

RESOLUTION NO. 2016-

A RESOLUTION OF 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 ASSESOR 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 (Commission) has been delegated with the responsibility of making recommendations to the City Council (Council) pertaining to the tentative map; and,

Whereas, on October 17, 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.

Whereas, pursuant to LEMC Chapter 16.24 (Tentative Maps) the Council of the City of Lake Elsinore (City) has the responsibility of making decisions to approve, modify or disapprove recommendations of the Commission for Design Review applications; and,

Whereas, on October 24, 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 DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. Prior to making taking action, the Council has reviewed and analyzed Tentative Parcel Map No. 37393 pursuant to the appropriate Planning and Zoning Laws, Chapter 16 (Subdivisions) of the LEMC, and Section 6.2.3.

Section 2. On October 24, 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 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 LEMC, the Council 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's General Plan (GP) 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 GP (Government Code Section 66473.5).

The GP 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 GP, East Lake Specific Plan (ELSP), 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 GP and the ELSP.

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 will allow for the development with a maximum 7.4 dwelling units per acre, consistent with the limitation of the ELSP 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 GP 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 recommends that the Council hereby approves Tentative Parcel Map No. 37393.

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

Passed and Adopted on this 24th day of October 2017.

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 October 24, 2017, and that the same was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Susan M. Domen, MMC
City Clerk