significant effect on the environment, and because it is not a "project" as that term is defined in Section 15378 of the State CEQA Guidelines.

PLANNING COMMISSION RECOMMENDATION : On September 19, 2023, at a duly noticed Public Hearing, the Lake Elsinore Planning Commission by a 3-0 vote recommended that the City Council approve the proposed project.

ALL INTERESTED PERSONS are invited to submit written information, express opinions or otherwise submit written evidence by email to calvarez@lake-elsinore.org.

If you wish to legally challenge any action taken by the City on the above matter, you may be limited to raising only those issues you or someone else at the Public Hearing described in this notice, or in written correspondence delivered to the City prior to or at the Public Hearing. If you require accommodation to participate in a Public Hearing, please contact the City Clerk's office at (951) 674-3124 ext. 269. All Agenda materials are available for review on the City's website at www.lake-elsinore.org the Friday before the Public Hearing.

FURTHER INFORMATION on this item may be obtained by contacting Richard J. MacHoff, Environmental Planner at rmachoff@lake-elsinore.org or (951) 674-3124, ext. 209.

Candice Alvarez, MMC
City Clerk

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PROOF OF PUBLICATION OF

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PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

09/29/2023

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: September 29, 2023.
At: Riverside, California



Signature