

RESOLUTION NO. 2018-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVE TENTATIVE TRACT MAP NO. 37319 FOR A ONE-LOT SUBDIVISION OF A 0.50-ACRE LOT FOR CONDOMINIUM PURPOSES LOCATED AT APN: 363-162-027

Whereas, Abraham Gottlieb, Lake Elsinore Diamond Road, LLC, has filed an application with the City of Lake Elsinore (City) requesting approval Tentative Tract Map No. 37319 for a one-lot subdivision of a 0.50-acre lot for condominium purposes (Project). The Project will allow the conversion of a building currently under construction into a six (6)-unit commercial condominium building. The Project is located northerly of Campbell Street, on the easterly side of Diamond Drive, and westerly of Mission Trail, more specifically referred to as 433 Diamond Drive. (APN: 363-162-027); 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 review; and,

Whereas, on August 21, 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.

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 Tract Map No. 37319 pursuant to the appropriate Planning and Zoning Laws, and Chapter 16 (Subdivisions) of the LEMC and the Subdivision Map Act.

Section 2: The Commission hereby finds and determines that the Project is categorically exempt from California Environmental Quality Act (Cal. Publ. Res. Code §§21000 et seq. "CEQA") and the State CEQA Guidelines (14. Cal. Code Regs §§15000 et seq.), specifically pursuant to Section 15315 (Class 15: Minor Land Divisions). Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years and the parcel does not have an average slope greater than 20 percent.

Section 3: That in accordance with State Planning and Zoning Law and the Lake Elsinore Municipal Code, the Commission makes the following findings for approval of Tentative Tract Map No. 37319:

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan. 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 Project has a General Plan Land Use designation of Commercial Mixed Use (CM) and is located within the Ballpark District. The CM Land Use designation provides for a mix of

residential and non-residential uses within a single proposed development area, with an emphasis on retail, service, civic and professional office uses. The Project site has been previously approved for the development of a 4,500 sq. ft. commercial office building and is currently under construction. The Tentative Map is proposing to convert the 0.50-acre lot into a one (1)-condominium lot with six (6) units for financing purposes. The Tentative Parcel Map is consistent with the designated land use, development and design standards, and all other appropriate requirements contained in the General 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.

The Project site is currently under construction for the development of a 4,500 sq. ft. commercial office building on a 0.50-acre site. The maximum Floor Area Ratio (FAR) for the Commercial Mixed Use (CM) Land Use Designation is 0.80. The Project site will be developed with FAR of 0.21. The proposed Tentative Map is only proposing to convert this 0.50-acre lot into a one (1)-condominium lot with six (6) units for financing purposes and will not alter the previously approved density of development.

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 Tentative Map is proposing to convert the 0.50-acre lot into a one (1)-condominium lot with six (6) units for financing purposes. The development of the proposed commercial office will serve the surrounding residents in the area. The Project will not have a direct impact on housing.

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 result in any significant environmental impacts. The proposed Project, 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 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 Tentative Tract Map No. 37319.

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

Passed and Adopted on this 21th day of August, 2018, by the following vote:

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-__ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held on the 21th day of August, 2018 and that the same was adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Justin Kirk,
Assistant Community Development Director