



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

Michael Carroll, Chair
Rendell Klaarenbeek, Vice-Chair
Adam Armit, Commissioner
John Gray, Commissioner
Myles Ross, Commissioner
Grant Taylor, Community Development Director
Justin Kirk, Assistant Community Development Director

Tuesday, November 5, 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# 19-365 Approval of Minutes

Recommendation: It is recommended that the Planning Commission approve Minutes submitted.

Attachments: [PC Minutes - SR](#)
 [PC Minutes - 2019-10-1](#)

PUBLIC HEARING ITEM(S)

- 2) [ID# 19-366](#) **Planning Application No. 2019-57 (Summerly Neighborhood 21) - Design Review for the Construction of 75 Single-Family Residential Units in TR 31920-21.**

Recommendation: adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING FINDINGS THAT PLANNING APPLICATION NO. 2019-57 (RESIDENTIAL DESIGN REVIEW NO. 2019-23) 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. 2019-57 (RESIDENTIAL DESIGN REVIEW NO. 2019-23) PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 75 SINGLE-FAMILY RESIDENTIAL UNITS LOCATED WITHIN TRACT 31920-21 OF THE SUMMERLY DEVELOPMENT OF THE EAST LAKE SPECIFIC PLAN (APN: 371-040-015).

Attachments: [PA 2019-57 - SR](#)
[PA 2019-57 - Exhibit A MSHCP Resolution](#)
[PA 2019-57 - Exhibit B RDR Resolution](#)
[PA 2019-57 - Exhibit C CofAs](#)
[PA 2019-57 - Exhibit D Vicinity Map](#)
[PA 2019-57 - Exhibit E Aerial Map](#)
[PA 2019-57 - Exhibit F Design Review Package](#)

- 3) [ID# 19-367](#) **Planning Application No. 2019-03 (RD Construction) - Proposal to Expand an Existing Construction Company by adding a Building with 14,282 sq. ft. Warehouse and a 3,810 sq. ft. Office/mezzanine Area.**

Recommendation: adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING FINDINGS THAT PLANNING APPLICATION NO. 2019-03 (CONDITIONAL USE PERMIT NO. 2019-02 AND COMMERCIAL DESIGN REVIEW NO. 2019-01) 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 CONDITIONAL USE PERMIT NO. 2019-02 TO EXPAND AN EXISTING CONSTRUCTION COMPANY BY ADDING A 14,282 SQUARE FOOT WAREHOUSE AREA AND 3,810 SQUARE FOOT OFFICE AREA LOCATED AT APN: 370-080-019 AND 027; and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING COMMERCIAL DESIGN REVIEW NO. 2019-01 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR THE 14,282 SQUARE FOOT WAREHOUSE AND 3,810 SQUARE FOOT OFFICE ADDITION LOCATED AT APN: 370-080-019 AND 027.

Attachments: [PA 2019-03 - SR](#)
 [PA 2019-03 - Exhibit A MSHCP Resolution](#)
 [PA 2019-03 - Exhibit B CUP Resolution](#)
 [PA 2019-03 - Exhibit C CDR Resolution](#)
 [PA 2019-03 - Exhibit D CofA](#)
 [PA 2019-03 - Exhibit E Vicinity Map](#)
 [PA 2019-03 - Exhibit F Aerial Map](#)
 [PA 2019-03 - Exhibit G Design Review Package](#)
 [PA 2019-03 - Exhibit H Paul Prible Email dated 10.29.19](#)
 [PA 2019-03 - Exhibit I Staff Response](#)

- 4) [ID# 19-368](#) **Planning Application No. 2016-112 (Kassab Travel Center) - A New Travel Center Consisting of a Convenience Store with Three Quick-Serve Restaurants, Two Covered Gas-Dispensing Areas, and a Drive-Through Restaurant.**

Recommendation: adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING ADOPTION OF A MITIGATED NEGATIVE DECLARATION (ER 2018-02) (SCH NO. 2019029048) FOR PLANNING APPLICATION NO. 2016-112 (MUNICIPAL CODE AMENDMENT NO. 2017-02, CONDITIONAL USE PERMIT NO. 2018-03, AND COMMERCIAL DESIGN REVIEW NO. 2016-17); and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING ADOPTION OF FINDINGS THAT PLANNING APPLICATION NO. 2016-112 (MUNICIPAL CODE AMENDMENT NO. 2017-02, CONDITIONAL USE PERMIT NO. 2018-03, AND COMMERCIAL DESIGN REVIEW NO. 2016-17) 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 FOR MUNICIPAL CODE AMENDMENT NO. 2017-02 AMENDING CHAPTER 17.132 OF THE LAKE ELSINORE MUNICIPAL CODE REGARDING DRIVE-THROUGH ESTABLISHMENTS IN THE COMMERCIAL MANUFACTURING (C-M) DISTRICT; and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 2018-03 TO ESTABLISH THE KASSAB TRAVEL CENTER LOCATED AT APNS: 378-030-007 AND 009; and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF COMMERCIAL DESIGN REVIEW NO. 2016-17 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR THE KASSAB TRAVEL CENTER LOCATED AT APNS: 378-030-007 AND 009.

Attachments:

[PA 2016-112 - SR](#)
[PA 2016-112 - Exhibit A CEQA Resolution](#)
[PA 2016-112 - Exhibit B MSHCP Resolution](#)
[PA 2016-112 - Exhibit C MCA Resolution](#)
[PA 2016-112 - Exhibit D CUP Resolution](#)
[PA 2016-112 - Exhibit E CDR Resolution](#)
[PA 2016-112 - Exhibit F CofA](#)
[PA 2016-112 - Exhibit G ISMND](#)
[PA 2016-112 - Exhibit H Rincon Comment Letter](#)
[PA 2016-112 - Exhibit I Vicinity Map](#)
[PA 2016-112 - Exhibit J Aerial Map](#)
[PA 2016-112 - Exhibit K Design Review Package](#)
[Supplemental Information - Letter](#)

STAFF COMMENTS**COMMISSIONERS' COMMENTS****ADJOURNMENT**

The next Regular Planning Commission meeting will be held on Tuesday, November 19, 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.

Justin Kirk
Assistant Community Development Director