



# 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, March 6, 2018**

**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)*

### **CONSENT CALENDAR ITEM(S)**

### **PUBLIC HEARING ITEM(S)**

- 1) [ID# 17-552](#) Planning Application 2016-77: A Proposed Subdivision of 136.25 Acres into 280 Residential Lots and Various Lettered Lots for the Purposes of Maintenance, Utilities and Recreation.

**Recommendation:** Continue the proposed project to an unspecified date.

**Attachments:** [PA 2016-77 - SR](#)

2) [ID# 17-553](#) **Planning Application No. 2016-113 (Tigé Watersports) - Development of a Boat Sales, Service, and Assembly Facility with a 25,682 Sq. Ft. Two-Story Building and a 9,800 Sq. Ft. Storage Building and Related Improvements.**

**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 A MITIGATED NEGATIVE DECLARATION (ER 2017-03) (SCH NO. 2018011047) FOR PLANNING APPLICATION NO. 2016-113 (CONDITIONAL USE PERMIT NO. 2017-03 AND INDUSTRIAL DESIGN REVIEW NO. 2016-03); 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 NO. 2016-113 (CONDITIONAL USE PERMIT NO. 2017-03 AND INDUSTRIAL DESIGN REVIEW 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 THAT THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVE CONDITIONAL USE PERMIT NO. 2017-03 TO ESTABLISH A BOAT SALES, SERVICE, AND ASSEMBLY FACILITY LOCATED AT APN: 378-030-031; 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, APPROVE INDUSTRIAL DESIGN REVIEW NO. 2016-03 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR A BOAT SALES, SERVICE, AND ASSEMBLY FACILITY LOCATED AT APN: 378-030-031.

**Attachments:** [PA 2016-113 - SR](#)  
[PA 2016-113 - Exhibit A CEQA Reso](#)  
[PA 2016-113 - Exhibit B MSHCP Reso](#)  
[PA 2016-113 - Exhibit C CUP Reso](#)  
[PA 2016-113 - Exhibit D IDR Reso](#)  
[PA 2016-113 - Exhibit E CofA](#)  
[PA 2016-113 - Exhibit F ISMND](#)  
[PA 2016-113 - Exhibit G Responses to Comments](#)  
[PA 2016-113 - Exhibit H Vicinity Map](#)  
[PA 2016-113 - Exhibit I Aerial Map](#)  
[PA 2016-113 - Exhibit J Design Review Package](#)

3) [ID# 17-554](#) **Planning Application 2017-18: A Proposed Amendment to Tentative Tract Map (TTM) 31920 to Increase the Developable Lots by 84 Units From 156 to 240 Units and to Modify the TTM to Accommodate the Increased Number of Units.**

**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. 2017-18 (TTM 31920) 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 APPROVAL OF A REVISION TO TENTATIVE TRACT MAP NO. 31920.

**Attachments:** [PA 2017-18 - SR](#)  
[PA 2017-18 - Exhibit A MSHCP Resolution](#)  
[PA 2017-18 - Exhibit B TTM Reso](#)  
[PA 2017-18 - Exhibit C COAs](#)  
[PA 2017-18 - Exhibit D Vicinity Map](#)  
[PA 2017-18 - Exhibit E Vicinity Map](#)  
[PA 2017-18 - Exhibit F TTM 31920](#)

**BUSINESS ITEM(S)**

**STAFF COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURNMENT**

The next Regular Planning Commission meeting will be held on Tuesday, March 20, 2018, 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