

**RESOLUTION NO. 2018-\_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE  
ELSINORE, CALIFORNIA, APPROVING VARIANCE NO. 2018-01 REDUCING THE  
MINIMUM STREET FRONTAGE FROM 60 FEET TO 50 FEET FOR 10 LOTS AND  
REDUCING THE MINIMUM LOT SIZE FROM 6,000 SQUARE FEET TO 4,500  
SQUARE FEET FOR 12 LOTS OF TENTATIVE TRACT MAP NO. 32129 LOCATED  
AT APNS: 347-110-021 AND 347-581-008**

**Whereas**, Ed Sauls, Three Strands Properties, LLC, has filed an application with the City of Lake Elsinore (City) requesting approval of Variance No. 2018-01 to reduce the minimum street frontage width from 60 ft. required by the R-1 zone to 50 ft. for 10 lots (lot numbers 3, 4, 5, 6, 8, 10, 11, 12, 13, and 24) of Tentative Tract Map (TTM) No. 32129. The variance also includes a request to reduce the minimum lot size from 6,000 sq. ft. required by the R-1 zone to 4,500 sq. ft. for 12 lots (lot numbers 3, 4, 5, 6, 9, 10, 11, 12, 13, 15, 16, and 21) of TTM 32129 (Project). The Project is located northeasterly of Rosetta Canyon Drive, southerly of Sharon Street, and easterly of Trellis Lane (APNs: 347-110-021 and 347-581-008); and,

**Whereas**, Variance No. 2018-01 is requesting to reduce the minimum street frontage width from 60 ft. to 50 ft. and reduce the minimum lot size from 6,000 sq. ft. to 4,500 sq. ft. as set forth in Section 17.76.070.B and Section 17.76.060.A of the R-1 zone, respectively; and,

**Whereas**, pursuant to the Lake Elsinore Municipal Code (LEMC) Chapter 17.172 (Variances), the Planning Commission (Commission) of the City of Lake Elsinore (City) has been delegated with the responsibility of reviewing and approving, conditionally approving, or denying variances; and,

**Whereas**, on November 6, 2018, at duly noticed Public Hearing the 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, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

**Section 1:** The Commission has considered Variance No. 2018-01 and has found it acceptable.

**Section 2:** Pursuant to CEQA Guidelines Section 15162, the Commission finds that the proposed Project would not have a significant effect on the environment and no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier Mitigated Negative Declaration (MND). All potentially significant impacts have been avoided or mitigated pursuant to the earlier MND and none of the conditions described in Section 15162 exist. MND No. 2004-05 was adopted by the City Council on October 12, 2004 for TTM 32129. The Project is requesting a reduction in the minimum lot size (for 12 lots) and in minimum street frontage width (for 10) of TTM 32129. Approval of the Project will not change density or intensity of use; it allows the Project to be developed with the 27 originally approved lots while allowing the Project to meet the most current City requirements for development. No substantial changes which require major revisions to the MND exist and no new information of substantial importance which require revisions to the earlier MND exist. Therefore, no further environmental documentation is necessary.

**Section 3:** That in accordance with the LEMC, the Commission makes the following findings for the approval of Variance No. 2018-01:

1. Adequate conditions and safeguards pursuant to LEMC, Section 17.172.050 have been incorporated into the approval of the variance to ensure development of the property in accord with the objectives of the General Plan and the purpose of the planning district in which the site is located.

*The Project site's current General Plan Land Use Designation is Low Medium Residential (LMR) and is located in the Lake Elsinore Hills (LEH) District. The Project complies with Policy LEH 2.1, which requires "new projects create strong links between existing uses, approved specific plans, future developments, and the Lake Elsinore Hills District's open space, MSHCP conservation areas, and recreational areas." The Project will maintain similar lot sizes to the specific plan located to the west and south of the project site. Larger lots are also proposed on the project's northerly boundary to provide a transition for the existing estate lots. Adequate conditions of approval have been added to ensure that the development of the property is consistent with the objectives of the General Plan and the LEH District.*

2. There are special circumstances, pursuant to the purpose of Chapter 17.172 of the LEMC, applicable to the subject property which do not apply generally to other properties in the neighborhood, and, therefore, granting of the variance shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is located.

*The variance is requesting to reduce the minimum street frontage width from 60 ft. to 50 ft. for 10 lots and reduce the minimum lot size from 6,000 sq. ft. to 4,500 sq. ft. for 12 lots of TTM 32129. Neighboring properties to the west and south of the Project site range 4,000 sq. ft. to 5,000 sq. ft. in size. The Project is proposing similar lot sizes to these neighboring properties. As revised, TTM 32129 retains the larger lots on the northern boundary as originally approved to provide a buffer to adjacent estate lots. The net lot size for the Project will range from 4,535 sq. ft. to 13,759 sq. ft. Four lots will exceed 8,000 sq. ft. and only one lot will be 4,535 sq. ft. while the remainder (22 lots) will range from 5,000 sq. ft. to 8,000 sq. ft. The granting of the variance will not constitute granting of a special privilege to property. It will allow the subject property to be developed in a similar manner as the surrounding properties.*

3. In approving the variance, any reductions authorized from the strict interpretation of the zoning ordinance represents the minimum deviation from this code necessary to fulfill the purpose of this chapter and enable reasonable development of the property.

*TTM 32129 was originally approved for 27 lots. The variance request to reduce the minimum street frontage width from 60 ft. to 50 ft. for 10 lots and reduce the minimum lot size from 6,000 sq. ft. to 4,500 sq. ft. for 12 lots of TTM 32129 achieves the logical configuration of lots fronting on two streets that abut subdivisions with similar lot frontage and configurations. The variance will allow TTM 32129 to be developed with the 27 originally approved lots while allowing the Project to meet the most current City requirements for development. The proposed variance represents the minimum deviation necessary to enable reasonable development of the property.*

**Section 4:** Based upon the evidence presented, the above findings, and the Conditions of Approval imposed upon the Project, the Commission hereby approves Variance No. 2018-01.

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

**Passed and Adopted** on this 6<sup>th</sup> day of November, 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 November 6, 2018 and that the same was adopted by the following vote:

AYES  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Justin Kirk,  
Assistant Community Development Director