

RESOLUTION NO. 2018-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. 2018-02

Whereas, the City of Lake Elsinore initiated General Plan Amendment No. 2018-02 to amend the General Plan Land Use designation of properties identified as Assessor's Parcel Nos. 377-242-003 through -007, -012, -013, -023, -028 and -029 from Gateway Commercial (GWC) to Business Professional (BP); properties identified as Assessor's Parcel Nos. 377-242-014 through -016, -018, -020 through -022, and -030; and 377-243-001 through -011, -013, -015 through -019 from Gateway Commercial (GWC) to General Commercial (GC); and properties located 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 from Business Professional (BP), Commercial Mixed Use (CMU), Downtown Recreation (DR), Floodway (F), General Commercial (GC), High Density Residential (HDR), Medium Density Residential (MDR), Open Space (OS), Public Institutional (P/I), and Residential Mixed Use (RMU) to Specific Plan (SP); and

Whereas, General Plan Amendment No. 2018-02 also amends the Appendix A of the General Plan to add a summary of the Downtown Elsinore Specific Plan; and

Whereas, Government Code Section 65358 empowers the legislative body to amend all or part of an adopted general plan if to do so would be in the public interest and so long as no mandatory element of the general plan is amended more frequently than four (4) times during any calendar year; and,

Whereas, General Plan Amendment 2018-02 is part of the City's First (1st) Cycle amendments to the Lake Elsinore General Plan Land Use Map for the 2018 calendar year; and

Whereas, pursuant to Government Code Section 65354 the Planning Commission of the City of Lake Elsinore has been delegated with the responsibility of reviewing and making recommendations to the City Council regarding general plan amendments; and

Whereas, on September 4, 2018, at a duly noticed public hearing the Planning Commission has considered the 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 proposed General Plan Amendment (GPA) No. 2018-02 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 GPA 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 California Planning and Zoning Law, and the Lake Elsinore Municipal Code, the Planning Commission makes the following findings for the approval of GPA No. 2018-02:

1. The proposed GPA, 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 amendment or within the City, or b) injurious to the property or improvements in the neighborhood or within the City.
 - a. *The proposed GPA has been analyzed relative to its potential to have detrimental effects; land use designations and regulations have been imposed to ensure that the health, safety and welfare of affected residents will be protected.*
 - b. *The exclusion of existing business professional uses along Spring Street from the boundaries of the Downtown Elsinore Specific Plan will ensure that all business professional uses along Spring Street will be treated fairly and equitably.*
 - c. *The exclusion of the commercial property along Main Street between Interstate 15 and Flint Street from the boundaries of the Downtown Elsinore Specific Plan will allow that property to develop in accordance with the General Commercial (GC) general plan designation and ensure adequate buffering and screening of any residential uses within the area.*
2. The proposed GPA would establish a land use density, intensity and usage more in character with the subject property's location, access and constraints.
 - a. *The subject properties are adjacent to Interstate 15 and its southbound off-ramp and southbound on-ramp. As such, businesses and services that attract freeway motorists are the highest and best use of properties with quick access from the freeway. Similarly, those properties adjacent to but with no quick access from the freeway are conducive to manufacturing uses with little or no sensitive noise or odor receptors.*
 - b. *Properties across Spring Street from the proposed BP designation have similar designations and uses.*
 - c. *The Specific Plan land use designation identifies that area that will be governed by the Downtown Elsinore Specific Plan that is responsive to the unique location and development potential of the downtown area.*
3. 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.*

Section 3: Based upon the evidence presented, both written and testimonial, and the above findings, the Planning Commission hereby recommends approval of General Plan Amendment No. 2018-02 and incorporating the following amendments into the General Plan as shown on the attached Exhibits 1 and 2.

