

RESOLUTION NO. 2017-

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 PLANNING APPLICATION 2016-103 FOR 143 MULTIFAMILY RESIDENTIAL UNITS AND RELATED IMPROVEMENTS, LOCATED AT ASSESSOR PARCEL 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 parcels totaling 19.43 acre. TTM 37393 is also a part of the project, which proposes to consolidate the 23 parcels into one parcel 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 Parcel Numbers (APNs) 365-030-004 through -007, -016 through -023, and -027 through -037; 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, on October 17, 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 considered the proposed design for the 81 apartment units and associated features and has found it acceptable. The Planning 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 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.

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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 Lake Elsinore Municipal Code Chapter 17.184, the Planning Commission 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 General Plan 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. 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 October 17, 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 Commission hereby recommends that the Council approve Planning Application 2017-37 (Tentative Tract Map 37393 and Residential Design Review 2017-00014).

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

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

John Gray, Chairman
City of Lake Elsinore Planning Commission

Attest

Justin Kirk,
Principal Planner

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**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