



# 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, Principal Planner*

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Tuesday, August 7, 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)**

[ID# 17-747](#)      **Approval of Minutes**

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

**Attachments:**      [PC Minutes - SR](#)  
[PC Minutes 2018-5-01](#)  
[PC Minutes - 2018-5-15](#)

**PUBLIC HEARING ITEM(S)**

**[ID# 17-748](#)**      **Planning Application No. 2018-27 - A Request for the construction of a single story single-family residence of 2,359 square feet of total living area, a 526 square foot attached two-car garage, a 74 square foot covered patio and related improvements located near the intersection of Granite Street and Flint Street. (APN: 377-272-016).**

**Recommendation:** adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2018-27 (RESIDENTIAL DESIGN REVIEW NO. 2018-13) 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. 2018-27 (RESIDENTIAL DESIGN REVIEW NO. 2018-13) FOR THE CONSTRUCTION OF A 2,359 SQUARE FOOT SINGLE STORY SINGLE-FAMILY RESIDENCE WITH AN ATTACHED TWO-CAR GARAGE OF 526 SQUARE FEET, A 74 SQUARE FOOT COVERED PATIO AND RELATED IMPROVEMENTS LOCATED AT APN: 377-272-016.

**Attachments:**      [PA 2018-27 - SR](#)  
[PA 2018-27 - Exhibit A MSHCP RESO](#)  
[PA 2018-27 - Exhibit B RDR RESO](#)  
[PA 2018-27 - Exhibit C C of A](#)  
[PA 2018-27 - Exhibit D Vicinity Map](#)  
[PA 2018-27 - Exhibit E Aerial Map](#)  
[PA 2018-27 - Exhibit F Design Review Package](#)

**[ID# 17-749](#)**      **Planning Application No. 2018-25 (Chick-Fil-A) - Proposal to Demolish an Existing 7,750 Sq. Ft. Lone Star Steakhouse Restaurant and Construct a New 4,801 Sq. Ft. Chick-Fil-A Drive-Thru Restaurant.**

**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. 2018-25 (CONDITIONAL USE PERMIT NO. 2018-02 AND COMMERCIAL 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, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVE CONDITIONAL USE PERMIT NO. 2018-02 TO ESTABLISH A 4,801 SQUARE FOOT RESTAURANT WITH A DRIVE-THROUGH LOCATED AT APN: 377-080-084; 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. 2018-06 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR A 4,801 SQUARE FOOT RESTAURANT WITH A DRIVE-THROUGH LOCATED AT APN: 377-080-084.

**Attachments:**

[PA 2018-25 - SR](#)

[PA 2018-25 - Exhibit A MSHCP Reso](#)

[PA 2018-25 - Exhibit B CUP Reso](#)

[PA 2018-25 - Exhibit C CDR Reso](#)

[PA 2018-25 - Exhibit D CofA](#)

[PA 2018-25 - Exhibit E Vicinity Map](#)

[PA 2018-25 - Exhibit F Aerial Map](#)

[PA 2018-25 - Exhibit G Design Review Package](#)

**ID# 17-750**

**Planning Application 2017-74 (Commercial Design Review No. 2018-02; Tentative Parcel Map No. 37534 (2017-74); Conditional Use Permit No. 2017-18): A Proposed Development of a New Automobile Sales and Service Facility Including a 53,425 Square Foot Single Story Building and Related on and Offsite Improvements. The Project Site is Located on the Southeast Corner of the Intersection of Collier and Crane Avenues in Lake Elsinore, California and is Comprised of Three Parcels, Totaling Approximately 6.97 Acres in Size, and Known as Assessor Parcel Numbers (Apsns) 377-080-053, 377-080-057, and 377-080-079.**

**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 MITIGATED NEGATIVE DECLARATION 2016-01 FOR PLANNING APPLICATION 2017-74 (COMMERCIAL DESIGN REVIEW NO. 2018-02; TENTATIVE PARCEL MAP NO. 37534; CONDITIONAL USE PERMIT NO. 2017-18); 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 ADOPT FINDINGS THAT PLANNING APPLICATION 2017-74 (COMMERCIAL DESIGN REVIEW NO. 2018-02; TENTATIVE PARCEL MAP NO. 37534; CONDITIONAL USE PERMIT NO. 2017-18) 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. 37534 PROVIDING FOR THE CONSOLIDATION OF THREE (3) LOTS INTO ONE (1) LOT AND THE RECONFIGURATION OF THE ADJACENT; 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 CONDITIONAL USE PERMIT NO. 2017-18 FOR THE ESTABLISHMENT OF AN APPROXIMATELY 53,425 SQUARE FOOT AUTOMOBILE SALES AND SERVICE FACILITY; 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 COMMERCIAL DESIGN REVIEW NO. 2016-01 PROVIDING BUILDING DESIGNS FOR A 53,425 SQUARE FOOT SINGLE STORY BUILDING AND RELATED ON AND OFFSITE IMPROVEMENTS.

**Attachments:**

[PA 2017-74 - SR](#)

[PA 2017-74 - Exhibit A CEQA Resolution](#)

[PA 2017-74 - Exhibit B MSHCP Resolution](#)

[PA 2017-74 - Exhibit C TTM Resolution](#)

[PA 2017-74 - Exhibit D CUP Resolution](#)

[PA 2017-74 - Exhibit E CDR Resolution](#)

[PA 2017-74 - Exhibit F Conditions of Approval Draft](#)

[PA 2017-74 - Exhibit G IS.MND](#)

[PA 2017-74 - Exhibit H Vicinity Map](#)

[PA 2017-74 - Exhibit I Aerial Map](#)

[PA 2017-74 - Exhibit J Project Plans](#)

**STAFF COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURNMENT**

The next Regular Planning Commission meeting will be held on Tuesday, August 21, 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  
Assistant Community Development Director