

RESOLUTION NO. 2019-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING ADOPTION OF AMENDMENTS TO TITLE 16 AND TITLE 17 OF THE LAKE ELSINORE MUNICIPAL CODE STREAMLINING CODE PROVISIONS AND PROCEDURES

Whereas, the last complete revision of the City of Lake Elsinore (City) zoning ordinance was adopted by the City Council (Council) in 1986; and,

Whereas, the zoning ordinance has been amended numerous times in order to implement specific changes; there has not been a complete review and update of the entire Zoning Ordinance since 1986; and,

Whereas, it is in the City's interest to eliminate procedural impediments to the development of commercial, industrial and residential projects within the City; and,

Whereas, the purpose of the proposed amendments to the Lake Elsinore Municipal Code (LEMC) are to streamline and update development-related code provisions and procedures; and,

Whereas, these amendments will also standardize procedures and will incorporate new provisions that will implement changes in California law that have occurred in recent years; and,

Whereas, the Planning Commission (Commission) has been delegated with the responsibility of making recommendations to the Council regarding Zoning Ordinance text amendments; and,

Whereas, on June 4, 2019, at a 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 DOES HEREBY RESOLVE, DETERMINE AND RECOMMEND TO THE CITY COUNCIL AS FOLLOWS:

Section 1: The Commission has reviewed and analyzed the proposed amendments to Title 16 and Title 17 of the LEMC, the Lake Elsinore General Plan (GP) and the LEMC and finds that the proposed municipal code amendments are consistent with the requirements of California Planning and Zoning Law and with the goals and policies of the LEMC and the LEMC.

Section 2: The Commission hereby finds and determines that the proposed amendments to the LEMC are exempt from the California Environmental Quality Act (Cal. Publ. Res. Code §§21000 et seq. "CEQA") and the State CEQA Guidelines (14. Cal. Code Regs §§15000 et seq.), specifically pursuant to Sections 15060(c)(2), 15060(c)(3), and 15061(b)(3) of the State CEQA Guidelines because it will not result in a direct or reasonably foreseeable indirect physical change in the environment, because there is no possibility that it may have a significant effect on the environment, and because it is not a "project" as that term is defined in Section 15378 of the State CEQA Guidelines.

Section 3: In accordance with Government Code Section 65855, the Commission sets forth the following findings for its recommendation that the Council amend Title 16 and Title 17 of the LEMC Streamlining Code Provisions and Procedures:

1. The proposed Zoning Code amendments will not be: a) detrimental to the health, safety, comfort or general welfare of the persons residing or working within the City, or b) injurious to the property or improvements within the City.

The proposed zoning code amendments have been analyzed relative to their potential to have detrimental effects and it has been determined that the amendments have no impact upon the public's health, safety, comfort and general welfare because the proposed municipal code revisions are a general reorganization and update of existing code provisions and the incorporation of new requirements that implement State law and City Housing Element programs; while retaining public hearing and public notice requirements.

2. The proposed is consistent with the Goals, Policies and Implementation Programs of the GP and the development standards established with the LEMC.

The proposed zoning code amendments do not create new zoning districts, remove existing zoning districts or rezone property. The proposed Zoning Code amendment does not affect the density or intensity of uses and will not interfere with the implementation of the goals, policies, and implementation programs of the GP

Section 4: Based upon the evidence presented, both written and testimonial, and the above findings, the Commission hereby recommends that the Council approve the amendments to Title 16 and Title 17 of the LEMC attached hereto as Exhibit A, Exhibit B, Exhibit C, Exhibit D, Exhibit E, and Exhibit F.

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

Passed and Approved on the 4th day of June, 2019, by the following vote:

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, do hereby certify that Resolution No. 2019-_____ was adopted by the Planning Commission of the City of Lake Elsinore, California, at the Regular meeting of June 4, 2019, and that the same was adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Justin Kirk,
Assistant Community Development Director