



## REPORT TO CITY COUNCIL

**To:** Honorable Mayor and Members of the City Council

**From:** Jason Simpson, City Manager

**Prepared by:** Damaris Abraham, Assistant Community Development Director

**Date:** May 9, 2023

**Subject:** **Notice of Decision - Planning Commission Approval of Planning Application No. 2018-64 Approving Design Review for 344 Detached Single-Family Residences and Related Improvements in Tract No. 28214-9 of the Murdock Alberhill Ranch Specific Plan**

### **Recommendation**

Receive and file the Notice of Decision for Planning Application No. 2018-64 approved by the Planning Commission on April 18, 2023.

### **Background**

Planning Application No. 2018-64 (Residential Design Review No. 2022-06) proposes the design and construction of 344 single-family detached residential units, preliminary plotting, conceptual landscaping, conceptual wall, and fence plan, and related improvements in Tract No. 28214-9 of the Murdock Alberhill Ranch Specific Plan. The proposed development is configured into four community groups, each containing three-floor plans (one- and two-story units). The floor plans overall range in size from 1,959 to 3,337 square feet. The proposed development features three architectural styles (Spanish, Prairie, and Craftsman).

The project site consists of Tract No. 28214-9 located on the south side of Nichols Road between Alberhill Ranch Road and Terra Cotta Road in Planning Area 1 of the Murdock Alberhill Ranch Specific Plan (APNs: 389-090-032-035; 389-790-001-048; 389-800-001-024; 389-801-001-031; 389-802-001-020; 389-810-001-035; 389-811-001-011; 389-812-001-017; 389-820-001-007; 389-821-001-007; 389-822-001-037; 389-830-001-022; 389-831-001-019; 389-832-001-011; 389-840-001-024; 389-841-001-054).

On April 18, 2023, the Planning Commission, by a 3-0 vote:

1. Determined that under the California Environmental Quality Act (CEQA) Guidelines Section 15162, the project would not have a significant effect on the environment, and no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in a previously certified Addendum No. 2 to the Alberhill Ranch Specific Plan Final Environmental Impact Report; and
2. Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING RESIDENTIAL DESIGN REVIEW NO. 2022-06 PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 344 DETACHED SINGLE-FAMILY RESIDENTIAL UNITS IN TRACT 28214-9 OF THE MURDOCK ALBERHILL RANCH SPECIFIC PLAN (APNS: 389-090-032-035; 389-790-001-048; 389-800-001-024; 389-801-001-031; 389-802-001-020; 389-810-001-035; 389-811-001-011; 389-812-001-017; 389-820-001-007; 389-821-001-007; 389-822-001-037; 389-830-001-022; 389-831-001-019; 389-832-001-011; 389-840-001-024; 389-841-001-054).

### **Discussion**

The Planning Commission voted 3-0 to approve the project at its meeting on April 18, 2023. There were no Commissioner concerns, and there were no public comments. Only the applicant attended the hearing.

The Commission's decision is final, and no action by the City Council is required unless the City Council, by majority vote, elects to review and reconsider the Commission's decision by ordering the matter set for a future noticed public hearing according to Section 17.410.110.F of the Lake Elsinore Municipal Code (LEMC), or the applicant or an interested person files a complete appeal application within 15 days of this notice appearing on the City Council's agenda.

### **Fiscal Impact**

The time and costs related to processing this application have been covered by fees paid for by the applicant. No General Fund budgets have been allocated or used in the processing of this application. Project approval does not fiscally impact the City's General Fund. Mitigation Measures to protect the City fiscally have already been included in the Conditions of Approval.

### **Attachments**

Attachment 1- Planning Commission Staff Report