

RESOLUTION NO. 2019-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVAL OF PLANNING APPLICATION 2016-00044 PROVIDING BUILDING DESIGNS FOR 163 DETACHED SINGLE-FAMILY DWELLING UNITS RANGING IN SIZE FROM 1,793 SQ. FT. TO 2,267 SQ. FT. WITH ASSOCIATED FEATURES AND FACILITIES UPON A PREVIOUSLY APPROVED CONDOMINIUM MAP WITHIN TRACT NO. 33267 OF THE VILLAGE AT LAKESHORE SPECIFIC PLAN (APNS: 379-050-034 AND 006)

WHEREAS, Pardee Homes, LLC, has filed an application with the City of Lake Elsinore requesting approval of Planning Application 2016-00044 (Residential Design Review No. 2019-00002) for the construction of 163 detached single-family dwelling units with associated features and facilities upon a previously approved condominium map within Tract No. 33267 of the Village at Lakeshore Specific Plan (APNs: 379-050-034 and 006) (the Project); and

WHEREAS, pursuant to Lake Elsinore Municipal Code (LEMC) Chapter 17.184 (Design Review) the Planning Commission (Commission) has been delegated with the responsibility of making recommendations to the City Council (Council) pertaining to the residential design review; and

WHEREAS, pursuant to the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000 *et seq.*: CEQA) and the State Guidelines for Implementation of CEQA (14 C.C.R. §§ 15000 *et seq.*: CEQA Guidelines), public agencies are expressly encouraged to reduce delay and paperwork associated with the implementation of CEQA by using previously prepared environmental documents when those previously prepared documents adequately address the potential impacts of the proposed project (CEQA Guidelines Section 15006); and

WHEREAS, CEQA Guidelines Section 15162 establishes the standard to be used when determining whether subsequent environmental documentation is necessary and says that when an environmental document has already been adopted for a project, no subsequent environmental documentation is needed for subsequent entitlements which comprise the whole of the action unless substantial changes or new information are presented by the project; and

WHEREAS, an Initial Study was prepared for TTM 33267. The Initial Study identified potentially significant environmental effects but proposals made or agreed to by the applicant avoid the effects or mitigate the effects to a point where no significant effects would occur.

When examining the Project in light of the conditions of approval and mitigation measures there is no substantial evidence that the Project may have a significant effect on the environment.

Mitigation measures are required to ensure all potentially significant impacts are reduced to levels of insignificance. Tentative Tract Map No. 33267 has been conditioned to comply with these mitigation measures.

WHEREAS, the Project does not present substantial changes or new information regarding the potential environmental impacts of development; and

WHEREAS, on April 16, 2019, at a duly noticed public hearing the Commission has considered evidence presented by the Community Development Department and other interested parties with respect to this item.

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NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The Commission has considered the proposed design for the 163 detached single-family dwelling units upon a previously approved condominium map within Tract No. 33267 and has found it acceptable. The Planning Commission has reviewed and analyzed the proposed project pursuant to the California Planning and Zoning Laws (Cal. Gov. Code §§ 59000 et seq.), the Lake Elsinore General Plan (GP), the Village at Lakeshore Specific Plan No. 1, and the LEMC and finds and determines that the proposed Project is consistent with the requirements of California Planning and Zoning Law and with the goals and policies of the GP, The Village at Lakeshore Specific Plan, and the LEMC.

SECTION 2. The Planning Commission finds and determines that no new CEQA documentation is necessary. The Project comprises the whole of the action which was analyzed in the previously approved Mitigated Negative Declaration (MND) No. 2006-05 (State Clearinghouse No. 200671027) and was adopted by the City Council on September 12, 2006. Addendum #1 to MND 2006-05 was subsequently approved by the City Council on June 23, 2015. Approval of the Project will not change density or intensity of use; it simply establishes standards for color palates, articulation, orientation, and design of single family residential development. Therefore, no further environmental review is necessary.

SECTION 3. That in accordance with Lake Elsinore Municipal Code Chapter 17.184, the Planning Commission makes the following findings regarding Residential Design Review No. 2019-00002:

1. The project, as approved, will comply with the goals and objectives of the General Plan and the zoning district in which the project is located.

The single-family detached residential development has a GP Land Use designation of Specific Plan, is located in the Village at Lakeshore Planning Area, and has a Zoning designation of Specific Plan. The proposed project constitutes build out of a previously approved and recorded tract map that was found to comply with the goals and objectives of the General Plan and the Village at Lakeshore Specific Plan No. 1. Further, the single family homes will assist in achieving the development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreational and institutional land uses.

2. The single-family detached residential development complies with the design directives contained in the Village at Lakeshore Specific Plan and all applicable provisions of the LEMC.

The single-family detached residential development is appropriate to the site and surrounding developments. The three (3) architectural styles proposed will create a distinctive street scene within the project site. Sufficient setbacks and onsite landscaping have been provided thereby creating interest and varying vistas. In addition, safe and efficient circulation has been achieved onsite.

3. Conditions and safeguards pursuant to Chapter 17.184.070 of the LEMC, including guarantees and evidence of compliance with conditions, have been incorporated into the approval of the Project to ensure development of the property in accordance with the objectives of Chapter 17.184.

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Pursuant to Section 17.184.070 of the LEMC, the Project was considered by the Planning Commission at a duly noticed public hearing held on April 16, 2019. The Project, as reviewed and conditioned by all applicable City divisions, departments and agencies, will not have a significant effect on the environment. Approval of the Project will not result in a substantial change to the previously adopted Supplemental Environmental Impact Report. Therefore, no additional environmental review is necessary.

SECTION 4. Based upon all of the evidence presented, the above findings, and the conditions of approval imposed upon the Project, the Commission hereby recommends that the Council approve Planning Application 2016-00044 (Residential Design Review No. 2019-00004).

SECTION 5. This Resolution shall take effect from and after the date of its passage and adoption.

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PASSED, APPROVED AND ADOPTED this 16th day of April, 2019 by the following vote:

Myles Ross, Chairman
City of Lake Elsinore Planning Commission

ATTEST:

Justin Kirk,
Assistant Community Development Director

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE }
CITY OF LAKE ELSINORE } **SS**

I, Justin Kirk, Assistant Community Development Director of the City of Lake Elsinore, California, hereby certify that Resolution No. 2019- as adopted by the Planning Commission of the City of Lake Elsinore at a regular meeting held on the 16th day of April, 2019, and that the same was adopted by the following vote:

AYES

NOES:

ABSTAIN:

ABSENT:

Justin Kirk,
Assistant Community Development Director