- a. In accordance with Exhibit 1; change the General Plan Land Use Map designation from Gateway Commercial (GWC) to Business Professional (BP) for Assessor's Parcel Nos. 377-242-003 through -007, -012, -013, -023, 028 and -029; and
- b. In accordance with Exhibit 1; change the General Plan Land Use Map designation from Gateway Commercial (GWC) to General Commercial (GC) for Assessor's Parcel Nos. 377-242-014 through -016, -018, -020 through -022, and -030; and 377-243-001 through -011, -013, -015 through -019; and
- c. In accordance with Exhibit 1; change the General Plan Land Use Map designation from Business Professional (BP), Commercial Mixed Use (CMU), Downtown Recreation (DR), Floodway (F), General Commercial (GC), High Density Residential (HDR), Medium Density Residential (MDR), Open Space (OS), Public Institutional (P/I), and Residential Mixed Use (RMU) to Specific Plan (SP) for properties located 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
- d. Add a summary of the Downtown Elsinore Specific Plan to Appendix A of the General Plan, as shown in the attached Exhibit 2

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:

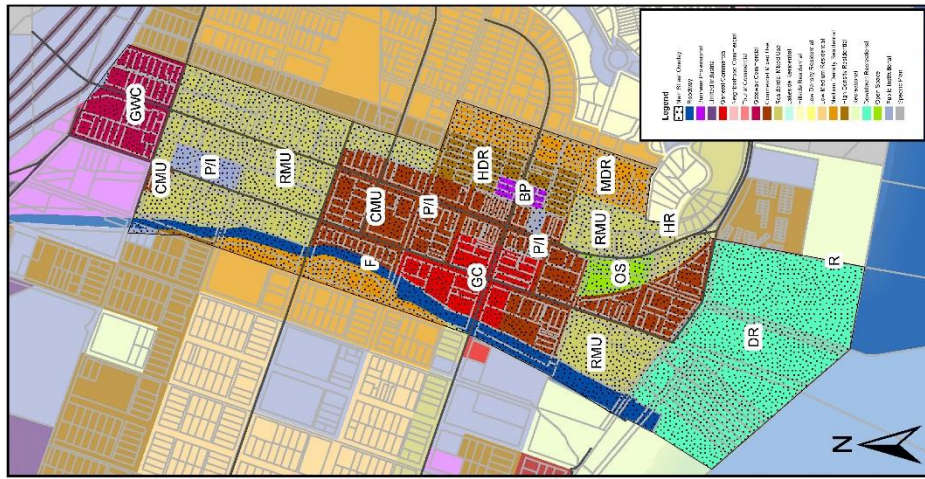
AYES:

NOES:

ABSENT:

ABSTAIN:

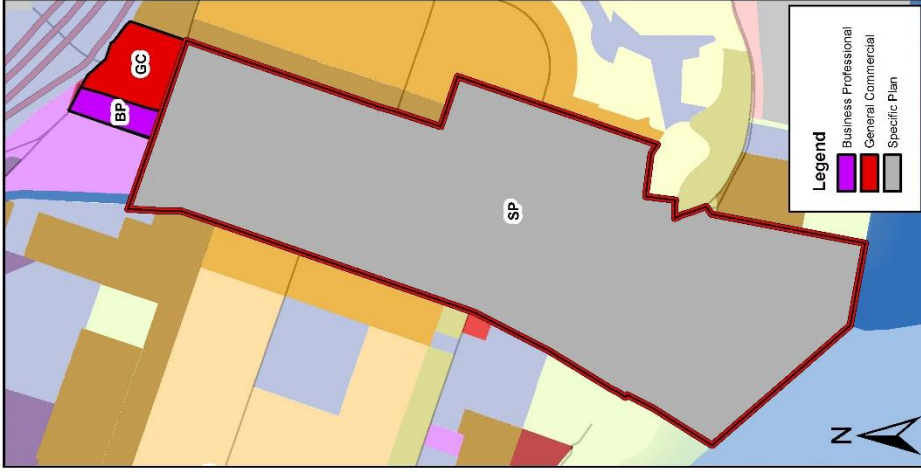
Justin Kirk
Assistant Community Development Director



