



## REPORT TO PLANNING COMMISSION

**To:** Honorable Chairman and Members of the Planning Commission

**From:** Justin Kirk, Assistant Community Development Director  
**Prepared by:** Damaris Abraham, Senior Planner

**Date:** August 21, 2018

**Subject:** **Tentative Tract Map No. 37319** – A one-lot subdivision of a 0.50-acre lot for condominium purposes to allow the conversion of a building currently under construction into a six (6)-unit commercial condominium building.

**Applicant:** Abraham Gottlieb, Lake Elsinore Diamond Road, LLC

### **Recommendation**

adopt 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, ADOPT FINDINGS THAT TENTATIVE TRACT MAP NO. 37319 IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

adopt 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.

### **Background**

On, October 22, 2013, the City Council approved Commercial Design Review No. 2013-06 for the development of a 4,500 sq. ft. Professional/Office Center and related improvements. The Project is currently under construction.

### **Discussion**

#### **Project Request and Location**

The applicant is requesting approval of 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).

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Office Bldg. Under Construction	Commercial Mixed Use (CM)	Commercial Mixed Use (CMU)
North	Vacant	Commercial Mixed Use (CM)	Commercial Mixed Use (CMU)
South	Vacant	Commercial Mixed Use (CM)	Commercial Mixed Use (CMU)
East	Vacant	Commercial Mixed Use (CM)	Commercial Mixed Use (CMU)
West	Vacant	Specific Plan	Diamond Specific Plan

**Analysis**

General Plan Consistency

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 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 Tentative Map is proposing to convert the 0.50-acre lot into a one (1)-condominium lot with six (6) units for financing purposes. Therefore, the Project is consistent with the General Plan.

Municipal Code Consistency

The current zoning for the subject site is Commercial Mixed Use (CMU). Professional offices are permitted uses in the CMU zone. The Project site has a previously approved design review application 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 Map complies with Chapter 16.24 (Tentative Map) of the Lake Elsinore Municipal Code (LEMC) and the Subdivision Map Act.

The Design Review Committee that includes staff from Planning, Building and Safety, Fire, and Engineering have reviewed the proposed Project, and have conditioned the Project to mitigate any potential concerns.

**Environmental Determination**

The proposed Project is exempt from the California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) 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.

- a) The Tentative Map is proposing to convert the 0.50-acre lot into a one (1)-condominium lot for financing purposes.
- b) The project is consistent with the site's Commercial Mixed Use (CM) General Plan Land Use Designation and Commercial Mixed Use (CMU) Zoning Designation.
- c) No variances or exceptions are required for the Tentative Map.
- d) All services and access to the proposed parcels to local standards are available.
- e) 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.

The Project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project has been completely disturbed for the development of a professional commercial office that is currently under construction. The proposed Tentative Map is only proposing to convert the 0.50-acre lot into a one (1)-condominium lot for financing purposes. The Project site is not located in a Criteria Cell and was not required to be processed through the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) processes. The Project complies with all other applicable requirements of the MSHCP.

#### **Exhibits**

- A – MSHCP Resolution
- B – TTM Resolution
- C – Conditions of Approval
- D – Vicinity Map
- E – Aerial Map
- F – Tentative Tract Map