

RESOLUTION NO. 2020-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP NO. 37550 SUBDIVIDING 14.44 ACRES INTO FOUR PARCELS RANGING IN SIZE FROM 0.54 ACRES TO 11.65 ACRES LOCATED AT APN 390-130-018

Whereas, Roland Clark, Lake Street Properties, LP has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2018-78 (Tentative Parcel Map No. 37550, Conditional Use Permit No. 2018-22, and Commercial Design Review No. 2018-16) to subdivide the 14.44-acre site into four (4) parcels ranging in size from 0.54 acres to 11.65 acres. The Project also proposes to construct a 3,528 square foot (SF) convenience store, one (1) covered fuel canopy with six (6) fuel pumps, which could serve 12 vehicles, and two (2) underground storage tanks on Parcel 1. An 80,000 SF, single-story indoor recreational vehicle (RV) and boat storage facility, with 24,000 SF of mezzanine and 192 surface RV parking spaces partially covered with three (3) canopies with solar panels is proposed on Parcel 2. Parcel 3 will have a 14-stall parking lot with vehicle access. No development is proposed on Parcel 4. Hardscape, landscape, on-site stormwater management improvements, monument sign, a trash enclosure, area lighting, and bicycle parking would be constructed as part of the Proposed Project. The proposed Project is located at the southeasterly corner of Interstate-15 and Lake Street (APN 390-130-018); and,

Whereas, pursuant to Chapter 16.24 (Tentative Map) of the Lake Elsinore Municipal Code (LEMC), the Planning Commission (Commission) has been delegated with the responsibility of making recommendations to the City Council (Council) pertaining to tentative maps; and,

Whereas, on February 18, 2020, at a duly noticed Public Hearing, the Commission 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: Prior to making a recommendation to the Council, the Commission has reviewed and analyzed the proposed Project pursuant to the appropriate Planning and Zoning Laws, and Chapter 16 (Subdivisions) of the LEMC.

Section 2: On February 18, 2020, after consideration and evaluation of all written reports and comments and oral testimony presented by the Community Development Department and other City departments, property owners, residents and other interested parties and such other matters as are reflected in the record of the noticed Public Hearing on the Project, the Commission adopted a resolution finding and determining that the Mitigated Negative Declaration (ER 2019-02) (SCH No. 2020010164) is adequate and is prepared in accordance with the requirements of CEQA.

Section 3: That in accordance with State Planning and Zoning Law and the LEMC, the Commission makes the following findings for approval of Tentative Parcel Map (TPM) No. 37550:

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan. The proposed subdivision is compatible with the

objectives, policies, general land uses and programs specified in the General Plan (Government Code Section 66473.5).

- a. *The Project is located within the Commercial-Specific Plan (C-SP) district of the Alberhill Ranch Specific Plan (ARSP) that is intended to accommodate mixed-use development projects within a freeway orientation. The predominant uses would be retail and service commercial in conjunction with business park types of uses, such as research and development, limited manufacturing, office and administrative uses. The proposed project is proposing develop a service station with a convenience store and an indoor recreational vehicle storage facility. The proposed Project is consistent with the provisions of the ARSP. The ARSP was subject to a consistency finding with the General Plan prior to adoption. Therefore, the Project is found to be consistent with the General Plan.*
- b. *All offsite mitigation measures have been identified in a manner consistent with the General Plan.*
2. The site of the proposed subdivision of land is physically suitable for the proposed density of development in accordance with the General Plan.
 - a. *The overall density and design is consistent and compatible with the adjacent communities.*
3. The effects that this project are likely to have upon the housing needs of the region, the public service requirements of its residents and the available fiscal and environmental resources have been considered and balanced.
 - a. *The Project is consistent with the City's General Plan. The Project is located within the Commercial-Specific Plan (C-SP) district of the Alberhill Ranch Specific Plan (ARSP) and will not have a direct impact on housing needs. During the approval of the General Plan, housing needs, public services and fiscal resources were scrutinized to achieve a balance within the City.*
4. The proposed division of land or type of improvements is not likely to result in any significant environmental impacts.
 - a. *The Project has been adequately conditioned by all applicable departments and agencies and will not therefore result in any significant environmental impacts. The Project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.*
5. The design of the proposed division of land or type of improvements is not likely to cause serious public health problems.
 - a. *TPM 37550 has been designed in a manner consistent with the General Plan and does not divide previously established communities.*
6. The design of the proposed division of land or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed division of land.

- a. *All known easements or request for access have been incorporated into the design of TPM 37550.*
- b. *The map has been circulated to City departments and outside agencies, and appropriate Conditions of Approval have been applied to the Project.*

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 Tentative Parcel Map No. 37550.

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

Passed and Adopted on this 18th day of February, 2020.

Michael Carroll, 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. 2020-__ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held on the 18th day of February, 2020 and that the same was adopted by the following vote:

AYES
NOES:
ABSTAIN:
ABSENT:

Justin Kirk,
Assistant Community Development Director