

RESOLUTION NO. 2022-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2016-67 (RESIDENTIAL DESIGN REVIEW NO. 2022-01) PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 27 DETACHED SINGLE-FAMILY RESIDENTIAL UNITS IN TENTATIVE TRACT MAP NO. 32129

Whereas, KB Home Coastal Inc. has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2016-67 (Residential Design Review No. 2022-01) proposing the design and construction of 27 detached single-family residential units, preliminary plotting, conceptual landscaping, conceptual wall and fence plan, and related improvements located within TTM 32129 (project). The project proposes six floor plans (ranging in size from 1,659 square feet to 2,659 square feet) and three architectural styles (Spanish, Farmhouse, and French Country). The lot sizes for TTM 32129 range in size from 4,535 square feet to 13,759 square feet and are 7,963 square feet on average. The project is located northeasterly of Rosetta Canyon Drive, southerly of Sharon Street, and easterly of Trellis Lane. (APNs: 347-110-021 and 347-581-008); and,

Whereas, Section 6.0 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) requires that all discretionary projects within a MSHCP Criteria Cell undergo the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) process to analyze the scope of the proposed development and establish a building envelope that is consistent with the MSHCP criteria; and,

Whereas, Section 6.0 of the MSHCP further requires that the City adopt consistency findings demonstrating that the proposed discretionary entitlement complies with the MSHCP Criteria Cell, and the MSHCP goals and objectives; and,

Whereas, pursuant to Section 17.415.050 (Major Design Review) of the Lake Elsinore Municipal Code (LEMC) the Planning Commission (Commission) has been delegated with the responsibility of reviewing and approving, conditionally approving, or denying design review applications; 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 provides 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, MND No. 2004-05 was adopted by the City Council on October 12, 2004 for TTM 32129 and all potentially significant effects resulting from the project have been adequately analyzed; and,

Whereas, the project does not present substantial changes or new information regarding the potential environmental impacts of development, and approval of the project will not change density or intensity of use; it merely establishes standards for color palettes, articulation, orientation, and architectural design of single-family residential development. No substantial changes which require major revisions to the MND exist and no new information of substantial importance which require revisions to the earlier MND exist. Therefore, no further environmental documentation is necessary; and,

Whereas, on June 21, 2022 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.

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

Section 1: The 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 Ramsgate Specific Plan (RSP), 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, RSP, and the LEMC.

Section 2: The Commission has considered the project and its consistency with the MSHCP before adopting Findings of Consistency with the MSHCP, and the Commission finds that:

1. The project is a project under the City's MSHCP Resolution, and the City must make a MSHCP Consistency finding before approval.

Pursuant to the City's MSHCP Resolution, the current project is a development proposal requiring discretionary approval by the City of Lake Elsinore. Therefore, the project is required to be reviewed for MSHCP consistency, including consistency with other "Plan Wide Requirements."

2. The project is not subject to the City's LEAP and the Western Riverside County Regional Conservation Authority's (RCA) JPR processes.

The project is located within Cell 4180 of Cell Group X, Ramsgate Subunit 5 of the Elsinore Area Plan. Conservation areas of this portion of the MSHCP are described to be located east of the subject property. Furthermore, TTM 32129 has been approved for the project site. Therefore, the current project requires no conservation habitat or acreage for the MSHCP preserve.

3. The project is consistent with the Riparian/Riverine Areas and Vernal Pools Guidelines.

TTM 32129 has been approved for the project site. Furthermore, the current project consists of a design review application which merely establishes standards for color palettes, articulation, orientation, and architectural design of planned single-family residential development. The scale and intensity of the project have not been modified from that which was originally approved. Therefore, the proposed development is consistent with the Riparian/Riverine Areas and Vernal Pools Guidelines.

4. The project is consistent with the Protection of Narrow Endemic Plant Species Guidelines.

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5. The project is consistent with the Additional Survey Needs and Procedures.

The project lies within the burrowing owl survey area of the MSHCP. Pursuant to the TTM 32129 Conditions of Approval, the applicant must conduct pre-construction presence/absence surveys for burrowing owl onsite and within a 150-meter buffer prior to the issuance of any grading or construction permit for the project or any stockpiling of soil/materials on the project site. Moreover, a report detailing the methods and results of the focused surveys must be prepared and submitted to the City of Lake Elsinore Planning Division, the Riverside County Environmental Programs Department and the Regional Conservation Authority Monitoring Program Administrator.

6. The project is consistent with the Urban/Wildlands Interface Guidelines.

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7. The project is consistent with the Vegetation Mapping requirements.

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8. The project is consistent with the Fuels Management Guidelines.'

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9. The project is consistent with the MSHCP.

Section 3: The Commission finds and determines that proposed project would not have a significant effect on the environment and no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier Mitigated Negative Declaration (MND). All potentially significant impacts have been avoided or mitigated pursuant to the earlier MND and none of the conditions described in Section 15162 exist. MND No. 2004-05 was adopted by the City Council on October 12, 2004 for TTM 32129.

Section 4: That in accordance with Section 17.415.050.G of the LEMC, the Commission makes the following findings regarding Planning Application No. 2016-67 (Residential Design Review No. 2022-01):

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.

Except for Lot 27, the project site has a GP land use designation of Low-Medium Density Residential and is zoned R-1 Single-Family Residential. Lot 27 is in the RSP and is zoned Medium Low Density Residential. The project constitutes build out of a previously approved TTM 32129 that was found to comply with the goals and objectives of the GP, the LEMC, and the RSP. The project does not propose an increase in density of development than what was previously approved.

2. The project complies with the design directives provided under LEMC 17.415.050.F and all applicable provisions of the LEMC.

The proposed development is appropriate to the site and surrounding developments. The proposed architectural styles 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 on-site circulation would be achieved.

3. Conditions and safeguards pursuant to Section 17.415.050.G.3 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 Section 17.415.050.

Pursuant to Section 17.415.050.E of the LEMC, the project was considered by the Planning Commission at a duly noticed public hearing held on June 21, 2022. The project as reviewed and conditioned by all applicable City divisions, departments, and agencies, was found to be consistent with the objectives of Section 17.415.050.

Section 5: Based upon the evidence presented and the above findings, the Commission hereby approves Planning Application No. 2016-67 (Residential Design Review No. 2022-01).

Passed and Adopted on this 21th day of June, 2022.

John Gray, Chairman

Attest:

Damaris Abraham,
Planning Manager

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

I, Damaris Abraham, Planning Manager of the City of Lake Elsinore, California, hereby certify that Resolution No. 2022-__ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held on June 21, 2022 and that the same was adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Damaris Abraham,
Planning Manager