

RESOLUTION NO. 2016-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVAL OF TENTATIVE TRACT MAP 37393 FOR THE CONSOLIDATION OF 23 TRACTS AND THE RECONFIGURATION OF THE ADJACENT RIGHT OF WAY LOCATED AT ASSESSOR TRACT NUMBERS (APNS) 365-030-004 THROUGH -007, -016 THROUGH -023, AND -027 THROUGH -037

WHEREAS, Jeff Pomeroy, on behalf of Civic Partners, has submitted an application for the development of 143 unit affordable multifamily development with associated features and facilities including 333 resident/visitor parking, a leasing/management office, a community center, onsite laundry facility and active and passive open spaces located on 23 Tracts totaling 19.43 acre. TTM 37393 is also a part of the project, which proposes to consolidate the 23 Tracts into one Tract and reconfigure the adjacent right of way. The 19.43-acre project site is generally located on vacant land north of Corydon Road, east of Grand Avenue, west of Mission Trail, and south of Stoneham Street and is more specifically referred to as Assessor's Tract Numbers (APNs) 365-030-004 through -007, -016 through -023, and -027 through -037; and

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

WHEREAS, on October 17, 2017, at a duly noticed public hearing, the Planning Commission 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. Prior to making a recommendation to the City Council, the Planning Commission has reviewed and analyzed Tentative Tract Map No. 37393 pursuant to the appropriate Planning and Zoning Laws, and Chapter 16 (Subdivisions) of the Lake Elsinore Municipal Code ("LEMC").

SECTION 2. On October 17, 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 Planning Commission adopted Resolution No. 2017-___ finding and determining that that Addendum #1 to the Colony MND (SCH 2008011082) is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA).

SECTION 3. That in accordance with State Planning and Zoning Law and the Lake Elsinore Municipal Code, the Planning Commission makes the following findings for approval of Tentative Tract Map No. 37393:

1. The proposed subdivision, together with the provisions for its design and improvements, is consistent with the City of Lake Elsinore General Plan and with the Diamond Specific Plan Amendment #1. 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 Specific Plan (SP); the SP in turn designates the site for Mixed Use. Consistent with that designation, the proposed Tentative Tract Map can accommodate future residential land uses. The Tentative Tract Map is consistent with the designated land use, development and design standards, and all other appropriate requirements contained in the General Plan, East Lake Specific 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 East Lake Specific Plan.

The project site is vacant and is relatively flat. The proposed Tentative Tract Map, which will consolidate 23 lots into a single 19.43 acre lot and will reconfigure the adjacent right of way will allow for the development with a maximum 7.4 dwelling units per acre, consistent with the limitation of the East Lake Specific Plan maximum density of 14 dwelling units per acre.

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 project site has a General Plan land use designation SP, with a Specific Plan Land Use Designation of Low Medium Residential and will have a direct impact on housing. The proposed Tentative Tract Map will accommodate the development of 143 affordable residential dwelling units, consistent with the City's Regional Housing Needs Assessment (RHNA) obligation. The project has been conditioned to annex into Community Facilities districts to defray the costs of public services as a result of the development of the project. The project has been conditioned to implement the mitigation measures adopted for the project, which will reduce the potential impacts on the environment to the levels of less than significance.

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 Planning Commission hereby recommends that the City Council of the City of Lake Elsinore approve Tentative Tract Map No. 37349.

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

PASSED, APPROVED AND ADOPTED this 17th day of October 2017.

John Gray, Chairman
City of Lake Elsinore Planning Commission

Attest

Justin Kirk,
Principal Planner

**STATE OF CALIFORNIA
COUNTY OF RIVERSIDE
CITY OF LAKE ELSINORE** } **SS**

I, Justin Kirk, Principal Planner of the City of Lake Elsinore, California, hereby certify that Resolution No. 2017- ____ as adopted by the Planning Commission of the City of Lake Elsinore at a regular meeting held on the 17th day of October 2017 and that the same was adopted by the following vote:

AYES

NOES:

ABSTAIN:

ABSENT:

Justin Kirk,
Principal Planner