

RESOLUTION NO. 2022-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE,
CALIFORNIA, APPROVING A THREE-YEAR EXTENSION OF TIME FOR
TENTATIVE PARCEL MAP NO. 37364 TO APRIL 14, 2025**

Whereas, on April 14, 2020, the City Council approved Planning Application No. 2017-61 (Tentative Parcel Map No. 37364) to convert a 5.45-acre lot into a one (1)-condominium lot with five (5) units for condominium purposes located at Assessor's Parcel Numbers 377-070-035 and 377-070-036; and,

Whereas, on March 28, 2022, Pascal Apotheloz, DRC Engineering Inc., applied for an Extension of Time (EOT 2022-02) to extend the expiration date of Tentative Parcel Map (TPM) No. 37364 by three years from April 14, 2022 to April 14, 2025; and,

Whereas, on June 14, 2022, at a duly noticed Public Hearing the City Council (Council) has considered the recommendation of City staff as well as evidence presented by the Community Development Department and other interested parties with respect to this item.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE,
CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

Section 1: The Council has reviewed and analyzed the proposed extension of time for TPM No. 37364 prior to making its decision to extend the life of the map for a period of three years.

Section 2: The Council hereby finds and determines that the Project is categorically exempt from California Environmental Quality Act (Cal. Publ. Res. Code §§21000 et seq. "CEQA") and the State CEQA Guidelines (14. Cal. Code Regs §§15000 et seq.), specifically pursuant to Section 15301 (Class 1: Existing Facilities). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The Tentative Parcel Map is proposing to convert the 5.45-acre lot into a one (1)-condominium lot with five (5) units for condominium purposes. In accordance with Section 15301(k), the Tentative Map is proposing a subdivision of an existing commercial retail building consisting of five (5) units that are attached by common walls. No physical changes will occur as part of this project and no expansion of use will result.

Section 3: That in accordance with the California Subdivision Map Act (Cal. Gov. Code Section 66000 et. seq.) and the City of Lake Elsinore Municipal Code Section 16.24.160, the City Council makes the following findings for the approval of an extension of time for TPM No. 37364:

1. The proposed subdivision, together with the provisions for its design and improvements, is consistent with the City of Lake Elsinore General Plan. The proposed subdivision is compatible with the objectives, policies, general land uses and programs specified in the General Plan (Government Code Section 66473.5).

The Project has a General Plan Land Use designation of General Commercial (GM) and is located within the Business District. The GM Land Use designation provides for retail, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, public and quasi-public uses, and similar and compatible uses. The Project site contains an existing retail shopping center with five, one-story retail buildings attached

by common walls. The Tentative Map is proposing to convert the 5.45-acre lot into a one (1)-condominium lot with five (5) units for condominium purposes. The Tentative Parcel Map is consistent with the designated land use, development and design standards, and all other appropriate requirements contained in the General Plan and the Subdivision Map Act.

2. The site of the proposed division of land is physically suitable for the proposed density of development in accordance with the General Plan.

The Project site contains an existing retail shopping center with five, one-story retail buildings that are attached by common walls. The Tentative Map is proposing to convert the 5.45-acre lot into a one (1)-condominium lot with five (5) units for condominium purposes. The proposed Tentative Map is only proposing to convert this 5.45-acre lot into a one (1)-condominium lot with five (5) units for condominium purposes and will not alter the previously approved density of development.

3. The effects that the Project are likely to have upon the housing needs of the region, the public service requirements of its residents and the available fiscal and environmental resources have been considered and balanced.

The Tentative Map is proposing to convert the 5.45-acre lot into a one (1)-condominium lot with five (5) units for condominium purposes. The existing commercial retail center serves the surrounding residents in the area. The Project will not have a direct impact on housing.

4. The design of the proposed division of land or type of improvements is not likely to cause serious public health problems.

The Project has been adequately conditioned by all applicable departments and agencies and will not result in any significant environmental impacts. The proposed Project, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

Section 4: Based upon the evidence presented, both written and testimonial, and the above findings, and the Conditions of Approval imposed upon the project, the Council hereby approves a three-year extension of time for TPM 37364 to April 14, 2025.

Section 5: This Resolution shall take effect immediately upon its adoption.

Section 6: The City Clerk shall certify to the adoption of this Resolution and enter it into the book of original Resolutions.

Passed and Adopted on this 14th day of June 2022.

Timothy J. Sheridan, Mayor

Attest:

Candice Alvarez, MMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LAKE ELSINORE)

I, Candice Alvarez, MMC, City Clerk of the City of Lake Elsinore, California, do hereby certify that Resolution No. 2022-_____ was adopted by the City Council of the City of Lake Elsinore, California, at the regular meeting of June 14, 2022, and that the same was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Candice Alvarez, MMC
City Clerk