

RESOLUTION NO. 2018-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A ONE-YEAR EXTENSION OF TIME FOR RDR 2013-08

Whereas, on August 9, 2016, the City Council of the City of Lake Elsinore adopted Residential Design Review (RDR) No. 2014-05 ("Project") for a 150-unit multi-family project totaling 162,283 square feet located in ten (10) two (2) story buildings, associated recreational amenities, including a tot lot, swimming pool, and clubhouse and related improvements on an approximately 8.27-acre site. The proposed project is generally located northerly of Grand Avenue, southwesterly of Eisenhower Drive, adjacent to Lakeside High School and more specifically referred to as Assessor Parcel Number 379-090-022.; and,

Whereas, Section 17.415.050 (I) of the Lake Elsinore Municipal Code (LEMC) states that a "design review approval shall lapse and become void two years following the date on which the design review became effective, unless one of the following: (1) prior to the expiration of two years, a building permit related to the design review is issued and construction commenced and diligently pursued toward completion; or (2) prior to the expiration of two years, the applicant has applied for and has been granted an extension of the design review approval"; and

Whereas, the Project became effective on August 9, 2016; and

Whereas, LEMC Section 17.415.050 (I) states that the expiration date of an approved design review may be extended for no more than two years and that the first one-year extension may be approved by the Community Development Director; and

Whereas, on July 31, 2018, the Community Development Director granted a one-year extension of time for RDR No. 2014-05, extending the expiration date to August 9, 2019; and

Whereas, Loren Castro of Castro Law on behalf of Lakeside Pointe, LLC submitted a request for a second one-year extension of time for RDR No. 2014-05 on July 23, 2019; and

Whereas, on September 17, 2019, at a duly noticed public hearing, the Planning Commission (Commission) has considered evidence presented by the Community Development Department and other interested parties with respect to this item.

NOW, THEREFORE, THE COMMISSION DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1: The Commission has reviewed and analyzed the proposed extension of time for RDR No. 2014-05 prior to making its decision to extend the life of the conditional use permit for one year to August 9, 2020.

Section 2: In accordance with LEMC Section 17.168.080, the Commission makes the following findings regarding an extension of time for CDR No. 2013-08:

1. The RDR complies with current laws, standards and policies.

- a. *The proposed multifamily residential development has been found consistent with the General Plan because the proposed project does not exceed the maximum density of*

19-24 dwelling units per acre and complies with all the goals and objectives of the Laveview District. In addition, the project has been found consistent with the Municipal Code as the project complies with all applicable sections of the Municipal Code including but not limited to development standards, parking requirements, residential development standards, and permitted uses.

- b. The proposed use was analyzed, and it was determined that the proposed use meets all applicable sections of the Lake Elsinore Municipal Code.*
- c. Conditions applied to the proposed use eliminate or reduce to the extent practicable any negative impacts to the general health, safety, comfort, or general welfare of the surrounding commercial development, nearby residential development and the City of Lake Elsinore.*

Section 3: Based upon all of the evidence presented, both written and testimonial, and the above findings, the Commission hereby approves a one-year extension of time for Residential Design Review No. 2014-05 to August 9, 2020.

Section 4: This Resolution shall take effect immediately upon its adoption.

Passed and Adopted on this 17th day of September, 2019.

Michael Carrol, 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 September 17, 2019, and that the same was adopted by the following vote:

AYES
NOES:
ABSTAIN:
ABSENT:

Justin Kirk,
Assistant Community Development Director