



## **REPORT TO PLANNING COMMISSION**

**To:** Honorable Chairman and Members of the Planning Commission

**From:** Justin Kirk, Assistant Community Development Director

**Prepared by:** Richard J. MacHott, Planning Manager

**Date:** May 21, 2019

**Subject:** Lake Elsinore Municipal Code Amendments to Streamline Code Provisions and Procedures

### **Recommendation**

Provide direction to Staff if applicable.

### **Background**

The last complete revision of the City's zoning ordinance, Lake Elsinore Municipal Code (LEMC) Title 17 (Zoning), was adopted by the City Council in August 1986. Since that time, the zoning ordinance has been amended numerous times in order to implement specific changes such as adding new zoning classifications (e.g. Residential Mixed Use, Commercial Mixed Use and Lakeshore Districts), adding provisions regarding specific types of uses (e.g. Wireless Communication Facilities) and changes to specific provisions regarding permits (e.g. extensions of time for Conditional Use Permits). However, there has not been a comprehensive review and update of the entire zoning ordinance since 1986.

Title 17 currently includes 55 chapters covering zoning districts, development standards, and permit requirements and procedures. Thirteen of these chapters include provisions describing approval procedures and noticing requirements. Since amendments to these chapters have typically only considered individual changes, there are a number of places where Title 17 describes different approval procedures for applications that are usually processed together. For example, under the current Title 17 provisions, the Planning Commission makes the final decision regarding a Conditional Use Permit, but the City Council is only able to consider the related Design Review application. Similarly, a Variance approval lapses and becomes void after one year, but the Design Review and Conditional Use Permit approvals which typically accompany the Variance approval are good for two years with up to two additional years available through the extension of time process.

The purpose of the proposed amendments to the Municipal Code are to streamline and update development-related code provisions and procedures. These amendments will also standardize procedures and will incorporate new provisions that will implement changes in California law that have occurred in recent years.

## **Discussion**

The purpose of this workshop is to provide the Planning Commission an overview of the proposed amendments to the Lake Elsinore Municipal Code.

Discussion topics will include:

1. Long Range Plan for Renumbering Title 17 related to Zoning.
2. Proposed Chapter 17.410 – General Application Processing Procedures.
3. Proposed Chapter 17.415 – Permitting Requirements.
4. Other Proposed Amendments to Title 17 and Title 16 (Subdivisions).
5. Effect of Proposed Amendments on Approving Authority for Applications.
6. Additional “Clean-Up” Amendments

## **Exhibits:**

- A. Streamline LEMC Amendments – Conceptual New Chapters
- B. Streamline LEMC Amendments – Draft Chapter 17.410
- C. Streamline LEMC Amendments – Draft Chapter 17.415
- D. Streamline LEMC Amendments – Draft Chapter 17.204
- E. Streamline LEMC Amendments – Draft Chapter 17.44
- F. Streamline LEMC Amendments – Draft Chapter 16.30
- G. Streamline LEMC Amendments – Draft “Clean-Up” Amendments