

**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 COMMERCIAL DESIGN  
REVIEW NO. 2019-24 PROVIDING BUILDING DESIGN AND RELATED  
IMPROVEMENTS FOR THE LAKEVIEW PLAZA PROJECT 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 Section 17.415.050 (Major Design Review), Section 17.410.070 (Approving Authority), and Section 17.410.030 (Multiple Applications) 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 design review applications; and,

**Whereas**, on May 18, 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.

**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:** 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 Section 17.415.050.G of the LEMC, the Commission makes the following findings regarding Commercial Design Review No. 2019-24:

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 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. Therefore, the project is consistent with the General Plan. The project complies with the goals and objectives of the General Plan because it will assist in achieving the development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreational, and institutional land uses. The project will serve to diversify and expand Lake Elsinore's economic base.*

*The current zoning for the subject site is Neighborhood Commercial (C-1). The C-1 zone is intended to provide locations for general retail and office uses, which offer the sale of goods, and services to the general public and which, through characteristics of their operation, serve primarily the day-to-day shopping needs of the local. The project is proposing to construct shell buildings for future tenants for retail and restaurant use. The project meets requirements identified for the proposed use including development standards for setbacks, landscaping, screening and all other additional requirements for development of this type.*

2. The Project complies with the design directives contained in the General Plan and all other applicable provisions of the LEMC.

*The project is appropriate to the site and surrounding developments. The architectural design of the proposed building complies with the Nonresidential Development Standards (Chapter 17.112) of the LEMC. The architecture has been designed to achieve harmony and compatibility with the surrounding area. The colors and materials proposed will assist in blending the architecture into the existing landscape and are compatible with other colors and materials used on other properties near the Project site. In addition, safe and efficient circulation has been achieved onsite.*

3. Conditions and safeguards pursuant to Section 17.415.050.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 in accordance with the objectives of Section 17.415.050.

*Pursuant to Section 17.415.050.E of the LEMC, the project was considered by the Planning Commission at a duly noticed Public Hearing held on May 18, 2021. The project, as reviewed and conditioned by all applicable City divisions, departments and agencies, will not have a significant effect on the environment.*

**Section 4:** That in accordance with Section 17.148.030.D of the LEMC, the Commission makes the following findings regarding Commercial Design Review No. 2019-24 for the parking reduction:

1. A Shared Parking Analysis provided in the *Traffic Impact Analysis*, prepared by TJW Engineering, Inc., dated 1-7-2020 was submitted for this project.

2. An Urban Land Institute (ULI) Shared Parking Model was prepared for the proposed project based on the land uses and square footages as identified on the site plan. The analysis is based on the principle that different land uses have different peak periods of parking demand, therefore they may be able to share a single pool of parking. This would allow for less parking than if each use had to provide enough parking to satisfy its peak parking demand separately. The shared parking model also includes adjustments for mode splits (using transit, biking, or walking to site) and internal trip capture (trips between two land uses on a single site – such as a patron visiting a retail space and then picking up food at a restaurant within the same site).
3. The Shared Parking Analysis supports the finding that the number of parking spaces actually needed for proposed use is less than that required by the code. Based on the results of the shared parking analysis, the proposed parking supply of 207 parking spaces including 29 compact spaces is projected to adequately accommodate peak parking demand at the project site.
4. The compact spaces will only account for 14% of the required parking spaces will not affect traffic and pedestrian safety by the modification of the parking requirements.
5. Reduced parking will not affect the health, safety and welfare of the public.
6. The project has been conditioned to ensure compliance with the findings and the intent of Section 17.148.030.D of the LEMC and to ensure that additional parking spaces will be provided per code requirements should demand for parking increase on site (COA Nos. 19 and 20).

**Section 5:** 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 Commercial Design Review No. 2019-24.

**Section 6:** This Resolution shall take effect immediately upon its adoption.

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

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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:

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Justin Kirk,  
Assistant Community Development Director