

RESOLUTION NO. 2017-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING OF TENTATIVE TRACT MAP NO. 37284 PROVIDING FOR THE SUBDIVISION OF FIVE (5) LOTS INTO EIGHT (8) LOTS AND THE RECONFIGURATION OF THE ADJACENT RIGHT OF WAY

Whereas, Peninsula Retail Partners, has filed an application for Commercial Design Review (CDR) No. 2017-02 with the City of Lake Elsinore (City) requesting approval of the subdivision of five (5) lots into eight (8) lots and the reconfiguration of the adjacent right of way. The Project site is located on 7.25 acres generally located at the southeast corner of Central Avenue (State Highway 74) and Collier Avenue. The site contains two parcels, identified as Assessor's Parcel Numbers (APNs) 377-080-014, 031, 032, 033, and 034; and,

Whereas, pursuant to Lake Elsinore Municipal Code (LEMC) Chapter 16.24 (Tentative Map) the Planning Commission (Commission) has been delegated with the responsibility of making recommendations to the City Council (City) pertaining to the Tentative Map; and,

Whereas, on March 21, 2017, at a duly noticed Public Hearing, the Commission considered evidence presented by the Community Development Department and other interested parties with respect to this item; and,

Whereas, pursuant to LEMC Chapter 16.24 (Tentative Map) the Council of the City has the responsibility of making decisions to approve, modify or disapprove recommendations of the Commission for Tentative Tract Maps (TTM) , Conditional Use Permits (CUP), and Design Review applications; and,

Whereas, on March 28, 2017, at a duly noticed Public Hearing, the Council considered 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 DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The Council, has reviewed and analyzed Tentative Parcel Map (TPM) No. 37284 pursuant to the appropriate Planning and Zoning Laws, and Chapter 16 (Subdivisions) of the Lake Elsinore Municipal Code (LEMC).

Section 2. On March 28, 2017, after consideration and evaluation of all written reports and comments and oral testimony presented by the Community Development Department and other City departments, property owners, residents and other interested parties and such other matters as are reflected in the record of the noticed Public Hearing on the Project, the Council adopted Resolution No. 2017-___ finding and determining that Mitigated Negative Declaration (MND) No. 2016-01 EIR (SCH# 2017021072) is adequate and prepared in accordance with the requirements of CEQA.

Section 3. That in accordance with State Planning and Zoning Law and the LEMC, the Commission makes the following findings for approval of TPM No. 37284:

1. The proposed subdivision, together with the provisions for its design and improvements, is consistent with the City's General Plan, LEMC, and the Subdivision Map Act. 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 General Plan designates the site for General Commercial. Consistent with that designation, the proposed TPM can accommodate future commercial land uses. The TPM 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 subdivision of land is physically suitable for the proposed density of development in accordance with the General Plan and the LEMC.

The Project site is vacant and is relatively flat. The proposed TPM which will subdivide of five (5) lots into eight (8) lots and the reconfiguration of the adjacent right of way. The proposed subdivision creates functional lots which can be developed in manner suitable and in accordance with the General Plan and Municipal Code.

3. The effects that this 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 proposed Project is has a General Plan land use designation of General Commercial and is zoned C-2 General Commercial neither of which permit residential uses. The proposed development would not convert any residentially zoned properties and will provide commercial uses to serve the surrounding and adjacent residential communities.

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 therefore result in any significant environmental impacts. The proposed use, 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, the above findings, and the attached Conditions of Approval, the Commission hereby recommends that the Council of the City of Lake Elsinore approve TPM No. 37284.

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

Passed and Adopted this 28th day of March 2017.

Robert E. Magee, Mayor

ATTEST:

APPROVED AS TO FORM:

Susan M. Domen, MMC
City Clerk

Barbara Leibold
City Attorney

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

I, Susan M. Domen, MMC, City Clerk of the City of Lake Elsinore, California, do hereby certify that Resolution No. 2017-_____ was adopted by the City Council of the City of Lake Elsinore, California, at the Regular meeting of March 28, 2017, and that the same was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Susan M. Domen, MMC
City Clerk