



City of Lake Elsinore

LAKE-ELSINORE.ORG
(951) 674-3124 PHONE
CULTURAL CENTER
183 N. MAIN STREET
LAKE ELSINORE, CA
92530

Regular Agenda Planning Commission

Myles Ross, Chair
Michael Carroll, Vice-Chair
Adam Armit, Commissioner
John Gray, Commissioner
Rendell Klaarenbeek, Commissioner
Grant Taylor, Community Development Director
Justin Kirk, Assistant Community Development Director

Tuesday, April 16, 2019

6:00 PM

Cultural Center

The City of Lake Elsinore appreciates your attendance. Citizens' interest provides the Planning Commission with valuable information regarding issues of the community.

Meetings are normally held on the 1st and 3rd Tuesday of every month. If you are attending this Planning Commission Meeting, please park in the Parking Lot across the street from the Cultural Center. This will assist us in limiting the impact of meetings on the Downtown Business District. Thank you for your cooperation.

The agenda is posted 72 hours prior to each meeting outside of City Hall and is available at each meeting. The agenda and related reports are also available in the Community Development Department on the Thursday prior to the Planning Commission meeting.

In compliance with the Americans with Disabilities Act, any person with a disability who requires a modification or accommodation in order to participate in a meeting should contact the Community Development Department at (951) 674-3124, ext. 297, at least 48 hours before the meeting to make reasonable arrangements to ensure accessibility. Any writings distributed within 72 hours of the meeting will be made available to the public at the time it is distributed to the Planning Commission.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENTS – NON AGENDIZED ITEMS – 3 MINUTES

(Please read & complete a Speaker's Form at the podium, prior to the start of the Planning Commission Meeting)

CONSENT CALENDAR ITEM(S)

1) [ID# 19-104](#) Approval of Minutes

Recommendation: It is recommended that the Planning Commission approve Minutes Submitted.

Attachments: [PC Minutes - SR](#)
[PC Minutes 2019-2-19](#)
[PC Minutes 2019-3-5](#)
[PC Minutes 2019-3-19](#)
[PC Minutes 2019-4-2](#)

PUBLIC HEARING ITEM(S)

- 2) [ID# 19-105](#) **Planning Application No. 2016-112 (Kassab Travel Center) - A New Travel Center that Includes an 8,360 Sq. Ft. Convenience Store with Three Quick-Serve Restaurants, Two Covered Gas-Dispensing Areas, A 2,543 Sq. Ft. Fast Food Restaurant with a Drive-Through and Other Related Improvements.**

Recommendation: Continue consideration of the proposed project off-calendar.

Attachments: [PA 2016-112 - SR](#)

- 3) [ID# 19-106](#) **Planning Application No. 2019-12 (Lantana at Summerly) - Design Review for the Construction of 75 Single-Family Residential Units and a Variance Request for Lot 44 of TR 31920-21.**

Recommendation: adopt 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, ADOPT FINDINGS THAT PLANNING APPLICATION NO. 2019-12 (RESIDENTIAL DESIGN REVIEW NO. 2019-05 AND VARIANCE NO. 2019-02) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVAL OF RESIDENTIAL DESIGN REVIEW NO. 2019-05 PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 75 SINGLE-FAMILY RESIDENTIAL UNITS LOCATED WITHIN TRACT 31920-21 OF THE SUMMERLY DEVELOPMENT OF THE EAST LAKE SPECIFIC PLAN (APN: 371-040-015); and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVAL OF VARIANCE NO. 2019-02 FOR LOT 44 OF TRACT 31920-21 TO ENCROACH 2.1 FEET INTO THE REQUIRED 20 FOOT SETBACK DUE TO SITE CONSTRAINTS.

Attachments: [PA 2019-12 - SR](#)
[PA 2019-12 - Exhibit A MSHCP Resolution](#)
[PA 2019-12 - Exhibit B RDR Resolution](#)
[PA 2019-12 - Exhibit C VAR Resolution](#)
[PA 2019-12 - Exhibit D CofAs](#)
[PA 2019-12 - Exhibit E Vicinity Map](#)
[PA 2019-12 - Exhibit F Aerial Map](#)
[PA 2019-12 - Exhibit G Design Review Package](#)
[PA 2019-12 - Exhibit H Project Description](#)

- 4) [ID# 19-107](#) **Planning Application No. 2018-98: A Request for the Construction of a 1,750 Sq. Ft. Manufactured Residence with an Attached Two-Car Garage of 420 Sq. Ft., a 250 Sq. Ft. Front Yard Patio, and a 600 Sq. Ft. Second Unit on an Approximately 8,125 Sq. Ft. Lot Located Near the Intersection of W. Sumner Avenue and N. Poe Street (APN: 374-054-018).**

Recommendation: adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2018-98 (RESIDENTIAL DESIGN REVIEW NO. 2018-41) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2018-98 (RESIDENTIAL DESIGN REVIEW NO. 2018-41) FOR THE CONSTRUCTION OF A 1,750 SQUARE FOOT SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE OF 420 SQUARE FEET, A SECOND UNIT OF 600 SQUARE FEET, A FRONT PORCH OF 250 SQUARE FEET AND RELATED IMPROVMENTS LOCATED AT APN: 374-054-018.

