

RESOLUTION NO. 2018-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF THE DOWNTOWN ELSINORE SPECIFIC PLAN (SP 2018-02)

Whereas, on December 13, 2011 the City Council of the City of Lake Elsinore adopted Ordinance No. 2011-1295 approving the Downtown Master Plan, Key to Downtown Implementation Plan and Downtown Code, which were a vision and strategic framework to guide the future development of the City's downtown core; and

Whereas, the City of Lake Elsinore initiated the Downtown Elsinore Specific Plan (DESP) to create a more flexible development plan that will replace the previously approved 2011 Downtown Master Plan and related documents (2011 DMP); and

Whereas, the DESP establishes a vision, land use plan and development standards that are intended to enhance Downtown vitality by creating a safe, vibrant and walkable downtown centered along Main Street, make Downtown a centralized destination for community activities and for 18-hour a day activities for families and individuals, and create a "park-once-and-walk" district; and

Whereas, the 178-acre DESP covers an approximately mile-long area centered on Main Street along the historic U.S. Route 395, extending from Flint Street along its northern edge, southwesterly to the edge of the Lake and generally bounded by Riley Street and the Lake Elsinore Outlet Channel on the west and Ellis Street and Chestnut Street on the east; and

Whereas, pursuant to Lake Elsinore Municipal Code Chapter 17.204 (SPD Specific Plan District), the Planning Commission has been delegated with the responsibility of making recommendations to the City Council for approval of specific plans and any amendments thereto; and,

Whereas, on September 4, 2018, at a duly noticed public hearing the Planning 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 RECOMMEND TO THE CITY COUNCIL AS FOLLOWS:

Section 1: The Planning Commission has reviewed and analyzed the proposed Downtown Elsinore Specific Plan, pursuant to the California Planning and Zoning Laws (Cal. Gov. Code Sec 65000 et. seq.), the Lake Elsinore General Plan and the Lake Elsinore Municipal Code and finds that the proposed DESP 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: That in accordance with the California Government Code, Title 7, Division 1, Article 8, Sections 65450 through 65457, California Planning and Zoning Law, and the Lake Elsinore Municipal Code, the Planning Commission makes the following findings for the approval of the DESP:

1. The location and design of the proposed development are consistent with the goals and policies of the City's General Plan and with any other applicable plan or policies adopted by the City.
 - a. *The DESP meets the City's Specific Plan criteria for content and required implementation of the General Plan established by Section 65450 et seq. of the California Government Code and Section 17.204 of the City of Lake Elsinore Municipal Code. Appendix A of the DESP document describes the DESP's consistency with each applicable General Plan goal and policy. Therefore, the proposed DESP complies with the objectives of the General Plan and the purpose of the planning district in which the plan is located.*
2. The proposed location allows development to be well integrated with or adequately buffered from its surroundings, whichever may be the case.
 - a. *The 2011 Downtown Master Plan was originally adopted on December 13, 2011 and the location remains relatively unchanged by the proposed DESP.*
 - b. *The DESP does not include the area located between Spring Street and Ellis Street, and between Flint Street and the Interstate 15 Freeway, although it had been included in the 2011 Downtown Master Plan, in order to recognize existing industrial and commercial land uses that do not reflect the vision of the DESP. Rather than create non-conforming uses with the adoption of the DESP, this area will be given Business Professional and General Commercial land use designations.*
 - c. *The DESP encourages mixed-use land uses, which combine commercial with more dense residential development that supports commercial businesses.*
 - d. *The DESP capitalizes on the nearby Diamond Stadium and sports facility, as well as the existing Links at Summerly Golf Course, Skydive Elsinore, and the Lake Elsinore Motorsports Park by providing a downtown destination for visitors to the City.*
3. All vehicular traffic generated by the development, either in phased increments or at full build-out, is to be accommodated safely and without causing undue congestion upon adjoining streets.
 - a. *A Traffic Impact Analysis was prepared by Urban Crossroads in August 2011 for the 2011 DMP, which provided mitigation measures for development. The DESP retained the overall development potential within the parameters that were evaluated by the Analysis, and those applicable mitigation measures will apply to DESP development.*
4. The Specific Plan's land uses will be adequately served by existing or proposed public facilities and services.
 - a. *DESP identifies methodologies to assure that land uses will be adequately served by existing or proposed public facilities and services. Suitable areas are suggested for parks, pedestrian ways, and public open spaces. It also identifies necessary streets and circulation to support the proposed land use allocations, as well as all necessary wet and dry utilities for proper and adequate infrastructure services.*

5. The overall design of the specific plan will produce an attractive, efficient and stable development.
 - a. *Design standards and guidelines are incorporated into the Plan to ensure an attractive, efficient and vibrant project. Visual graphics and photos accompany the design guidelines that capture the atmosphere and cohesiveness that the Plan seeks to emulate.*
6. In accordance with the requirements of the California Environmental Quality Act (CEQA), impacts have been reduced to a less than significant level, or in the case where impacts remain, a statement of overriding considerations must be adopted to justify the merits of project implementation.
 - a. *The DESP retains the overall development potential or recommends less intense uses as the existing 2011 DMP. In 2011, the City Council of the City of Lake Elsinore certified the Program Environmental Impact Report (PEIR) (SCH No. 2005121019) and adopted the City's 2011 General Plan Update, 2008-2014 Housing Element, Climate Action Plan, and the 2011 Downtown Master Plan (DMP). The PEIR analyzed the scope and nature of development proposed to meet the goals of downtown development as set out in the DMP along with identifying measures to mitigate, to the extent feasible, the significant adverse project and cumulative impacts associated with downtown development under the DMP.*
 - b. *In addition to serving as the environmental document for the approval of the 2011 General Plan Update, Housing Element, Climate Action Plan, and DMP, the PEIR was intended by the City to be the basis for compliance with CEQA for future discretionary actions. Under CEQA guidelines for using program EIRs with later activities, if a proposed later activity involves no new or substantially more severe significant effects and no new mitigation measures would be required, a program EIR is deemed to have adequately analyzed the later activity for CEQA purposes and no further review under CEQA is required.*
 - c. *The Downtown Elsinore Specific Plan (DESP) represents a reimagining of the DMP rather than a substantial revision. The PEIR included an analysis of the environmental effects and sets out mitigation measures needed to minimize or eliminate any identified impacts related to downtown development under the DMP. The overall development potential within the boundaries of the original DMP remains substantially unchanged under the DESP such that there are no new or substantially more severe significant effects and no new mitigation measures are necessary. Accordingly, PEIR serves as the required environmental documentation for the DESP, the General Plan Amendment and Zone Change.*
7. The proposed DESP will not be a) detrimental to the health, safety, comfort or general welfare of the persons residing or working within the neighborhood of the proposed Plan or within the City, or b) injurious to the property or improvements in the neighborhood or within the City.
 - a. *The focus of proposed land uses within the specific plan offers development opportunities that respond to the marketplace and are feasible within the constraints in the area.*

Section 3: Based upon the evidence presented, both written and testimonial, and the above findings, the Planning Commission hereby recommends that the City Council adopt the Downtown Elsinore Specific Plan and upon adoption rescind the Downtown Master Plan, the Key to Downtown Implementation Plan and the Downtown Code.

Section 4: This Resolution shall take effect immediately upon its adoption.

Passed and Approved at a regular meeting of the Planning Commission of the City of Lake Elsinore, California, on the 4th day of September, 2018.

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, do hereby certify that Resolution No. 2018-____ was adopted by the Planning Commission of the City of Lake Elsinore, California, at the regular meeting of September 4, 2018, and that the same was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Justin Kirk
Assistant Community Development Director