

RESOLUTION NO. 2018-_____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE
ELSINORE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL OF THE
CITY OF LAKE ELSINORE, CALIFORNIA, APPROVAL OF PLANNING
APPLICATION NO. 2018-02 (RESIDENTIAL DESIGN REVIEW NO. 2018-01)
PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR A FIVE-
UNIT APARTMENT COMPLEX LOCATED AT 374-183-018**

Whereas, Chad Logan, New Ventures, LLC has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2018-02 (Residential Design Review No. 2018-01) to construct a five-unit apartment complex within three buildings on an approximately 0.34-acre vacant lot (Project). Units A through D will have a 1,573 sq. ft. living area, a 250 sq. ft. garage, and a 55 sq. ft. entry area. Unit E will have a 1,983 sq. ft. living area, a 479 sq. ft. garage, a 32 sq. ft. balcony, and a 38 sq. ft. porch. The Project is located at the northwesterly corner of Graham Avenue and Lowell Street, and more specifically referred to as Assessor Parcel Number 374-183-018; 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 Lake Elsinore Municipal Code (LEMC) Chapter 17.184 (Design Review) the Planning Commission (Commission) has been delegated with the responsibility of making recommendations to the City Council (Council) pertaining to the residential design reviews; and,

Whereas, on 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: (b) a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The Project is proposing to construct a multi-family apartment complex with five dwelling units in an urbanized area.

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. 2018-02 (Residential Design Review No. 2018-01):

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 five-unit apartment complex. 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 to the site and surrounding developments in that the proposed five-unit apartment complex 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 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 all of the evidence presented and the above findings, the Commission hereby recommends that the Council approve Planning Application No. 2018-02 (Residential Design Review No. 2018-01).

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