

RESOLUTION NO. 2017-_____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE
ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2017-21
(RESIDENTIAL DESIGN REVIEW NO. 2017-09) FOR THE INSTALLATION OF A 1,512
SQUARE FOOT MANUFACTURED HOME WITH A 480 SQUARE FOOT DETACHED
GARAGE LOCATED AT APNS: 378-234-007 AND 030**

Whereas, Terry Mohr has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2017-21 (Residential Design Review No. 2017-09) for the installation of a 1,512 square foot (SF) manufactured home with a 480 SF detached garage on an approximately 12,196 SF lot (Project). The Project is located near the intersection of Pierce Avenue and McPherson Avenue and more specifically referred to as Assessor Parcel Number 378-234-004 and 030; and,

Whereas, the proposed Project is exempt from the California Environmental Quality Act (Cal. Publ. Res. Code §§21000 et seq.: "CEQA") and the State CEQA Guidelines (14. Cal. Code Regs §§15000 et seq.), specifically pursuant to Section 15303 (Class 3 – New Construction or Conversion of Small Structures); and,

Whereas, pursuant to the Lake Elsinore Municipal Code (LEMC) Chapter 17.184 (Design Review) the Planning Commission (Commission) has been delegated with the responsibility of reviewing and approving, conditionally approving, or denying minor design reviews for single-family residential projects; and,

Whereas, on June 6, 2017, June 20, 2017, and July 18, 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.

**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 §§ 65000 et seq.), the Lake Elsinore General Plan (GP), the Lake Elsinore Municipal Code (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 and the LEMC.

Section 2. The Commission finds proposed Project is exempt from the California Environmental Quality Act (Cal. Publ. Res. Code §§21000 et seq.: "CEQA") and the State CEQA Guidelines (14. Cal. Code Regs §§15000 et seq.), specifically pursuant to Section 15303 (Class 3 – New Construction or Conversion of Small Structures). Class 3 consists of construction and location of limited numbers of new, small facilities or structures: (a) One single-family residence, or a second dwelling unit in a residential zone. The Project is proposing to construct a 1,512 SF manufactured single-family residence with a 480 SF detached garage on a lot that is zoned residential (R-H).

Section 3. That in accordance with State Planning and Zoning Law and the LEMC, the Commission makes the following findings for the approval of Planning Application No. 2017-21 (Residential Design Review 2017-09):

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.

The Project complies with the goals and objectives of the General Plan because it will assist in achieving the development of a well-balanced and functional mix of residential, limited commercial, limited industrial, open space, recreational and institutional land uses by providing additional affordable housing within the City. The proposed Project is an infill development that is proposing to construct a single-family residence in an area that has several existing single-family residences. The proposed Project incorporates a traditional architectural style and will complement and enhance the existing developed areas in which the Project is located.

2. The Project complies with the design directives contained in the GP and all other applicable provisions of the LEMC.

The Project is appropriate to the site and surrounding developments in that the proposed single-family residence has been designed in consideration of the size and shape of the property and meets all the development standards. Further, the Project as proposed will complement the quality of existing development and will create a visually pleasing, non-detractive relationship between the proposed and existing residences.

3. Subject to the attached conditions of approval, the Project is not anticipated to result in any significant adverse environmental impacts.

Notwithstanding the fact that the Project is exempt from CEQA provisions pursuant to a Class 3 exemption, the Project was reviewed and conditioned by all applicable City departments to ensure that the project blends into existing development, creates the least amount of disturbance, and does not negatively impact the residents or businesses of the City. The Project will not have a significant effect on the environment.

4. Conditions and safeguards pursuant to Chapter 17.184 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 been considered by the Planning Commission at a duly noticed Public Hearing on June 6, 2017, June 20, and July 18, 2017. The proposed Project, as reviewed and conditioned by all applicable City divisions, departments and agencies, will not have a significant effect on the environment.

Section 4. Based upon the evidence presented, the above findings, and the attached Conditions of Approval, the Planning Commission hereby approves Planning Application No. 2017-21 (Residential Design Review No. 2017-09).

Section 5. This Resolution shall take effect immediately upon its adoption.

Passed and Adopted this 18th day of July, 2017.

Adam Armit, Chairman

Attest:

Justin Kirk,
Principal Planner

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

I, Justin Kirk, Principal Planner of the City of Lake Elsinore, California, do hereby certify that Resolution No. 2017-_____ was adopted by the Planning Commission of the City of Lake Elsinore, California, at the Regular meeting of July 18, 2017, and that the same was adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Justin Kirk
Principal Planner