Attachments: [PA 2018-98 - SR](#)
[PA 2018-98 - Exhibit A - MSHCP RESO](#)
[PA 2018-98 - Exhibit B - RDR RESO](#)
[PA 2018-98 - Exhibit C - CofA](#)
[PA 2018-98 - Exhibit D - Vicinity Map](#)
[PA 2018-98 - Exhibit E - Aerial Map](#)
[PA 2018-98 - Exhibit F - Design Review Package](#)

- 5) [ID# 19-108](#) **Residential Design Review No. 2015-03: A Request for Approval of the Design and Construction of an Eight (8) Unit Apartment Complex and Related Site Improvement Located At 125 Heald Ave (APN:373-025-008).**

Recommendation: adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL RESIDENTIAL DESIGN REVIEW 2015-03 FOR THE CONSTRUCTION OF A 6,839 SQUARE FOOT, EIGHT (8) UNIT APARTMENT COMPLEX AND RELATED IMPROVEMENTS LOCATED AT 125 HEALD AVE (APN:373-025-008).

Attachments: [RDR 2015-03 - SR](#)
[RDR 2015-03 - Exhibit A - RDR Resolution](#)
[RDR 2015-03 - Exhibit B - CofA](#)
[RDR 2015-03 - Exhibit C - Vicinity Map](#)
[RDR 2015-03 - Exhibit D - Aerial Map](#)
[RDR 2015-03 - Exhibit E - Design Review Package](#)

- 6) [ID# 19-109](#) **Planning Application No. 2016-44: A Request by Pardee Homes for the Approval of Building Design and Construction of 163 Detached Single-Family Dwelling Units Ranging In Size from 1,793 Sq. Ft. To 2,267 Sq. Ft. With Associated Features and Facilities upon a Previously Approved Condominium Map within Tract No. 33267 of the Village at Lakeshore Specific Plan.**

Recommendation: adopt, 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, ADOPT FINDINGS THAT PLANNING APPLICATION 2016-00044 IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP).

adopt, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVAL OF PLANNING APPLICATION 2016-00044 PROVIDING BUILDING DESIGNS FOR 163 SINGLE FAMILY DETACHED RESIDENTIAL UNITS RANGING IN SIZE FROM 1,793 SQ. FT. TO 2,267 SQ. FT. UPON A PREVIOUSLY APPROVED CONDOMINIUM MAP WITHIN TRACT NO. 33267 (THE VILLAGE AT LAKESHORE SPECIFIC PLAN) APN: 379-050-034 AND 006).

Attachments: [PA 2016-44 - SR](#)
[PA 2016-44 - Exhibit A - MSHCP RESO](#)
[PA 2016-44 - Exhibit B - RDR RESO](#)
[PA 2016-44 - Exhibit C - CofA](#)
[PA 2016-44 - Exhibit D - Vicinity Map](#)
[PA 2016-44 - Exhibit E - Aerial Map](#)
[PA 2016-44 - Exhibit F - Design Review Package](#)
[PA 2016-44 - Exhibit G - Enhanced Elevations](#)

- 7) [ID# 19-110](#) **Planning Application No. 2018-91 - A Request to Construct a Single-Family Residence with 2,597 Square Feet (SF) of Total Living Area, a 450 SF Attached Two Car Garage, a 360 SF Covered Patio, an 84 SF Front Porch and Related Improvements on an Approximately 7,400 SF Lot (APN: 389-434-018).**

Recommendation: adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2018-91 (RESIDENTIAL DESIGN REVIEW NO. 2018-37) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2018-91 (RESIDENTIAL DESIGN REVIEW NO. 2018-37) FOR THE CONSTRUCTION OF A 2,597 SQUARE FOOT SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE OF 450 SQUARE FEET, A COVERED PATIO OF 360 SQUARE FEET, A FRONT PORCH OF 84 SQUARE FEET AND RELATED IMPROVEMENTS LOCATED AT APN: 389-434-018.

Attachments:

[PA 2018-91 - SR](#)

[PA 2018-91 - Exhibit A - MSHCP RESO](#)

[PA 2018-91 - Exhibit B - RDR RESO](#)

[PA 2018-91 - Exhibit C - CofA](#)

[PA 2018-91 - Exhibit D - Vicinity Map](#)

[PA 2018-91 - Exhibit E - Aerial Map](#)

[PA 2018-91 - Exhibit F - Design Review Package](#)

STAFF COMMENTS

COMMISSIONERS' COMMENTS

ADJOURNMENT

The next Regular Planning Commission meeting will be held on Tuesday, May 7, 2019, at the Cultural Center, 183 N. Main Street, Lake Elsinore, CA 92530.

AFFIDAVIT OF POSTING

I, Justin Kirk, Assistant Community Development Director do hereby affirm that a copy of the foregoing agenda was posted at City Hall, 72 hours in advance of this meeting.

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Justin Kirk
Assistant Community Development Director