

## **RESOLUTION NO. 2020-**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING COMMERCIAL DESIGN REVIEW NO. 2019-18 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR A NEW 60-FOOT HIGH WIRELESS COMMUNICATIONS FACILITY LOCATED AT 32533 Corydon (APN: 370-120-019)**

**Whereas**, Greg Moorad, Plancom has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2019-50 (Conditional Use Permit No. 2019-14 and Commercial Design Review No. 2019-18) for the construction of a new 60-foot high wireless communications facility disguised as a eucalyptus tree consisting of 12 panel antennas and 6 Remote Radio Units (RRUs). The project will include ancillary ground equipment consisting of two (2) equipment cabinets located within a CMU block enclosure, and one (1) backup generator. The facility will be located at the northeasterly corner of Corydon Drive and Palomar Street, more specifically 32533 Corydon Drive (APN: 370-120-019).; 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 January 21, 2020 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 Project has a General Plan Land Use designation of Specific Plan (SP). The SP Land Use designation does not specify uses within the SP designation nor does it provide for a maximum Floor Area Ratio (FAR). 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 and is therefore found consistent with the General Plan.*

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 eucalyptus tree with an existing eucalyptus grove surrounding around the project area so that the facility will blend in with the surrounding area. The ground mounted equipment will be within an adjacent CMU block enclosure 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. 2019-50 (Commercial Design Review No. 2019-18).

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

**Passed and Adopted** on this 21<sup>st</sup> day of January, 2020.

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Michael Carroll, Chairman

**Attest:**

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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. 2020-\_\_ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held on January 21, 2020 and that the same was adopted by the following vote:

AYES

NOES:

ABSTAIN:

ABSENT:

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Justin Kirk,  
Assistant Community Development Director