

## RESOLUTION NO. 2021-\_\_\_\_

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVE TENTATIVE PARCEL MAP NO. 37854 SUBDIVIDING 3.9 ACRES INTO FOUR PARCELS RANGING IN SIZE FROM 0.48 ACRES TO 1.49 ACRES LOCATED AT APNS 375-092-002 THROUGH 006**

**Whereas**, Shahin Motamed Hashemi, Lakeview Centre, LLC has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2019-63 (Tentative Parcel Map No. 37854 and Commercial Design Review No. 2019-24) to subdivide the 3.9-acre vacant site into four (4) parcels ranging in size from 0.48 acres to 1.49 acres. The project also proposes to construct a neighborhood retail center with four (4) buildings ranging in size from 3,480 sq. ft. to 15,600 sq. ft. (approximately 43,120 sq. ft. in total) with 207 parking spaces, including 12 accessible spaces and 29 compact spaces and related improvements. The project site is located north of Lakeshore Drive, northwest of Manning Street, and southwest of Ryan Avenue (APNs 375-092-002, 375-092-003, 375-092-004, 375-092-005, and 375-092-006); 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 May 18, 2021, 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 May 18, 2021, 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 2020-01) (SCH No. 2021030580) 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. 37854:

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 has a General Plan Land Use designation of Neighborhood Commercial (NC) and is located within the Country Club Heights District. The NC Land Use*

*designation allows neighborhood shopping centers and small convenience centers which offer day-to-day retail goods and services required by residents in the immediate vicinity. The NC designation is intended to provide a concentration of retail uses including, but not limited to, personal services, food and general merchandise stores, eating establishments, and repair stores, and similar and compatible uses with a maximum 0.30 Floor Area Ratio (FAR). The project is proposing to develop a neighborhood shopping center with 0.24 FAR. The proposed subdivision is compatible with the objectives, policies, general land uses and programs specified in 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 proposed Project does not include residential development. The proposed subdivision 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 has a Neighborhood Commercial (NC) Land Use Designation 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. A Mitigated Negative Declaration (MND) (ER 2020-01) (SCH# 2021030580) was prepared for TPM 37854. The Initial Study identified potentially significant environmental effects but these impacts will be mitigated to below a level of significance through compliance with the mitigation measures set forth in the MND. TPM 37854 has been conditioned to comply with these mitigation measures.*
5. The design of the proposed division of land or type of improvements is not likely to cause serious public health problems.
  - a. TPM 37854 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 37854.*
  - 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. 37854.

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

**Passed and Adopted** on this 18<sup>th</sup> day of May, 2021.

\_\_\_\_\_  
Rendell Klaarenbeek, 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. 2021-\_\_ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held on May 18, 2021 and that the same was adopted by the following vote:

AYES  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Justin Kirk,  
Assistant Community Development Director