



City of Lake Elsinore

LAKE-ELSINORE.ORG
(951) 674-3124 PHONE
CULTURAL CENTER
183 N. MAIN STREET
LAKE ELSINORE, CA
92530

Regular Agenda - Final Planning Commission

ADAM ARMIT, CHAIR
JOHN GRAY, VICE CHAIR
MATTHEW DOBLER, COMMISSIONER
MYLES ROSS, COMMISSIONER
RENDELL KLAARENBECK
**JUSTIN KIRK, ASSISTANT COMMUNITY DEVELOPMENT
DIRECTOR**

Tuesday, October 6, 2020

6:00 PM

Cultural Center

ID# 19-613

CORONAVIRUS DISEASE (COVID-19) ADVISORY

To protect our constituents, City officials and City staff, the City requests all members of the public to follow the California Department of Health Services' guidance and the County of Riverside Public Health Officer Order for the Control of COVID-19 restricting group events and gatherings and maintaining social distancing. Additional information regarding COVID-19 is available on the City's website at www.lake-elsinore.org.

Consistent with Executive Order N-29-20, in-person participation by the public will not be permitted and no physical location from which the public may observe the meeting will be available. Remote public participation is allowed in the following ways:

- 1) Livestream online at <https://lake-elsinore.legistar.com/Calendar.aspx>.
- 2) Email public comments to jkirk@lake-elsinore.org before or during the meeting, prior to the close of public comment on an item, to be read during public comment. Lengthy public comment may be summarized in the interest of time.
- 3) To call into the meeting and provide public comment, please call Justin Kirk, Assistant Community Development Director at (951)674-3124 ext. 284 or e-mail jkirk@lake-elsinore.org to receive a participant ID.

TELECONFERENCE NOTICE

Pursuant to Executive Order N-29-20 Issued by Governor Gavin Newsom on March 17, 2020 and, to the extent applicable, Government Code Section 54953(b), the April 21, 2020 Planning Commission Meeting may include teleconference participation by Commissioners and City staff. Consistent with Executive Order N-29-20, teleconference locations utilized by Commissioners shall not be accessible to the public and are not subject to special posting requirements.

The City of Lake Elsinore appreciates your attendance. Citizens' interest

provides the Planning Commission with valuable information regarding issues of the community.

Meetings are held on the 1st and 3rd Tuesday of every month.

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 at City Hall on the Friday prior to the meeting and are available on the City's website at www.Lake-Elsinore.org. Any writings distributed within 72 hours of the meeting will be made available to the public at the time it is distributed to the City Council.

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 City Clerk's Department at (951) 674-3124 Ext. 269, at least 48 hours before the meeting to make reasonable arrangements to ensure accessibility.

CITY VISION STATEMENT

The City of Lake Elsinore will be the ultimate lake destination where all can live, work and play, build futures and fulfill dreams.

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)

[TMP 19-964](#)

Planning Application 2018-37 (Modern Leaf): A request by Modern Leaf, LLC to modify a previously approved Conditional Use Permit to expand a cannabis facility located within an existing building.

Recommendation

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 MODIFICATIONS TO DEVELOPMENT AGREEMENT NO. 2018-05 to increase the total area from 2,074 SF to an APPROXIMATELY 6,524 SQUARE FOOT CANNABIS FACILITY WITHIN AN EXISTING BUILDING LOCATED AT 31877 Corydon Suite 120 (APN: 370-051-016) and 31881 Corydon Suite 150 (APN: 370-051-030); 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 modifications CONDITIONAL USE PERMIT NO. 2018-09 TO add manufacturing and retail dispensary uses and to INCREASE THE TOTAL AREA FROM 2,074 SF TO AN APPROXIMATELY 6,524 SQUARE FOOT CANNABIS FACILITY WITHIN AN EXISTING BUILDING LOCATED AT 31877 Corydon Suite 120 (APN: 370-051-016) and 31881 Corydon Suite 150 (APN: 370-051-030)

Attachments:[PA 2018-37 - SR](#)[PA 2018-37 - Exhibit A DA Reso](#)[PA 2018-37 - Exhibit B CUP Resolution](#)[PA 2018-37 - Exhibit C CofA](#)[PA 2018-37 - Exhibit D - Aerial Map](#)[PA 2018-37 - Exhibit E - Amended DA](#)[PA 2018-37 - Exhibit F- Project Plans](#)**TMP 19-968**

Planning Application 201-81 (Stellar House): A request by Stellar House, LLC to establish a 6,810 SF cannabis facility.

Recommendation

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 DEVELOPMENT AGREEMENT NO. 2020-02 for a 6,810 SF Cannabis Facility at 570 Central Avenue, Units D1 and D2 (APN: 377-410-037).; 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 CONDITIONAL USE PERMIT NO. 2020-02 to establish a 6,810 sf cANNABIS FACILITY AT 570 Central Avenue, Units D1 and D2 (APN: 377-410-037).

Attachments:[PA 2020-86 - SR](#)[PA 2020-86 - Exhibit A DA Resolution](#)[PA 2020-86 - Exhibit B CUP Resolution](#)[PA 2020-86 - Exhibit C CofA](#)[PA 2020-86 - Exhibit D Aerial Map](#)[PA 2020-86 - Exhibit E Development Agreement](#)[PA 2020-86 - Exhibit F Project Plans](#)

BUSINESS ITEM(S)[TMP 19-965](#)**Finding of Public Convenience or Necessity (PCN No. 2020-04) for the Kassab Travel Center Project**

Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, MAKING FINDINGS OF PUBLIC CONVENIENCE OR NECESSITY (PCN 2020-04) FOR THE SALE OF ALCOHOLIC BEVERAGES (TYPE 21 ABC) FOR OFF-SITE CONSUMPTION LOCATED AT APNS: 378-030-007 AND 009

Attachments:[PCN 2020-04 - SR](#)[PCN 2020-04 - Exhibit A PCN Resolution](#)[PCN 2020-04 - Exhibit B Statement of Operations](#)[PCN 2020-04 - Exhibit C Vicinity Map](#)[PCN 2020-04 - Exhibit D Aerial Map](#)[PCN 2020-04 - Exhibit E Floor Plan](#)**STAFF COMMENTS****COMMISSIONERS' COMMENTS****ADJOURNMENT**

The next regular Planning Commission meeting will be held on Tuesday, October 20, 2020, at the Cultural Center, 183 N. Main Street, Lake Elsinore, CA 92530.

AFFIDAVIT OF POSTING

I, Justin Kirk, Assistant Community Development Director of the City of Lake Elsinore, do hereby affirm that a copy of the foregoing agenda was posted at City Hall on Thursday October 1, 2020.

Justin Kirk
Assistant Community Development Director