

RESOLUTION NO. 2018-

ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE APPROVAL OF COMMERCIAL DESIGN REVIEW NO. 2018-02 PROVIDING BUILDING DESIGNS FOR A 53,425 SQUARE FOOT SINGLE STORY BUILDING AND RELATED ON AND OFFSITE IMPROVEMENTS

Whereas, Tally CM, has filed an application for Commercial Design Review 2018-02 with the City of Lake Elsinore (City) requesting approval of architectural plans for 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 the 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 Design Review applications; and,

Whereas, on August 7, 2018 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; and,

Whereas, pursuant to LEMC Chapter 17.184 (Design Review) the Council has the responsibility of making decisions to approve, modify or disapprove recommendations of the Commission for Design Review applications; and;

Whereas, on August 14, 2018, 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, CALIFORNIA,
DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

Section 1: The Council has considered the proposed design for Commercial Design Review No. 2018-02 for a 53,425 square foot commercial development. The Council 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 the Lake Elsinore Municipal Code and finds and determines that the proposed Commercial Design Review No. 2018-02 is consistent with the requirements of California Planning and Zoning Law and with the goals and policies of the Lake Elsinore General Plan and the Lake Elsinore Municipal Code.

Section 2: On August 14, 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 Council adopted Resolution No. 2018-___ finding and determining that the Mitigated Negative Declaration is adequate and prepared in accordance with the requirements of CEQA.

Section 3: That in accordance with State Planning and Zoning Law and the Lake Elsinore Municipal Code, the Council makes the following findings regarding Commercial Design Review No. 2018-02:

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 subject site is located in the Business District and has a land use designation of General Commercial. The General Commercial land use designation has a FAR of 0.4 and the project has a total FAR 0.18, thus complying with the General Plan FAR requirements. The primary goal of the Business District is to encourage its position as the industrial and commercial hub of the City and to ensure that new growth respects the environmental sensitivity of the natural wetlands, floodway and floodplain. Furthermore, the goal of the Business District is to support a vibrant commercial and industrial hub with high quality developments that have a strong orientation towards major corridors. Because the proposed project complies with the FAR requirements and creates development that is oriented to major corridors and facilitates further commercial development within a commercial hub the proposed project is found to be consistent with the General Plan.

2. The project complies with the design directives and all other applicable provisions of the Municipal Code or Specific Plan.

The proposed project is located in the C2-General Commercial zone district. The proposed project proposes uses which are permitted or permitted subject to the approval of a Conditional Use Permit. The proposed project's design meets all Municipal Code requirements. Because the uses are permitted or permitted subject to the approval of a Conditional Use Permit and the development complies with the development standards, it is found to be consistent with the LEMC.

3. Conditions and safeguards pursuant to Chapter 17.184.070 of the Municipal Code, 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 Council at a duly noticed Public Hearing on August 14, 2018. The proposed project, as reviewed and conditioned by all applicable City divisions, departments and agencies, will not have a significant effect on the environment. Furthermore, appropriate Conditions of Approval have been included that would mitigate any potential issues associated with the future development and establishment of use.

Section 4: Based upon all of the evidence presented, the above findings, and the conditions of approval, the Council hereby approved Commercial Design Review No. 2018-02.

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

Section 5: The City Clerk shall certify to the adoption of this Resolution and enter it into the book of original Resolutions.

Passed and Adopted on this 14th day of August, 2018.

Natasha Johnson, 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. 2018-_____ was adopted by the City Council of the City of Lake Elsinore, California, at the regular meeting of August 14, 2018, and that the same was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Susan M. Domen, MMC
City Clerk