EXISTING LAND USE



AERIAL VIEW



PROPOSED LAND USE

GPA 2018-02

EXHIBIT 1

LAND USE ELEMENT AMENDMENT



PREPARED BY:
CITY OF LAKE ELSINORE GIS
JULY 23, 2018
DATA SOURCES:
CITY OF LAKE ELSINORE GIS
COUNTY OF RIVERSIDE GIS

GPA 2018-01 EXHIBIT 2

GENERAL PLAN APPENDIX A – SPECIFIC PLAN LAND USES AND SUMMARIES

DOWNTOWN ELSINORE SPECIFIC PLAN

Lake Elsinore, CA

The Downtown Elsinore Specific Plan (Specific Plan) provides a vision and strategic framework to guide future development in the City's historic downtown. It capitalizes on the City's unique assets with the overarching goal of vitalizing downtown and implementing the City's vision that "The City of Lake Elsinore will be the ultimate destination where all can live, work, and play, build futures and fulfill dreams." The Specific Plan will draw residents and visitors to the City's historic Main Street corridor by encouraging a mixed-use downtown area that has a variety of commercial and residential uses, including restaurants with outdoor dining, entertainment, hotel, office, retail, service, high density and affordable housing, cultural and civic uses.

The following concepts are the key components of the Downtown Elsinore Specific Plan's Vision:

Vision: Enhance Downtown vitality by creating a safe, vibrant and walkable downtown centered along Main Street

A common feature of successful downtowns is an attractive, walkable streetscape with a mix of shopping opportunities, restaurants, and housing in both well maintained historic buildings and high quality new development and open spaces. The preservation of the existing historic core of downtown and the creation of further opportunities for infill and redevelopment along the Main Street corridor will become memorable by the way in which civic buildings and public spaces are positioned to create a sequence of events and experiences from both a vehicular and a pedestrian point of view. The sequence of events critically sets the stage for the ultimate termination and celebration of the lake at the southern end of Main Street. This reestablishes the lake as the most valuable resource within downtown, both from an environmental perspective and as an economic generator.

Vision: Make Downtown a centralized destination for community activities and for 18-hour a day activities for families and individuals.

The Downtown is the traditional home of many family-friendly community activities including Winterfest, Car Cruises, Dia de los Muertos activities and the Lake Elsinore Grand Prix. The Downtown Elsinore Specific Plan envisions the Downtown as a restaurant, entertainment, cultural, artistic, educational, and civic center for the City that will become a vibrant, “18-hour” location where people will drive less, walk more and socialize after work.

Vision: Create a “park-once-and-walk” district

The intent of the Downtown Elsinore Specific Plan is to create an overall parking concept that results in “just enough” public and private parking to serve the needs of people living, working and visiting Downtown Lake Elsinore. Parking will be located in a manner that will create a “park-once-and-walk” district.

