

RESOLUTION NO. 2018-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2017-69 (RESIDENTIAL DESIGN REVIEW NO. 2017-35) FOR THE CONSTRUCTION OF A 1,900 SQUARE FOOT SINGLE-FAMILY RESIDENCE WITH A 508 SQUARE FOOT ATTACHED TWO-CAR GARAGE LOCATED AT 374-142-009

Whereas, Wah Taing has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2017-69 (Residential Design Review No. 2017-35) to construct a 1,900 sq. ft. single-family residence with a 268 sq. ft. attached patio cover and a 508 sq. ft. attached two-car garage on an approximately 7,000 sq. ft. vacant lot (Project). The Project is located northerly of Graham Avenue, southerly of Heald Avenue, on the easterly side of Lowell Street, and westerly of Kellogg Street, and more specifically referred to as Assessor Parcel Number 374-142-009; and,

Whereas, the proposed Project is exempt from the California Environmental Quality Act (Cal. Publ. Res. Code §§21000 et seq.: "CEQA") and CEQA Guidelines (14. Cal. Code Regs §§15000 et seq.), specifically pursuant to Section 15303 (*Class 3 – New Construction or Conversion of Small Structures*); 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 reviewing and approving, conditionally approving, or denying minor design reviews; and,

Whereas, on February 6, 2018 and September 18, 2018, at a duly noticed Public Hearing, the Commission 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: The Commission 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 (GP), the LEMC and finds and determines that the proposed Project is consistent with the requirements of California Planning and Zoning Law and with the goals and policies of the GP and the LEMC.

Section 2: The Commission finds that the proposed Project is exempt from the California Environmental Quality Act (Cal. Publ. Res. Code §§21000 et seq.: "CEQA") and CEQA Guidelines (14. Cal. Code Regs §§15000 et seq.), specifically pursuant to Section 15303 (*Class 3 – New Construction or Conversion of Small Structures*). Class 3 consists of construction and location of limited numbers of new, small facilities or structures: (a) One single-family residence, or a second dwelling unit in a residential zone. The Project is proposing to construct a 1,900 sq. ft. single-family residence with a 508 sq. ft. attached garage on a lot that has a Single-Family Residential (R-1) zoning designation.

Section 3: That in accordance with State Planning and Zoning Law and the LEMC, the Commission makes the following findings for the approval of Planning Application No. 2017-69 (Residential Design Review No. 2017-35):

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 Project complies with the goals and objectives of the General Plan because it will assist in achieving the development of a well-balanced and functional mix of residential, limited commercial, limited industrial, open space, recreational and institutional land uses by providing additional affordable housing within the City. The proposed Project is an infill development that is proposing to construct a single-family residence in an area that has several existing single-family residences. The proposed Project will complement and enhance the existing developed areas in which the Project is located.

2. The Project complies with the design directives contained in the General Plan and all other applicable provisions of the LEMC.

The Project is appropriate for the site and surrounding developments in that the proposed duplex has been designed in consideration of the size and shape of the property and meets all the development standards. Further, the Project as proposed will complement the quality of existing development and will create a visually pleasing, non-detractive relationship between the proposed and existing residences.

3. Subject to the attached conditions of approval, the Project is not anticipated to result in any significant adverse environmental impacts.

Notwithstanding the fact that the Project is exempt from CEQA provisions pursuant to a Class 3 exemption, the Project was reviewed and conditioned by all applicable City departments to ensure that the Project blends into existing development, creates the least amount of disturbance, and does not negatively impact the residents in the area. The Project will not have a significant effect on the environment.

4. Conditions and safeguards pursuant to Chapter 17.184 of the LEMC, 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 Planning Commission at a duly noticed Public Hearing on February 6, 2018 and September 18, 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.

Section 4: Based upon the evidence presented, the above findings, and the conditions of approval imposed upon the Project, the Commission hereby approves Planning Application No. 2017-69 (Residential Design Review No. 2017-35).

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

Passed and Adopted this 18th 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, 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 September 18, 2018 and that the same was adopted by the following vote:

AYES
NOES:
ABSTAIN:
ABSENT:

Justin Kirk,
Assistant Community Development Director