



# 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

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

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**Tuesday, October 17, 2017**

**6:00 PM**

**Cultural Center**

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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# 17-375](#) **Planning Application No. 2017-11 - A Request to Legalize and Permit A 1,500 Sq. Ft. Detached Metal Storage Shed Located Near the Intersection of Third Street and Melby Drive (APN: 347-330-030).**

**Recommendation:** adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE

ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2017-11 (RESIDENTIAL DESIGN REVIEW NO. 2017-06 (MINOR DESIGN REVIEW)) 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. 2017-11 (RESIDENTIAL DESIGN REVIEW NO. 2017-06 (MINOR DESIGN REVIEW)) TO LEGALIZE AND PERMIT A 1,500 SQUARE FOOT DETACHED METAL STORAGE SHED LOCATED AT APN: 347-330-030.

**Attachments:**

[PA 2017-11 SR](#)

[PA 2017-11 - Exhibit A MSHCP Resolution](#)

[PA 2017-11 - Exhibit B RDR Resolution](#)

[PA 2017-11 - Exhibit C Conditions of Approval](#)

[PA 2017-11 - Exhibit D Use Description](#)

[PA 2017-11 - Exhibit E Site Plan](#)

[PA 2017-11 - Exhibit F Plans](#)

2) [ID# 17-376](#) **Modification of Conditional Use Permit 2015-09 - Dream Center 114 E. Peck Street, APN 373-023-020.**

**Recommendation:** Staff Recommends that the Planning Commission Adopt the Attached Resolution Approving Modifications to the Conditional Use Permit No. 2015-09 Authorizing Construction of A Second Story Mezzanine and Modification of Conditions of Approval.

**Attachments:**

[CUP 2015-09 - SR](#)

[CUP 2015-09 - Exhibit A Aerial Vicinity/Location Map](#)

[CUP 2015-09 - Exhibit B Project Overview](#)

[CUP 2015-09 - Exhibit C PC Resolution](#)

[CUP 2015-09 - Exhibit D Conditions of Approval](#)

[CUP 2015-09 - Exhibit E Floor Plans](#)

3) [ID# 17-377](#) **Tentative Tract Map No. 37381 and Tentative Tract Map No. 37382 (Wasson Canyon)**

**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 TENTATIVE TRACT MAP NO. 37381 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. 37381 SUBDIVIDING 19.54 ACRES INTO 73 SINGLE-FAMILY RESIDENTIAL LOTS AND FIVE LETTERED LOTS FOR OPEN SPACE AND A DETENTION BASIN; and,

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 TENTATIVE TRACT MAP NO. 37382 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. 37382 SUBDIVIDING 55.06 ACRES INTO 199 SINGLE-FAMILY RESIDENTIAL LOTS AND 23 LETTERED LOTS FOR OPEN SPACE, UTILITY EASEMENTS, AND DETENTION BASINS.

**Attachments:**

[TTM 37381 & TTM 37382 - SR](#)

[TTM 37381 & TTM 37382 - Exhibit A TTM37381 MSHCP Reso](#)

[TTM 37381 & TTM 37382 - Exhibit B TTM37381 Reso](#)

[TTM 37381 & TTM 37382 - Exhibit C TTM 37381 CofA](#)

[TTM 37381 & TTM 37382 - Exhibit D TTM37382 MSHCP Reso](#)

[TTM 37381 & TTM 37382 - Exhibit E TTM37382 Reso](#)

[TTM 37381 & TTM 37382 - Exhibit F TTM 37382 CofA](#)

[TTM 37381 & TTM 37382 - Exhibit G Vicinity Map](#)

[TTM 37381 & TTM 37382 - Exhibit H Aerial Map](#)

[TTM 37381 & TTM 37382 - Exhibit I Land Use Map](#)

[TTM 37381 & TTM 37382 - Exhibit J TTM37381](#)

[TTM 37381 & TTM 37382 - Exhibit K TTM37382](#)

- 4) [ID# 17-378](#) **Planning Application No. 2017-37 (The Cottages): A Request By Civic Partners for the Approval of A Development of 143 Multifamily Residential Units and Related on and Offsite Improvements.**

**Recommendation:** adopt, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, APPROVAL OF ADDENDUM #1 TO A MITIGATED NEGATIVE DECLARATION (SCH 2008011082) FOR PLANNING APPLICATION 2017-37 (RESIDENTIAL DESIGN REVIEW 2017-14 and TENTATIVE TRACT MAP 37393); AND,

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 2017-37 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, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVAL OF TENTATIVE TRACT MAP 37393 FOR THE CONSOLIDATION OF 23 PARCELS AND THE RECONFIGURATION OF THE ADJACENT RIGHT OF WAY LOCATED AT ASSESSOR PARCEL NUMBERS (APNS) 365-030-004 THROUGH -007, -016 THROUGH -023, AND -027 THROUGH -037; 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.

2017-14 FOR143 MULTIFAMILY RESIDENTIAL UNITS AND RELATED IMPROVEMENTS, LOCATED AT ASSESOR PARCEL NUMBERS (APNS) 365-030-004 THROUGH -007, -016 THROUGH -023, AND -027 THROUGH -037.

**Attachments:**

[PA 2017-37 - SR](#)

[PA 2017-37 - Exhibit A CEQA Resolution](#)

[PA 2017-37 - Exhibit B MSHCP Resolution](#)

[PA 2017-37 - Exhibit C TTM Resolution](#)

[PA 2017-37 - Exhibit D RDR Resolution](#)

[PA 2017-37 - Exhibit E Conditions of Approval](#)

[PA 2017-37 - Exhibit F MND Addendum](#)

[PA 2017-37 - Exhibit G - Vicinity Map](#)

[PA 2017-37 - Exhibit H - Aerial Map](#)

[PA 2017-37 - Exhibit I - TTM](#)

[PA 2017-37 - Exhibit J - DR Package](#)

**BUSINESS ITEM(S)**

**STAFF COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURNMENT**

The next Regular Planning Commission meeting will be held on Tuesday, November 7, 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  
Principal Planner