

RESOLUTION NO. 2019-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING OF PLANNING APPLICATION NO. 2018-54 (RESIDENTIAL DESIGN REVIEW NO. 2018-17) PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 90 CONDOMINIUM UNITS LOCATED ON ASSESSOR PARCEL NUMBERS; 373-071-020, 021, 022, 023, 024, 025, 026, 027, 028.

WHEREAS, Leonard Lechnitz, Lumos Communities, Plenty of Gold, LLC requests for approval for a Residential Design Review application for architectural design of 90 condominium units and associated common facilities located 9.11 acres that was previously subdivided into nine (9) lots; five (5) residential lots, one (1) recreation lot and three (3) lots for streets and common areas. The project is located at the southwesterly corner of Franklin Street and Avenue 5 and more specifically referred to as Assessor Parcel Numbers; 373-071-020, 021, 022, 023, 024, 025, 026, 027, 028.

WHEREAS, pursuant to the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000 *et seq.*: "CEQA") and the State Guidelines for Implementation of CEQA (14 C.C.R. §§ 15000 *et seq.*: "CEQA Guidelines"), public agencies are expressly encouraged to reduce delay and paperwork associated with the implementation of CEQA by using previously prepared environmental documents when those previously prepared documents adequately address the potential impacts of the proposed project (CEQA Guidelines Section 15006); and

WHEREAS, pursuant to Lake Elsinore Municipal Code (LEMC) Chapter 17.184 (Design Review) the Planning Commission has been delegated with the responsibility of approving residential design review applications; and

WHEREAS, on April 16, 2019, at a duly noticed public hearing the Planning 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 2: The Planning Commission has considered the proposed design for Residential Design Review No. 2018-07 and has found it acceptable. The Planning Commission has reviewed and analyzed the proposed project pursuant to the California Planning and Zoning Laws (Cal. Gov. Code §§ 65000 *et seq.*), the Lake Elsinore General Plan, and the Lake Elsinore Municipal Code and finds and determines that the proposed Residential Design Review No. 2018-07 is consistent with the requirements of California Planning and Zoning Law and with the goals and policies of the Lake Elsinore General Plan and the Lake Elsinore Municipal Code.

Section 2: That in accordance with the MSHCP, the Commission makes the following findings for MSHCP consistency:

1. The Project is not subject to the City's LEAP and the Western Riverside County Regional Conservation Authority's (RCA) JPR processes as it is not located within a Criteria Cell.
2. The Project is consistent with the Riparian/Riverine Areas, Vernal Pools Guidelines, and the Fuel Management Guidelines as the Project is wholly located within an existing building and does not include any earth disturbing activities therefore Sections 6.1.2 or 6.3.1 of the MSHCP are not applicable.

3. The project is consistent with the Protection of Narrow Endemic Plant Species Guidelines and the Additional Survey Needs and Procedures because the project is not located within any Narrow Endemic Plant Species Survey Areas or Critical Species Survey Areas.
4. The Project is consistent with the Fuels Management Guidelines because the Project site is not within or adjacent to any MSHCP Criteria Cell or conservation areas.
5. The project has been conditioned to pay any applicable MSHCP Local Development Mitigation fees.

Section 3: The Planning Commission finds proposed Project would not have a significant effect on the environment and no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier Mitigated Negative Declaration (MND). All potentially significant impacts have been avoided or mitigated pursuant to the earlier EIR and none of the conditions described in Section 15162 exist. An MND was approved and adopted in 2005, Amendment No. 11 (SCH # 2005091060) that evaluated environmental impacts that would result from maximum build-out of the Specific Plan. Approval of the Project will not change density or intensity of use; it simply establishes standards for color palettes, articulation, orientation, and design of single-family residential development. No substantial changes which require major revisions to the MND exist and no new information of substantial importance which require revisions to the earlier MND exist. Therefore, no further environmental documentation is necessary.

Section 4: That in accordance with State Planning and Zoning Law and the Lake Elsinore Municipal Code, the Planning Commission makes the following findings regarding Residential Design Review No. 2015-07:

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 apartments and ancillary improvements are compatible with the General Plan and the proposed use furthers the goals and objectives of the General Plan, and the proposed project is found to be consistent with the General Plan. The subject use is a permitted use in the Medium-High Density residential district, and the proposed development complies with all applicable development standards. The proposed project is therefore found to be consistent with the Municipal Code.

2. The project complies with the design directives and all other applicable provisions of the Municipal Code.

The proposed Residential Design Review contained herein is appropriate to the site and surrounding developments in that the Condominium project has been designed in consideration of the size and shape of the property, thereby creating interest and varying vistas as a person moves along the street. Further the project as proposed will complement the quality of existing development and will create a visually pleasing, non-detractive relationship between the proposed and existing projects in that the architectural design, color and materials and site design proposed evidence a concern for quality and originality.

3. Conditions and safeguards pursuant to Chapter 17.184.070 of the Municipal Code, including guarantees and evidence of compliance with conditions, have been incorporated

into the approval of the Project to ensure development of the property in accordance with the objectives of Chapter 17.184.

Pursuant to Section 17.184.070 of the Lake Elsinore Municipal Code, the Project been considered by the Planning Commission at a duly noticed public hearing on September, 17, 2019. The proposed project, as reviewed and conditioned by all applicable City divisions, departments and agencies, will not have a significant effect on the environment. Furthermore, appropriate Conditions of Approval have been included that would mitigate any potential issues associated with the future development and establishment of use.

Section 5: Based upon all the evidence presented, the above findings, and the conditions of approval imposed upon the Project, the Planning Commission hereby recommends that the City Council approve Residential Design Review No. 2018-17.

Section 6: This Resolution shall take effect from and after the date of its passage and adoption.

PASSED, APPROVED AND ADOPTED this 17th day of September, 2019, by the following vote:

Michael Carrol, Chairman
City of Lake Elsinore Planning Commission

ATTEST:

Justin Kirk,
Assistant Community Development Director

STATE OF CALIFORNIA ss
COUNTY OF RIVERSIDE
CITY OF LAKE ELSINORE

I, Justin Kirk, Principal Planner of the City of Lake Elsinore, California, hereby certify that Resolution No. 2019- ____ as adopted by the Planning Commission of the City of Lake Elsinore at a regular meeting held on the 17th day of September 2019 and that the same was adopted by the following vote:

AYES

NOES:

ABSTAIN:

ABSENT:

Justin Kirk, Assistant Community Development Director