

RESOLUTION NO. 2018-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE,
CALIFORNIA, APPROVING 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; and,

Whereas, pursuant to Section 17.184.090 of the LEMC the Council has the responsibility of making decisions to approve, modify, or disapprove recommendations of the Commission for residential design review applications; and,

Whereas, on October 9, 2018, at a duly noticed Public Meeting, the Council has considered the recommendation of the Commission as well as evidence presented by the Community Development Department and other interested parties with respect to this item.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The Council 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 Council 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 Council 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 Council hereby approves Planning Application No. 2018-02 (Residential Design Review No. 2018-01).

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

Section 6. The City Clerk shall certify to the adoption of this Resolution and enter it into the book of original Resolutions.

Passed and Adopted on this 9th day of October 2018.

Natasha Johnson
Mayor

Attest:

Susan M. Domen, MMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LAKE ELSINORE)

I, Susan M. Domen, MMC, City Clerk of the City of Lake Elsinore, California, do hereby certify that Resolution No. 2018-____ was adopted by the City Council of the City of Lake Elsinore, California, at the Regular meeting of October 9, 2018, and that the same was adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Susan M. Domen, MMC
City Clerk