

RESOLUTION NO. 2018-

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 NO. 37534 PROVIDING FOR THE CONSOLIDATION OF THREE (3) LOTS INTO ONE (1) LOT AND THE RECONFIGURATION OF THE ADJACENT.

Whereas, Tally CM has submitted an application for several entitlements which include a Tentative Tract Map for the consolidation of three (3) lots into one (1) lots and the reconfiguration of the adjacent right of way, a Conditional Use Permit to permit the operation of a vehicle sales and repair facility and a Commercial Design Review application for development of a 53,425 square foot of building.. The Project site is located on the southeast corner of the intersection of Collier and Crane Avenues in Lake Elsinore, California and is comprised of three parcels, totaling approximately 6.97 acres in size, and known as Assessor Parcel Numbers (APNs) 377-080-053, 377-080-057, and 377-080-079; 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 August 7, 2018, 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.

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 Council, the Commission has reviewed and analyzed Tentative Parcel Map No. 37354 pursuant to the appropriate Planning and Zoning Laws, and Chapter 16 (Subdivisions) of the Lake Elsinore Municipal Code (LEMC).

Section 2: On August 7, 2018, 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 Commission adopted Resolution No. 2018-___ finding and determining that the Mitigated Negative Declaration (MND) is adequate and prepared in accordance with the requirements of CEQA.

Section 3: That in accordance with State Planning and Zoning Law and the LEMC, the Commission makes the following findings for approval of Tentative Parcel Map No. 37354:

1. The proposed subdivision, together with the provisions for its design and improvements, is consistent with the City of Lake Elsinore General Plan (GP), LEMC, and the Subdivision Map Act. 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 General Commercial. Consistent with that designation, the proposed Tentative Parcel Map can accommodate future commercial land uses. The Tentative Parcel Map is consistent with the designated land use, development and design standards, and all other appropriate requirements contained in the GP 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 LEMC.

The project site is vacant and is relatively flat. The proposed Tentative Parcel Map which will consolidate three (3) lots into one (1) lots and the reconfiguration of the adjacent right of way. The proposed subdivision creates a functional lot, which can be developed in manner suitable and in accordance with the GP and LEMC.

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 proposed project is has a GP land use designation of General Commercial and is zoned C-2 General Commercial neither of which permit residential uses. The proposed development would not convert any residentially zoned properties and will provide commercial uses to serve the surrounding and adjacent residential communities.

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 Commission hereby recommends that the Council of the City approve Tentative Parcel Map No. 37354.

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

Passed and Adopted on this 7th day of August 2018, by the following:

Myles Ross, Chairman

Attest:

Justin Kirk,
Assistant Community Development Director

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

I, Justin Kirk, Assistant Community Development Director of the City of Lake Elsinore, California, hereby certify that Resolution No. 2018- ____ as adopted by the Planning Commission of the City of Lake Elsinore at a Regular meeting held of August 7, 2018, and that the same was adopted by the following vote:

AYES

NOES:

ABSTAIN:

ABSENT:

Justin Kirk,
Assistant Community Development Director