



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, Assistant Community Development Director

Tuesday, May 21, 2019

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# 19-157](#) **Capital Improvement Plan (CIP) Budget for Fiscal Years 2019-20 to 2023-24 Conformance with General Plan.**

Recommendation: adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT THE FISCAL YEAR (FY)2019-20 THROUGH

FY2023-24 CIP CONFORMS TO THE LAKE ELSINORE GENERAL PLAN

Attachments:

[CIP Budget - SR](#)

[CIP Budget - Exhibit A Resolution](#)

[CIP Budget - Exhibit B Proposed FY 19-20 CIP Budget](#)

PUBLIC HEARING ITEM(S)

- 2) [ID# 19-158](#) **Planning Application No. 2017-28 (Silverleaf Motors) - An Automobile Dealership Facility with a 3,266 Sq. Ft. Two-Story Building and a Variance Request to Encroach into the Front and Rear Yard Setbacks due to Site Constraints.**

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. 2017-28 (CONDITIONAL USE PERMIT NO. 2017-05, COMMERCIAL DESIGN REVIEW NO. 2017-05, AND VARIANCE NO. 2017-03) 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. 2017-05 TO ESTABLISH A 3,266 SQUARE FOOT AUTOMOBILE DEALERSHIP FACILITY LOCATED AT APNS: 363-112-025, 026, AND 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 COMMERCIAL DESIGN REVIEW NO. 2017-05 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR A 3,266 SQUARE FOOT AUTOMOBILE DEALERSHIP FACILITY LOCATED AT APNS: 363-112-025, 026, AND 031; 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 VARIANCE NO. 2017-03 FOR THE 3,266 SQUARE FOOT BUILDING TO ENCROACH INTO THE REQUIRED FRONT AND REAR YARD SETBACKS DUE TO SITE CONSTRAINTS.

Attachments: [PA 2017-28 - SR](#)
[PA 2017-28 - Exhibit A MSHCP Resolution](#)
[PA 2017-28 - Exhibit B CUP Resolution](#)
[PA 2017-28 - Exhibit C CDR Resolution](#)
[PA 2017-28 - Exhibit D VAR Resolution](#)
[PA 2017-28 - Exhibit E CofA](#)
[PA 2017-28 - Exhibit F Vicinity Map](#)
[PA 2017-28 - Exhibit G Aerial Map](#)
[PA 2017-28 - Exhibit H Design Review Package](#)
[PA 2017-28 - Exhibit I Variance Justification](#)
[PA 2017-28 - Exhibit J Community Outreach](#)

- 3) [ID# 19-159](#) **Planning Application No. 2017-29 (Nichols Ranch Specific Plan): Specific Plan No. 2018-01, Specific Plan Amendment No. 2017-03, General Plan Amendment No. 2018-01, Zone Change No. 2018-01, Tentative Tract Map No. 37305, and related Environmental Impact Report (SCH# 2018051051).**

Recommendation: adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT (ER 2018-03) (SCH NO. 2018051051) FOR PLANNING APPLICATION NO. 2017-29 (SPECIFIC PLAN NO. 2018-01, SPECIFIC PLAN AMENDMENT NO. 2017-03, GENERAL PLAN AMENDMENT NO. 2018-01, ZONE CHANGE NO. 2018-01, AND TENTATIVE TRACT MAP NO. 37305); and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING ADOPTION OF FINDINGS THAT PLANNING APPLICATION NO. 2017-29 (SPECIFIC PLAN NO. 2018-01, SPECIFIC PLAN AMENDMENT NO. 2017-03, GENERAL PLAN AMENDMENT NO. 2018-01, ZONE CHANGE NO. 2018-01, AND TENTATIVE TRACT MAP NO. 37305) 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 APPROVAL OF THE NICHOLS RANCH SPECIFIC PLAN (SP NO. 2018-01) AND APPROVAL OF SPECIFIC PLAN AMENDMENT NO. 2017-03; and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. 2018-01; and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF ZONE CHANGE NO. 2018-01; and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF TENTATIVE TRACT MAP NO. 37305.

Attachments: [PA 2017-29 - SR](#)
[PA 2017-29 - Exhibit A CEQA Resolution](#)
[PA 2017-29 - Exhibit B MSHCP Resolution](#)
[PA 2017-29 - Exhibit C SPA 2017-03 & SP 2018-01 Resolution](#)
[PA 2017-29 - Exhibit D GPA 2018-01 Resolution](#)
[PA 2017-29 - Exhibit E ZC 2018-01 Resolution](#)
[PA 2017-29 - Exhibit F TTM 37305 Resolution](#)
[PA 2017-29 - Exhibit G TTM 37305 COAs](#)
[PA 2017-29 - Exhibit H Vicinity Map](#)
[PA 2017-29 - Exhibit I Aerial Map](#)
[PA 2017-29 - Exhibit J TTM 37305](#)
[PA 2017-29 - Exhibit K NRSP Land Use Plan](#)
[PA 2017-29 - Exhibit L NRSP Document](#)
[PA 2017-29 - Exhibit M Draft Final EIR](#)

WORKSHOP

4) [ID# 19-160](#) **Lake Elsinore Municipal Code Amendments to Streamline Code Provisions and Procedures.**

Recommendation: Provide direction to Staff if applicable.

Attachments: [Streamline LEMC Amendments - SR](#)
[Streamline LEMC Amendments – Exhibit A Conceptual New Chapters](#)
[Streamline LEMC Amendments – Exhibit B Draft Ch. 17.410](#)
[Streamline LEMC Amendments – Exhibit C Draft Ch. 17.415](#)
[Streamline LEMC Amendments – Exhibit D Draft Ch. 17.204](#)
[Streamline LEMC Amendments – Exhibit E Draft Ch. 17.44](#)
[Streamline LEMC Amendments – Exhibit F Draft Ch. 16.30](#)
[Streamline LEMC Amendments – Exhibit G Draft “Clean-Up” Amendments](#)

STAFF COMMENTS

COMMISSIONERS' COMMENTS

ADJOURNMENT

The next Regular Planning Commission meeting will be held on Tuesday, June 4, 2019, at the Cultural Center, 183 N. Main Street, Lake Elsinore, CA 92530.

AFFIDAVIT OF POSTING

I, Justin Kirk, Assistant Community Development Director, 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