



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Kevin Beery, Associate Planner

Date: June 14, 2022

Subject: Extension of Time (EOT-2022-02) request for Tentative Parcel Map No. 37364

Applicant: Pascal Apotheloz, DRC Engineering

Recommendation

Adopt 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

Background

On April 14, 2020, the City Council approved Tentative Parcel Map (TPM) 37364. The original expiration date of TPM 37364 was April 14, 2022. On March 28, 2022, the applicant filed a request to extend the expiration date of TPM 37364 by three years to April 14, 2022. The applicant has stated that the time extension is necessary to finalize preparation of the Covenants, Conditions, and Restrictions (CC&Rs) document associated with the newly formed Property Owner's Association.

In accordance with the Lake Elsinore Municipal Code and the Subdivision Map Act, subdividers may apply to the City Council for multiple extensions to the life of a tentative map for a period or periods not exceeding a total of six years.¹ Therefore, if EOT 2022-02 is approved for three years, the tentative map will still be eligible for up to three additional years in discretionary extensions.

Discussion

TPM 37364 is a proposal to convert a 5.45-acre lot into a one (1)-condominium lot with five (5) units for condominium purposes. The subject property consists of five existing one-story retail buildings attached by common walls. The Project is located within the Lake Elsinore Square Shopping Center, northeasterly corner of Collier Avenue and Central Avenue, more specifically 18294 and 18298 Collier Avenue. (APNs: 377-070-035 and 036).

Staff is neither proposing nor recommending major modifications to the original conditions of approval because substantial changes have not occurred with respect to the project, site conditions, or the regulatory circumstances under which the project will be undertaken.

¹ LEMC §16.24.160.B and Government Code §66452.6.e

Environmental Determination

The proposed Project is exempt from the California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) according 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. Under Section 15301(k), the Tentative Map is proposing a subdivision of an existing commercial retail building consisting of five (5) units attached by common walls. No physical changes will occur as part of this project and no expansion of use will result.

The Project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project has been completely disturbed by the development of the existing retail center. 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 Project site is not located in a Criteria Cell and was not required to be processed through the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) processes. The Project complies with all other applicable requirements of the MSHCP.

Fiscal Impact

The time and costs related to processing this extension of time request have been covered by the application fee paid by the applicant. No General Fund budgets have been allocated or used in the processing of this application.

Exhibits

- A – EOT Resolution
- B – Conditions of Approval
- C – Vicinity Map
- D – Aerial Map
- E – TPM 37364