

RESOLUTION NO. 2026-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING RESIDENTIAL DESIGN REVIEW NO. 2024-07 AND DENSITY BONUS AGREEMENTS, PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 230 APARTMENT UNITS, 137 SINGLE-FAMILY DWELLING UNITS, 84 TOWNHOMES, AND THREE AMENITY BUILDINGS FOR THE DEXTER VILLAGE PROJECT LOCATED ON DEXTER AVENUE BETWEEN 2ND AND 3RD STREETS (APN: 377-090-013, 377-090-037, 377-090-039, AND 377-090-040)

Whereas, James Walters, Fairbrook Communities LLC, has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2024-15 for a 451-unit residential development with 137 single-family homes, 84 townhomes, and 230 apartment units including 22 affordable units on an existing vacant 23.05-acre site. The project's requests include Tentative Tract Map No. 38512 to subdivide the 23.05-acre project site into a 6.6-acre parcel for the apartments, two lots totaling 3.8-acres for condominium purposes for the townhomes, and 137 lots for the single-family homes; Conditional Use Permit No. 2024-08 to allow the development of condominiums (townhomes) in in the Commercial Mixed Use (CMU) zone; and, Residential Design Review No. 2024-07 for the proposed building designs and related improvements including new parking, walls and fencing, and landscaping. The project is located on Dexter Avenue between Second Street and Third Street (APN: 377-090-013, 377-090-037, 377-090-039, 377-090-040);

Whereas, Residential Design Review (RDR) No. 2024-07 proposes to construct 230 apartment units, 137 single-family dwelling units, 84 condominium/townhomes for a total of 451 dwelling units, with 1,078 (garage, driveway and open spaces) parking spaces, a 1,270 square foot recreational building, a 5,577 square foot clubhouse building, and other related site improvements including new parking, walls/fencing, and landscaping;

Whereas, pursuant to California Government Code Sections 65915 – 65918 and Chapter 17.58 of the Lake Elsinore Municipal Code (LEMC), the project is proposing to provide 5% of very low-income affordable units which equate to 22 units and would be distributed evenly across four of the eight apartment buildings. Affordable unit sizes provided vary with 14 one-bedroom/one-bath units, six (6) two-bedroom/two-bath units, and four (4) three-bedroom/two-bath units;

Whereas, pursuant to CEQA Guidelines Section 15063, the City conducted an Initial Study to determine if the Project would have a significant effect on the environment. The Initial Study revealed that the Project would have potentially significant environmental impacts but those potentially significant impacts could be mitigated to less than significant levels;

Whereas, based upon the results of the Initial Study (Environmental Review No. 2023-02), and based upon the standards set forth in CEQA Guidelines Section 15070, it was determined that it was appropriate to prepare and circulate a Mitigated Negative Declaration (MND) for the project. In accordance with CEQA Guidelines Section 15073, the MND was made available for public review and comment for a minimum of 30 days beginning on November 12, 2025, and ending at 5:00 p.m. on December 12, 2025;

Whereas, on February 24, 2026, at a duly noticed Public Hearing, the City Council (Council) by resolution adopted the MND (SCH No. 2025110457) for the Project and adopted a Mitigation Monitoring and Reporting Program;

Whereas, pursuant to Section 17.415.050 (Major Design Review), Section 17.410.070 (Approving Authority), Section 14.58.060 (Density Bonus Implementation), and Section 17.410.030 (Multiple Applications) of the LEMC, the Planning Commission (Commission) has been delegated with the responsibility of making recommendations to the City Council (Council) pertaining to design review applications;

Whereas, on December 16, 2025, and subsequently on January 20, 2026, at duly noticed Public Hearings, 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 RDR No. 2024-07; and

Whereas, on February 24, 2026, 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 AND ORDER AS FOLLOWS:

Section 1: The foregoing recitals are true and correct and are hereby incorporated into these findings by this reference.

Section 2: The Council 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 3: That in accordance with Section 17.415.050.G of the LEMC, the Council makes the following findings regarding RDR No. 2024-07:

1. The Project, as approved, will comply with the goals and objectives of the General Plan, Specific Plan and the Zoning District in which the Project is located.

The proposed project is exempt from the General Plan land use designation objectives as requested (Cal. Gov. Code §§ 65915 et seq.). More specifically, the project application is eligible for unlimited waivers from the development code with the provision of 5% very low-income dwelling units, or 22 on-site units. The applicant has requested waivers from the land use designation, dwelling unit density, and other use-related provisions of the General Plan. However, the proposal does support the Housing Element with the provision of additional housing units that will aid the City in achieving required Regional Housing Needs Assessment (RHNA) units, particularly protected affordable units for very low-income households. Although, the proposed project deviates from some standards and regulations in the City's General Plan and Zoning Code, it remains compliant with State and Local laws through the application of Density Bonus Law.

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 architectural design of the proposed buildings complies with the Residential Development Standards (Chapter 17.44) of the LEMC, unless otherwise requested through density bonus concessions and waivers. Sufficient setbacks and enhanced onsite landscaping have been provided thereby creating interest and varying vistas as a person moves along abutting streets. The Project will create a visually pleasing, non-detractive relationship between the proposed development and existing projects through the use of various architectural styles including, but not limited to, French Country, Modern Farmhouse and Santa Barbara that is cohesive with existing developments in the vicinity. 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 subject project to ensure development of the property in accordance with the objectives of this chapter and the planning district in which the site is located.

Pursuant to Section 17.415.050.E of the LEMC, the Project was considered by the Planning Commission at a duly noticed Public Hearing on December 16, 2025 and January 20, 2026, and subsequently by the City Council at a duly noticed Public Hearing held on February 24, 2026. 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: Based upon all of the evidence presented, the above findings, and the conditions of approval imposed upon the Project, the City Council approves RDR No. 2024-07.

Section 5: The City Council hereby approves the Density Bonus Housing Agreement attached hereto as Exhibit A with such modifications as approved by the City Attorney. The City Manager and City Clerk are hereby authorized and directed to execute and attest, respectively, the Density Bonus Housing Agreement on behalf of the City of Lake Elsinore.

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

Section 7: The City Clerk shall certify to the adoption of this Resolution and enter it into the book of original Resolutions.

Passed and Adopted at a regular meeting of the City Council of the City of Lake Elsinore, California on this 24th day of February, 2026.

Robert E. Magee
Mayor

Attest:

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, hereby certify that Resolution No. 2026-__ was adopted by the City Council of the City of Lake Elsinore, California, at a regular meeting held on February 24, 2026, and that the same was adopted by the following vote:

AYES
NOES:
ABSTAIN:
ABSENT:

Candice Alvarez, MMC
City Clerk