



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

Tuesday, July 17, 2018

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# 17-717 Approval of Minutes

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

Attachments: [PC Minutes - SR](#)
 [PC Minutes - 2018-4-17](#)

PUBLIC HEARING ITEM(S)

2) ID# 17-718 Planning Application No. 2018-16 (Ou Residence) - A Request to Construct a 2,461 Sq. Ft. Two-Story Primary Residence and a 1,200 sq. ft. Second Unit on an Approximately 8,250 Sq. Ft.

Recommendation: adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2018-16 (RESIDENTIAL DESIGN REVIEW NO. 2018-06) 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. 2018-16 (RESIDENTIAL DESIGN REVIEW NO. 2018-06) FOR THE CONSTRUCTION OF A 2,461 SQUARE FOOT PRIMARY RESIDENCE AND A 1,200 SQUARE FOOT SECOND UNIT LOCATED AT APN: 374-112-019.

Attachments: [PA 2018-16 - SR](#)
[PA 2018-16 - Exhibit A MSHCP Resolution](#)
[PA 2018-16 - Exhibit B RDR Resolution](#)
[PA 2018-16 - Exhibit C CofA](#)
[PA 2018-16 - Exhibit D Vicinity Map](#)
[PA 2018-16 - Exhibit E Aerial Map](#)
[PA 2018-16 - Exhibit F Design Review Package](#)

3) [ID# 17-719](#) **Planning Application No. 2018-29 (Starbucks) - Development of a 2,500 Sq. Ft. Coffee Shop with a Drive-Through located within the Lake Elsinore Town Center Shopping Center.**

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. 2018-29 (CONDITIONAL USE PERMIT NO. 2018-04 AND COMMERCIAL DESIGN REVIEW NO. 2018-07) 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. 2018-04 TO ESTABLISH A 2,500 SQUARE FOOT COFFEE SHOP WITH A DRIVE-THROUGH LOCATED WITHIN THE LAKE ELSINORE TOWN CENTER (APN: 365-280-007); 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 COMMERCIAL DESIGN REVIEW NO. 2018-07 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR A 2,500 SQUARE FOOT COFFEE SHOP WITH A DRIVE-THROUGH LOCATED WITHIN THE LAKE ELSINORE TOWN CENTER (APN: 365-280-007).

Attachments: [PA 2018-29 - SR](#)
[PA 2018-29 - Exhibit A MSHCP Reso](#)
[PA 2018-29 - Exhibit B CUP Reso](#)
[PA 2018-29 - Exhibit C CDR Reso](#)
[PA 2018-29 - Exhibit D CofA](#)
[PA 2018-29 - Exhibit E Vicinity Map](#)
[PA 2018-29 - Exhibit F Aerial Map](#)
[PA 2018-29 - Exhibit G Design Review Package](#)

- 4) [ID# 17-720](#) **Planning Application No. 2018-23 - A Request for the Construction of A Single-Story Single-Family Residence of 1,650 Square Feet with an Attached Garage Of 750 Square, a Detached Second Unit of 800 Square Feet With an Attached Garage of 250 Square Feet, and Related Improvements Located Near the Intersection of Heald Avenue and Mohr Street. (APN: 374-122-012).**

Recommendation: adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2018-23 (RESIDENTIAL DESIGN REVIEW NO. 2018-10) 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. 2018-23 (RESIDENTIAL DESIGN REVIEW NO. 2018-10) FOR THE CONSTRUCTION OF A 1,650 SQUARE FOOT SINGLE-STORY SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE OF 750 SQUARE FEET, A DETACHED SECOND UNIT OF 800 SQUARE FEET WITH AN ATTACHED GARAGE OF 250 SQUARE FEET AND RELATED IMPROVEMNETS LOCATED AT APN: 374-122-012.

Attachments: [PA 2018-23 SR](#)
[PA-2018-23 - Exhibit A - MSHCP RESO](#)
[PA-2018-23 - Exhibit B - RDR RESO](#)
[PA-2018-23 - Exhibit C - C of A](#)
[PA-2018-23 - Exhibit D - Vicinity Map](#)
[PA-2018-23 - Exhibit E - Aerial Map](#)
[PA-2018-23 - Exhibit F - Design Review Package](#)

BUSINESS ITEM(S)

- 5) [ID# 17-721](#) **Planning Application - A Request to Construct a Two-Story Single-Family Residence of 1,331 Square Feet with an Attached Tandem Two-Car Garage of 600 S.F., A 52.5 S.F. Trellis Front Porch, and Related Improvements Near the Intersection of Lakeshore Drive and Clement Street (APN: 378-312-011).**

Recommendation: Planning Staff Seeks Direction from the Planning Commission Regarding Support for a Variance.

Attachments: [Mondragon - SR](#)
 [Mondragon - Exhibit A](#)
 [Mondragon - Exhibit B](#)

6) [ID# 17-722](#) **Reorganization of the Planning Commission.**

Recommendation: Reorganize and select a Chair and Vice Chair pursuant to City Council Policy No. 200-5A.G.1.

Attachments: [PCR - SR](#)
 [PCR - Exhibit A Council Policy No. 200-5A](#)

STAFF COMMENTS

COMMISSIONERS' COMMENTS

ADJOURNMENT

The next Regular Planning Commission meeting will be held on Tuesday, August 7, 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