



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Damaris Abraham, Interim Assistant Community Development Director

Date: March 14, 2023

Subject: **Planning Application No. 2019-69 (Corydon Gateway) – Request for Approval of Tentative Tract Map No. 38626 to Subdivide an Approximately 2.14-acre Parcel into One Lot for Condominium Purposes and to Subdivide an Industrial Building Currently Under Construction into Six Condominium Units**

Applicant Name: Steve Vettel, On-Point Commercial, LLC

Recommendation

1. Find and determine that the proposed project is exempt from the California Environmental Quality Act (CEQA) according to CEQA Guidelines Section 15301(k) (Existing Facilities); and
2. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 38626 FOR CONDOMINIUM PURPOSES TO CREATE AN APPROXIMATELY 1.64-ACRE COMMON AREA PARCEL AND DIVIDE THE BUILDING INTO SIX CONDOMINIUM UNITS ON AN APPROXIMATELY 2.14-ACRE PARCEL (APN: 370-050-041).

Project Location

The project site is located at the northwest corner of the intersection of Mission Trail and Corydon Street in the East Lake Specific Plan (APN: 370-050-041).

Background

On January 12, 2021, the City Council approved Tentative Tract Map No. 37977 authorizing the subdivision of the approximately 6.05-acre site into six lots ranging in size from 0.63 acres to 1.10 acres and one 0.22-acre detention basin in conjunction with Commercial Design Review No. 2020-02 and Conditional Use Permit No. 2020-05 allowing the development of multiple commercial and industrial buildings, including an eleven-unit, approximately 22,334 square-foot “flex-tech” industrial building, on Parcels 5 and 6 of Tract No. 37977 (APNs: 370-050-038 and 370-050-039).

On April 6, 2022, the Planning Division approved a Minor Design Review (PDR No. 2022-01) application requesting approval of floor plan modifications to reduce the number of tenant suites within the building from eleven to six. On October 6, 2022, a building permit was issued, and the building is currently under construction.

On June 15, 2022, Parcel Merger No. 2022-08 was recorded combining Parcels 5 and 6 of Tract No. 37977 into an approximately 2.14-acre parcel (Parcel "A") which is the subject of Tentative Tract Map No. 38626.

On February 21, 2023, the Planning Commission conducted a duly noticed public hearing and voted 3-0 to recommend the City Council approve the project. No public comments were provided on the application; only the applicant attended the hearing.

Project Description

The applicant requests approval of Tentative Tract Map No. 38626 to subdivide an approximately 2.14-acre parcel for condominium purposes to convert an approximately 1.64-acre lot into one common area parcel and establish six separate condominium units within an existing industrial building currently under construction.

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Vacant	East Lake Specific Plan	Action Sports, Tourism, Commercial and Recreation
North	Vacant	East Lake Specific Plan	Action Sports, Tourism, Commercial and Recreation
South	Light Industrial	East Lake Specific Plan	Action Sports, Tourism, Commercial and Recreation
East	Commercial/Industrial	City of Wildomar	City of Wildomar
West	Motorsports	East Lake Specific Plan	Action Sports, Tourism, Commercial and Recreation

Analysis

The project site is located in the East Lake Specific Plan (ELSP) and has an Action Sports, Tourism, Commercial, and Recreation Land Use Designation. This designation provides for various extreme action sports and accessory manufacturing, service, and retail uses.

The project site has been previously approved for the construction of a new 22,334 sq. ft. flex-tech building on the subject parcel. The application proposes converting an approximately 1.64-acre lot into one common area parcel and establishing six separate condominium units within the building. Therefore, upon adherence to all conditions of approval imposed on the previous development permits, the project is consistent with the ELSP. Furthermore, because the ELSP was consistent with the General Plan before its adoption, the project is also consistent with the General Plan.

The Design Review Committee, which includes staff from Planning, Building and Safety, Fire, and Engineering, has reviewed the proposed project and added permit conditions of approval to ensure that project activities comply with adopted plans, policies, and regulations.

Environmental Determination

Staff has determined the proposed project is exempt from CEQA according to Guidelines Section 15301(k) (Class 1: Existing Facilities) because the project only involves the subdivision of the building currently under construction into condominium units, and no physical changes are proposed.

The project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project site is completely disturbed and is currently being developed with multiple commercial and industrial buildings. The project site is within the MSHCP Elsinore Area Plan, Criteria Cell # 5131. On September 24, 2020, the Western Riverside County Regional Conservation Authority (RCA) completed the Joint Project Review (JPR# 20-06-09-01) process. It concluded that the project is consistent with the Criteria and other plan requirements of the MSHCP.

Public Notice

Notice of the hearing for this application has been published in the Press-Enterprise newspaper and mailed to property owners within 300 feet of the subject property. As of the writing of this report, no written comments concerning this application have been received by staff.

Fiscal Impact

The time and costs related to processing this extension of time request have been covered by the application fee paid by the applicant. No General Fund budgets have been allocated or used in the processing of this application.

Attachments

- Attachment 1 - TTM Resolution
- Attachment 2 - Conditions of Approval
- Attachment 3 - Vicinity Map
- Attachment 4 - Aerial Map
- Attachment 5 - Tentative Tract Map 38626
- Attachment 6 - Public Notice Materials