



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Grant Yates, City Manager

Prepared by: Justin Kirk, Assistant Community Development Director

Date: September 24, 2019

Subject: Receive and File the Planning Commission's Approval of Planning Application No. 2018-96 (Tessera) – Design review for the construction of 90 condominium units.

Applicant: Leonard Leichnitz, Lumos Communities

Recommendation

Receive and File the Notice of Decision for Planning Application No. 2018-15 acted on by the Planning Commission on September 17, 2019, by a 5-0 vote:

adopted 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.

Background

The proposed project consists of 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.

On October 11, 2005 the City Council approved Mitigated Negative Declaration No. 2005-07, Tentative Tract Map No. 33370 for Condominium Purposes and Residential Design Review No. 2005-02.

On September 11, 2007, the City Council approved a 36-month extension of time for TTM 33370.

On October 11, 2009, Residential Design Review 2005-02 expired.

On June 27, 2017, the City Council approved the final map finding it in substantial conformance with TTM 33370, authorized the City Clerk to sign and record the map, and authorized the City Manager to sign the subdivision agreement.

On September 17, 2019, the Planning Commission took action to approve the project.

City Council Action

The Planning Commission's decision is final and no action by the City Council is required unless the City Council by majority vote elects to review and reconsider the Planning Commission's decision by ordering the matter set for a future noticed public hearing pursuant to LEMC Section 17.410.110.F, or the applicant or an interested person files a complete appeal application within 15 days of this notice appearing on the City Council's agenda.

Fiscal Impact

The time and costs related to processing this Project have been covered by fees paid for by the applicant. No General Fund budgets have been allocated or used in the processing of this application. The approval of the Project does not fiscally impact the City's General Fund. Mitigation Measures to protect the City fiscally have already been included in the Conditions of Approval.

Exhibits

A – Planning Commission Staff Report