



## REPORT TO CITY COUNCIL

**To:** Honorable Mayor and Members of the City Council

**From:** Jason Simpson, City Manager

**Prepared by:** Damaris Abraham, Planning Manager

**Date:** June 14, 2022

**Subject:** Notice of Decision - Planning Commission Approval of Planning Application No. 2021-02 (Riley Senior Apartments) to develop a 16-unit apartment complex and related site improvements

**Applicant:** City of Lake Elsinore

### **Recommendation**

Receive and File the Notice of Decision for Planning Application No. 2021-02 acted on by the Planning Commission on May 17, 2022.

*The Planning Commission by a 4-0 vote:*

1. Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2021-02 (PLANNING DESIGN REVIEW NO. 2021-03) FOR THE CONSTRUCTION OF A 16-UNIT APARTMENT COMPLEX TOTALING 17,372 SQUARE FOOT AND RELATED IMPROVEMENTS LOCATED AT 200 N. RILEY STREET (APN: 374-162-036).

The Planning 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 Planning 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.

### **Background**

**Planning Application No. 2021-02 (Planning Design Review No. 2021-03)** proposes the design and construction of a 16-unit affordable senior apartment complex. The proposed apartment complex would total 17,372 sq. ft. with two (2) buildings with a mix of one-bedroom and two-bedroom units which will be offered to seniors at affordable rents. Final design may be revised within the same building footprint to accommodate a mix of one-bedroom units. Additional improvements consist of recreational amenities including a picnic and BBQ area, parking lot, trash enclosure and other ancillary and related improvements. Frontage and landscape improvements along both Heald and North Riley would also be included as part of the development of the proposed project.

The project site consists of an approximately 0.54 acre vacant land and is located at the northeast corner of the intersection of Riley St. and Heald Avenue and more specifically referred to as 200

PA 2021-02 (Riley Apartments)  
June 14, 2022

North Riley Street (Assessor Parcel Number: 374-162-036). The Mary McDonald Fountain and Gazebo, a registered Riverside County Historical Landmark, is located on the northeast corner of the site and will be maintained for historic preservation purposes.

The project was approved on May 17, 2022 Planning Commission meeting with a 4-0 vote. No one spoke in opposition to the project.

**Fiscal Impact**

The time and costs related to this project will be covered by Low and Moderate Income Housing Asset Funds and County ARPA funding (application pending). No General Fund budgets have been allocated or used in the processing of this project.

**Exhibits**

A – Planning Commission Staff Report