



REPORT TO THE PLANNING COMMISSION

To: Honorable Chairman and Members of the Planning Commission
From: Justin Kirk, Assistant Community Development Director
Date: September 17, 2019
Subject: Extension of Time for Residential Design Review 2014-05
Applicant: Loren Castro, Castro Law

Recommendation

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A ONE-YEAR EXTENTION OF TIME FOR RDR NO. 2014-05.

Background

On August 9, 2016, the City Council approved Residential Design Review 2014-05. The project consists of 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.

The Lake Elsinore Municipal Code (LEMC) provides an initial two-year period beginning with the effective date of residential design reviews within which to obtain a building permit and commence construction that is diligently pursued toward completion. The LEMC also allows these approvals to be extended for no more than two years with the initial one-year extension of time approved by the Community Development Director.

The project initially was set to expire on August 9, 2018. On July 31, 2018, the Community Development Director granted a one-year extension to August 9, 2019. Loren Castro, on behalf of Lakeside Pointe, LLC, submitted a request for second one-year extensions on July 23, 2019.

Discussion

Due to challenges with selling the project and managerial changes in the ownership company, the project has not moved forward in the permitting process. In discussions with Mr. Castro and his firm, these issues are largely resolved or will be resolved, and the ownership company wishes to extend the project for the last year possible in order to move towards the sale of the project or developing themselves. Staff has reviewed of the request and has no substantial concerns with the proposed extension and recommends its approval.

Exhibits:

- A. RDR 2014-05 EOT Resolution
- B. Loren Castro letter dated July 23, 2019
- C. Project Plans