



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

ADAM ARMIT, CHAIR
JOHN GRAY, VICE CHAIR
MYLES ROSS, COMMISSIONER
MICHAEL CARROLL, COMMISSIONER
RENDELL KLAARENBECK, COMMISSIONER
GRANT TAYLOR, COMMUNITY DEVELOPMENT DIRECTOR
JUSTIN KIRK, PRINCIPAL PLANNER

Tuesday, February 7, 2017

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)

PUBLIC HEARING ITEM(S)

- 1) [ID# 17-060](#) **Planning Application No. 2016-56 (Running Deer) - A Request by Pacific Coves Investments, LLC to Revise and Extend the Life of Tentative Tract Map No. 31957.**

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. 2016-56 (TENTATIVE TRACT MAP NO. 2016-06 AND EXTENSION OF TIME NO. 2016-03) 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 TENTATIVE TRACT MAP NO. 2016-06 REQUESTING APPROVAL OF REVISION NO. 1 TO TENTATIVE TRACT MAP NO. 31957; 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 EXTENSION OF TIME NO. 2016-03 REQUESTING A FOUR-YEAR EXTENSION OF TIME TO SEPTEMBER 13, 2020 FOR TENTATIVE TRACT MAP NO. 31957.

Attachments:

[PA 2016-56 - SR](#)

[PA 2016-56 - Exhibit A MSHCP Resolution](#)

[PA 2016-56 - Exhibit B TTM Revision #1 Resolution](#)

[PA 2016-56 - Exhibit C EOT Resolution](#)

[PA 2016-56 - Exhibit D CofA](#)

[PA 2016-56 - Exhibit E Vicinity Map](#)

[PA 2016-56 - Exhibit F Aerial Map](#)

[PA 2016-56 - Exhibit G Original TTM 31957](#)

[PA 2016-56 - Exhibit H Revised TTM 31957](#)

- 2) [ID# 17-061](#) **Planning Application 2016-04: A Proposed Development Agreement for an Approximately 520,000 Square Foot Indoor Commercial Sports Facility On 23.12 Acres of Disturbed Vacant Land.**

Recommendation: 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 APPROVAL OF A DEVELOPMENT AGREEMENT FOR AN APPROXIMATELY 520,000 SQUARE FOOT INDOOR COMMERCIAL SPORTS FACILITY ON 23.12 ACRES OF DISTURBED VACANT LAND.

Attachments:

[PA 2016-04 - Staff Report](#)

[PA 2016-04 - Exhibit A DA Resolution](#)

[PA 2016-04 - Exhibit B Development Agreement](#)

[PA 2016-04 - Exhibit C Vicinity Map](#)

[PA 2016-04 - Exhibit D Aerial Map](#)

[Supplemental Information Item No. \(1\) 2-7-17](#)

- 3) [ID# 17-062](#) **Amended and Restated Alberhill Villages Specific Plan (SP No. 2010-02), Development Agreement (DA 2016-02), and Addendum to Final Environmental Impact Report (SCH # 2012061046)**

Recommendation: adopt Resolution No. 2017-____; A Resolution of the Planning Commission of the City of Lake Elsinore, California, Recommending that the City Council Approve the

Addendum to the Final Environmental Impact Report for the Amended and Restated Alberhill Villages Specific Plan (SCH No. 2012061046) and Related Development Agreement

adopt Resolution No. 2017-____: A Resolution of the Planning Commission of the City of Lake Elsinore, California, Recommending that the City Council Adopt an Ordinance Approving the Amended and Restated Alberhill Villages Specific Plan No. 2010-02

adopt Resolution No. 2017-____; A Resolution of the Planning Commission of the City of Lake Elsinore, California, Finding General Plan Consistency and Recommending to the City Council Approval of a Development Agreement for the Amended and Restated Alberhill Villages Specific Plan

Attachments:

[SP 2010-02 - Staff Report](#)

[SP 2010-02 - Exhibit A Addendum to FEIR Resolution](#)

[SP 2010-02 - Exhibit B Amended and Restated AVSP Resolution](#)

[SP 2010-02 - Exhibit C Development Agreement](#)

[SP 2010-02 - Exhibit D Vicinity Map](#)

[SP 2010-02 - Exhibit E Land Use Comparison Map](#)

[SP 2010-02 - Exhibit F Addendum to FEIR](#)

[SP 2010-02 - Exhibit G Amended and Restated AVSP February 2017](#)

[SP 2010-02 - Exhibit H Development Agreement](#)

BUSINESS ITEM(S)

STAFF COMMENTS

COMMISSIONERS' COMMENTS

ADJOURNMENT

The next regular Planning Commission meeting will be held on Tuesday, February 21, 2017, at the Cultural Center, 183 N. Main Street, Lake Elsinore, CA 92530.

AFFIDAVIT OF POSTING

I, Justin Kirk, Principal Planner, 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
Principala Planner