

## RESOLUTION NO. 2021-1453

### AN ORDINANCE THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING SPECIFIC PLAN AMENDMENT NO. 4 (SPA 2020-01) TO THE CANYON HILLS SPECIFIC PLAN

**Whereas**, Denise Williams, Tri Pointe Homes has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2019-64 (Specific Plan Amendment No. 2020-01) requesting approval of Specific Plan Amendment No. 4 for the Canyon Hills Specific Plan to change the land use designation for the 9.02-acre site from Neighborhood Commercial (C-1) to Multifamily 2 Residential District (MF2). The project site is located within Planning Area 2B, Phase 8 of the Canyon Hills Specific Plan SPA No. 3, at the northeast corner of the intersection of Railroad Canyon Road and Tassel Way (APN: 363-940-011); and,

**Whereas**, pursuant to Lake Elsinore Municipal Code (LEMC) Section 17.415.030 (Specific Plans), the Planning Commission (Commission) has been delegated with the responsibility of making recommendations to the City Council (Council) for approval of specific plans and any amendments thereto; and,

**Whereas**, on March 16, 2021, 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; and adopted a resolution recommending that the Council approve Specific Plan Amendment No. 2020-01; and,

**Whereas**, on April 13, 2021 at a duly noticed Public Hearing, the Council has considered the recommendation of the Commission as well as evidence presented by the Community Development Department and other interested parties with respect to this item.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AS FOLLOWS:**

**Section 1:** The Council has reviewed Specific Plan Amendment No. 2020-01 (Amendment No. 4 to the Canyon Hills Specific Plan), pursuant to the California Planning and Zoning Laws (Cal. Gov. Code Sec 65000 et. seq.), the Lake Elsinore General Plan and the LEMC and finds that the proposed Project 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 LEMC Section 17.415.030.I. Findings, the Council makes the following findings regarding Specific Plan Amendment No. 2020-01:

1. The location and design of the proposed development are consistent with the goals and policies of the City's General Plan and with any other applicable plan or policies adopted by the City.

*Specific Plan Amendment No. 2020-01 proposes a Specific Plan Amendment (SPA No. 4) for the Canyon Hills Specific Plan to change the Land Use Designation of Neighborhood Commercial (C-1) to Multifamily 2 Residential District (MF2) within Planning Area 2B, Phase 8 of the Canyon Hills Specific Plan SPA No. 3. Under SPA No. 3, Phase 8 was approved for the construction of up 915 multifamily and 9.1 acres of commercial development. To date, 456 multifamily units have been constructed for Phase 8 leaving a capacity of 459 multifamily*

*units. The conversion of the commercial site to a residential development with a maximum density of 219 units still represents a net deficit of 240 residential units for the Phase 8 area. The residential units that could be developed on the site in the future would fall within the development yields contemplated by the Canyon Hills Specific Plan. Therefore, SPA No. 4 would be consistent with the goals and policies of the Canyon Hills Specific Plan.*

2. The proposed location allows the development to be well integrated with or adequately buffered from its surroundings, whichever may be the case.
  - a. *The SPA No. 4 to the Canyon Hills Specific Plan provides a high-quality housing opportunities designed to be marketable and accessible to all economic segments within the City of Lake Elsinore;*
  - b. *Recreational uses for residents within SPA No. 4 are provided in the Canyon Hills Specific Plan;*
  - c. *The Canyon Hills Specific Plan provides value in the community through creative design techniques to complement the views of the surrounding hills;*
  - d. *The Canyon Hills Specific Plan preserves the natural habitats and natural drainage courses and provides residents with a visual and recreational centerpiece; and,*
  - e. *The Canyon Hills Specific Plan integrates the community with the character of the surrounding community and establish development that results in logical, coordinated growth.*
3. All vehicular traffic generated by the development, either in phased increments or at full build-out, is to be accommodated safely and without causing undue congestion upon adjoining streets.

*Traffic impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. The proposed residential units would fall within the anticipated development yield for multifamily residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities.*

4. The Specific Plan Amendment's land uses will be adequately served by existing or proposed public facilities and services.

*SPA No. 4 to the Canyon Hills Specific Plan identifies methodologies to assure that land uses will be adequately served by existing or proposed public facilities and services. Suitable areas are reserved for parks, pedestrian ways, and public open spaces. It also identifies necessary streets and circulation to support the proposed land use allocations, as well as all necessary wet and dry utilities for proper and adequate infrastructure services.*

5. The overall design of the specific plan will produce an attractive, efficient and stable development.

*Design standards and guidelines are incorporated into the specific plan to ensure an attractive, efficient and vibrant project. Visual graphics and photos accompany the design*

*guidelines that capture the atmosphere and cohesiveness that the specific plan seeks to emulate.*

6. In accordance with the requirements of the California Environmental Quality Act (CEQA), impacts have been reduced to a less than significant level, or in the case where impacts remain, a statement of overriding considerations must be adopted to justify the merits of project implementation.

*The effects the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. The proposed residential units would fall within the anticipated development yield for multifamily residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities.*

**Section 3:** Based upon the evidence presented, both written and testimonial, and the above findings, the Council hereby approves Specific Plan Amendment No. 2020-01 (SPA No. 4 for the Canyon Hills Specific Plan).

**Section 4:** This Resolution shall take effect immediately upon its adoption.

**Section 5: Severability.** If any provision of this Ordinance or its application is held invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions, sections, or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end each phrase, section, sentence, or word is declared to be severable.

**Section 6: Effective Date.** This Ordinance shall become effective at 12:01 a.m. on the thirty-first (31<sup>st</sup>) day after the date of adoption.

**Section 7: Certification.** The City Clerk shall certify to the passage of this Ordinance and shall cause a synopsis of the same to be published according to law.

**PASSED, APPROVED, AND ADOPTED** at a regular meeting of the City Council of the City of Lake Elsinore, California, on this 27<sup>th</sup> day of April 2021.

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Robert E. Magee  
Mayor

Attest:

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Candice Alvarez, MMC  
City Clerk

STATE OF CALIFORNIA     )  
COUNTY OF RIVERSIDE    ) ss.  
CITY OF LAKE ELSINORE    )

I, Candice Alvarez, MMC, City Clerk of the City of Lake Elsinore, California, do hereby certify that Ordinance No. 2020-1453 was introduced by the City Council of the City of Lake Elsinore, California, at the Regular meeting of April 13, 2021 and adopted at the Regular meeting of April 27, 2021 and that the same was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Candice Alvarez, MMC  
City Clerk