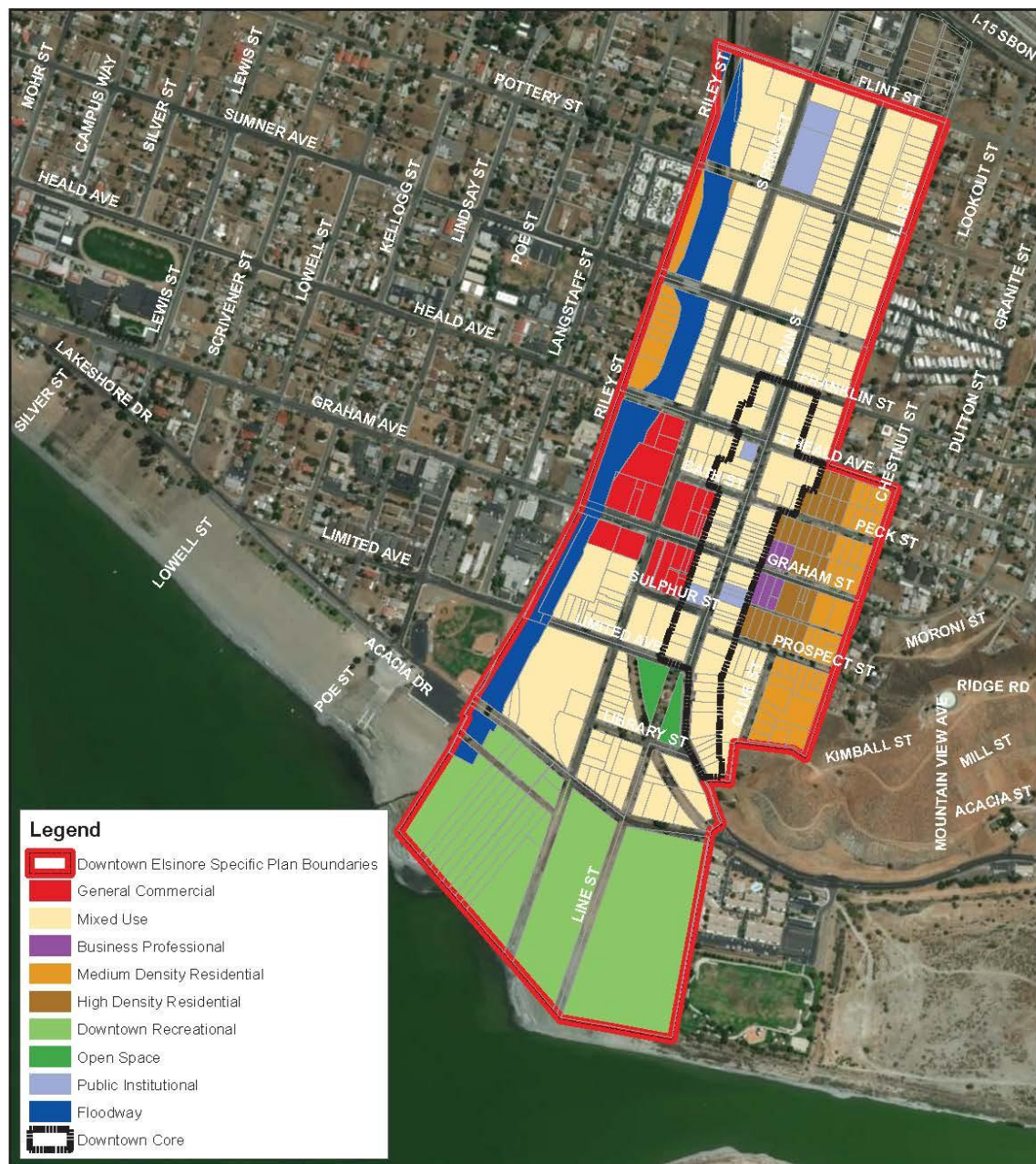
The benefit of a walkable downtown is that it allows people to park once and walk to shops and restaurants. People will be able to take their time, window shop, go in and out of stores, socialize and exercise. The provision of adequate sidewalk widths, good lighting and signage, interesting building facades and shop windows make for an enjoyable downtown experience. A parking supply that is adequate to serve a downtown, but does not overwhelm it with lots of pavement, will support accessibility to downtown.

LAND USES

The Downtown Elsinore Specific Plan offers flexibility for development of a variety of uses that meet the needs of residents while also providing vibrant activities and experiences on Main Street. The Specific Plan area is designated primarily for Mixed Uses, with High Density and Medium Density Residential uses which support commercial and retail business designated along its northern and southern edges.

Starting at the intersection of Flint Street and Main Street, land uses and building design that enhance the City’s gateway are encouraged. On both sides of Spring Street, land uses and building design that take advantage of the proximity of the City’s Riverwalk are encouraged. In the Downtown Recreational designation at the end of Main Street adjacent to the Lake, land uses and design should support tourist attractions and activities.

Downtown Elsinore Specific Plan is composed of the following land use designations (also as shown in Figure 3-1.



**FIGURE 3-1
LAND USE PLAN**