

RESOLUTION NO. 2017-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING OF PLANNING APPLICATION 2016-103 FOR 81 MULTIFAMILY RESIDENTIAL UNITS LOCATED WITHIN FOUR BUILDINGS AND RELATED IMPROVEMENTS, LOCATED AT ASSESSOR PARCEL NUMBER 365-030-001.

Whereas, C&C Housing submitted an application for a residential design review, proposing to build an affordable multifamily development with 81 apartment units and associated features and facilities including resident/visitor parking, a leasing/management office, a community center, onsite laundry facility, active and passive open spaces, and a maintenance garage. The Project is generally located on vacant land west of Mission Trail, approximately 500 feet south of Hidden Trail and Elberta Road and is more specifically referred to as Assessor Parcel Number (APN: 365-030-001); and,

Whereas, pursuant to Lake Elsinore Municipal Code (LEMC) Chapter 17.184 (Design Review) the Planning Commission (Commission) has been delegated with the responsibility of making recommendations to the City Council (Council) pertaining to the residential design review; 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 says 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, pursuant to LEMC Chapter 16.24 (17.184 (Design Review) the Commission has been delegated with the responsibility of making recommendations to the Council pertaining to Design Review of residential Projects; and,

Whereas, on June 6, 2017, 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; and,

Whereas, pursuant to 17.184 (Design Review) the Council has the responsibility of making decisions to approve, modify or disapprove recommendations of the Commission for Design Review applications; and,

Whereas, on June 27, 2017, at a duly noticed Public Hearing the Council has 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, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

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

Section 1. The Council has considered the proposed design for the 81 apartment units and associated features and has found it acceptable. The Council 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 ESLP No. 6, 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, ESLP No. 6, and the LEMC.

Section 2. On June 27, 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 MND 2016-01 EIR (SCH# 2017041057) is adequate and prepared in accordance with the requirements of CEQA.

Section 3. That in accordance with LEMC Chapter 17.184, Council makes the following findings regarding Residential Design Review No. 2016-03:

1. The Project, as approved, will comply with the goals and objectives of the GP and the zoning district in which the Project is located.

The ESLP and the subsequent amendments were subject to a consistency finding with the General Plan prior to adoption. The proposed Project is consistent with the provisions of the ESLP and is therefore consistent with the General Plan. Furthermore, the proposed development helps the City's Regional Housing Needs Allocation (RHNA) goals by providing additional affordable housing stocks that furthers the goals and objectives of the Housing Element. The proposed project meets all development standards and is identified as a permitted use.

2. The multi-family residential development complies with the design directives contained in the ESLP No. 6 and all applicable provisions of the LEMC.

The proposed architecture effectively employs horizontal and vertical elements to break up the massing of the buildings. The uses of arches, shutters, and other architectural treatments reinforce the high quality of the proposed design. In order to minimize potential visual and/or privacy impacts to the adjacent residential community, building one (1) has been designed to feature a single story element on the northerly facing building frontage and transitions to a two (2) story building that does not incorporate any windows adjacent to the residential community. Sufficient setbacks and onsite landscaping have been provided thereby creating interest and varying vistas. In addition, safe and efficient circulation has been achieved onsite.

3. Conditions and safeguards pursuant to Chapter 17.184.070 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 Chapter 17.184.

Pursuant to Section 17.184.070 of the LEMC, the Project was considered by the Planning Commission at a duly noticed Public Hearing held on June 16, 2017. The Project, as reviewed and conditioned by all applicable City divisions, departments and agencies to protect against any potential negative impacts.

Section 4. Based upon all of the evidence presented, the above findings, and the Conditions of Approval imposed upon the Project, the Council approves Residential Design Review No. 2016-22.

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

Passed and Adopted on this 27th day of June 2017, by the following vote:

Robert E. Magee, Mayor

Attest:

Susan M. Domen, MMC
City Clerk

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 June 27, 2017, and that the same was adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Susan M. Domen, MMC
City Clerk