



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: August 22, 2023

Subject: Extension of Time Request for Tentative Parcel Map No. 37854 and Commercial Design Review No. 2019-24 (Lakeview Plaza)

Applicant: Richard Sabeh, Lakeview Centre, LLC

Recommendation

1. Find that pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, the extension of time request 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 adopted Mitigated Negative Declaration (ER 2020-01) (SCH No. 2021030580);
2. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A TWO-YEAR EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 37854 TO JUNE 22, 2025; and
3. Adopt 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.

Background

On June 22, 2021, the City Council approved Mitigated Negative Declaration (ER 2020-01) (SCH No. 2021030580), Tentative Parcel Map (TPM) No. 37854 and Commercial Design Review (CDR) No. 2019-24.

TPM No. 37854 is a subdivision of a 3.9-acre site into four (4) parcels ranging in size from 0.48 acres to 1.49 acres.

CDR No. 2019-24 is a proposal 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).

The original expiration date for TPM No. 37854 and CDR No. 2019-24 was June 22, 2023. On June 8, 2023 the applicant submitted this two-year extension of time request which stayed the expiration until action by the City Council. The applicant has stated that the time extension is necessary to allow additional time to adequately raise financing and break ground on the project.

Discussion

Pursuant to the Subdivision Map Act, Government Code Section 66452.6(e), the time at which the map expires may be extended by the legislative body for a period not exceeding a total of six (6) years. The applicant will have four (4) more years of extensions available for TPM No. 37854 after the approval of this extension of time request.

Section 17.415.050.I (Lapse of Design Review Approval and Time Extensions) of the Lake Elsinore Municipal Code (LEMC) provides an extension of time for a maximum of two (2) years. The two-year extension of time for CDR No. 2019-24 represents the final extension of time allowed by the LEMC.

The Community Development (Building & Safety and Planning), Engineering, and the Administrative Services Departments have recommended revised Conditions of Approval consistent with Section 66452.6(e) of the Subdivision Map Act and Sections 65961(a)(1-2) and 65961(f) of the Planning and Zoning Laws. These updated Conditions of Approval reflect the most current City requirements for development and ensure that the project complies with current laws, standards, and policies.

Environmental Determination

Pursuant to CEQA Guidelines Section 15162, staff has determined that this extension of time request 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 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.

Public Notice

Notice of the hearing for the extension of time 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 application have been covered by application fees paid for by the applicant. No General Fund budgets have been allocated or used in the processing of this application. The approval of the Project 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 – TPM 38754 EOT Resolution
Attachment 2 – CDR 2019-24 EOT Resolution
Attachment 3 – Conditions of Approval
Attachment 4 – GIS Package
Attachment 5 – TPM 37854
Attachment 6 – Design Review Package
Attachment 7 – Public Notice Materials