



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: October 10, 2023

Subject: Notice of Decision - Planning Commission Approval of Planning Application No. 2022-15 (Lake Pointe Apartments) Approving a Residential Design Review to Develop a 152-unit Multi-family Residential Apartment Complex with 336 Parking Spaces and Related Improvements on an 8.27-acre Site

Recommendation

Receive and file the Notice of Decision for Planning Application No. 2022-15 approved by the Planning Commission on September 19, 2023.

Background

Planning application No. 2022-15 (Residential Design Review No. 2022-04) proposes to develop a 152-unit multi-family residential apartment complex within eleven (11) buildings on the 8.27 acre site. The eleven (11) buildings are 158,786 sq. ft. in total and include nine (9) multi-family residential structures (two (2) three-story buildings and seven (7) two-story buildings), ranging in size from 8,544 sq. ft. to 25,632 sq. ft., a 2,212 sq. ft. clubhouse, and a 780 sq. ft. maintenance building. The project will provide 336 total parking spaces including 152 covered parking spaces.

The proposed project is generally located northerly of Grand Avenue, southwesterly of Eisenhower Drive, on the westerly side of Riverside Drive, and adjacent to Lakeside High School, more specifically referred to as Assessor's Parcel Number (APN) 379-090-022.

On September 19, 2023 the Planning Commission, by a 3-0 vote:

1. Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING AN ADDENDUM TO MITIGATED NEGATIVE DECLARATION (MND NO. 2016-01, SCH NO. 2016071001) FOR PLANNING APPLICATION NO. 2022-15 (RESIDENTIAL DESIGN REVIEW NO. 2022-04);
2. Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING FINDINGS THAT PLANNING APPLICATION NO.

2022-15 (RESIDENTIAL DESIGN REVIEW NO. 2022-04) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN; and

3. Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2022-15 (RESIDENTIAL DESIGN REVIEW NO. 2022-04) PROVIDING BUILDING DESIGNS, PROJECT AMENITIES AND RELATED SITE IMPROVEMENTS FOR A 152-UNIT MULTI-FAMILY RESIDENTIAL APARTMENT COMPLEX LOCATED AT APN: 379-090-022.

Discussion

The Planning Commission voted 3-0 to approve the project at its regular meeting on September 19, 2023. 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 cost 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