

RESOLUTION NO. 2019-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING COMMERCIAL DESIGN REVIEW NO. 2019-07 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR A NEW 75-FOOT HIGH WIRELESS COMMUNICATIONS FACILITY LOCATED AT 16401 LAKESHORE DRIVE (APN: 379-250-044)

Whereas, Paul Kim, Eukon Group has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2019-15 (Conditional Use Permit No. 2019-05 and Commercial Design Review No. 2019-07) for the construction of a new 75-foot high wireless communications facility disguised as a pine tree consisting of 12 panel antennas, 36 Remote Radio Units (RRUs), six (6) surge suppressors at 66 ft. centerline, and two (2) microwave antennas at 38 ft. centerline. The project will include ancillary ground equipment consisting of two (2) GPS antennas and six (6) equipment cabinets located within an existing storage building, and one (1) backup generator. Two (2) live pine trees (45 ft. and 35 ft. in height) will be planted around the project area. Access to the facility will be provided via a non-exclusive access easement from Machado Street. The facility will be located within an existing self-storage facility located at the southwesterly corner of Lakeshore Drive and Machado Street, more specifically 16401 Lakeshore Drive (APN: 379-250-044); 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 15332 (*Class 32 – In-Fill Development Projects*); and,

Whereas, pursuant to the Lake Elsinore Municipal Code (LEMC) Section 17.410.070 (Approving Authority) and Section 17.410.030 (Multiple Applications), the Planning Commission (Commission) has been delegated with the responsibility of reviewing and approving, conditionally approving, or denying the conditional use permit and the minor design review application; and,

Whereas, on July 16, 2019 and August 20, 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 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 §§ 59000 et seq.), the Lake Elsinore General Plan (GP), and 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. Pub. Res. Code §§21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) pursuant to CEQA Guidelines Section 15332 In-Fill Development Projects. The Project is consistent with the applicable General Plan designation and policies, as well as zoning designation and regulations, and is within the City's boundaries on a site less than five acres surrounded by urban uses. The subject property has no value as habitat for endangered, rare or threatened species. Approval of the Project will not result in any significant

effects relating to traffic, noise, air quality, or water quality and the Project is adequately served by all required utilities and public services.

Section 3: That in accordance with Section 17.415.060.F of the LEMC, the Commission makes the following findings regarding of Planning Application No. 2019-15 (Commercial Design Review No. 2019-07):

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 proposed facility is located in the General Commercial (GC) General Plan Land use designation and the Neighborhood Commercial (C-1) Zoning designation. The Project is proposing to construct a new wireless communications facility, which will provide wireless communication services (voice and data coverage) to the surrounding area. The proposed use is a permitted use subject to the approval of a Conditional Use Permit in accordance with Section 17.415.140.C. of the LEMC.

2. The Project complies with the design directives contained in the LEMC and all applicable provisions of the LEMC.

The Project is appropriate to the site and surrounding developments. The Project complies with Section 17.415.140.G.3 of the LEMC by designing the proposed wireless communications facility as pine tree. Two (2) live pine trees will be planted around the project area so that the facility will blend in with the surrounding area. The supporting equipment cabinets will be within an adjacent existing self-storage unit and completely hidden from view, and an emergency generator will be located at ground level just outside of the self-storage unit and will also be concealed from public view. In addition, safe and efficient circulation has been achieved onsite.

3. Conditions and safeguards pursuant to Section 17.415.060.G.3 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.

Pursuant to Sections 17.410.070 and 17.410.030 of the LEMC, the Project was considered by the Commission at a duly noticed Public Hearing held on July 16, 2019 and August 20, 2019. The Project, as reviewed and conditioned by all applicable City divisions, departments and agencies, will not have a significant effect on the environment. Therefore, no additional environmental review is necessary.

Section 4: Based upon all of the evidence presented, the above findings, and the conditions of approval imposed upon the Project, the Commission hereby recommends that the Council approve Planning Application No. 2019-15 (Commercial Design Review No. 2019-07).

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

Passed and Adopted on this 20th day of August, 2019.

Michael Carroll, 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. 2019-__ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held on August 20, 2019 and that the same was adopted by the following vote:

AYES
NOES:
ABSTAIN:
ABSENT:

Justin Kirk,
Assistant Community Development Director