



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

RENDELL KLAARENBECK, CHAIR
VICE CHAIR
MICHAEL CARROLL, COMMISSIONER
JOHN GRAY, COMMISSIONER
MATTHEW DOBLER, COMMISSIONER
JODI PETERS, COMMISSIONER
JUSTIN KIRK, ASSISTANT COMMUNITY DEVELOPMENT
DIRECTOR

Tuesday, May 18, 2021

6:00 PM

Cultural Center

1) [ID# 19-718](#)

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.

The State strongly recommends that persons exercising their right to engage in political expression, including attendance and participation in a city council meeting, should utilize alternative channels, such as Zoom video-conferencing utilized by the City of Lake Elsinore, in place of in-person gatherings.

Consistent with State and County Public Health Orders, remote public participation is allowed in the following ways:

- 1) Livestream online at <https://lake-elsinore.legistar.com/Calendar.aspx>.
- 2) To call into the meeting and provide public comment via Zoom, please email jkirk@lake-elsinore.org before 5:00 p.m. on the day of the meeting:
- 3) Email public comments to jkirk@lake-elsinore.org before or during the meeting, prior to the close of Public Comments or the close of the public comment portion of a Public Hearing Item, to be read during that portion of the meeting. Lengthy public comment may be summarized in the interest of time. Comments received prior to 4:00 p.m. on the day of the meeting will be transmitted to the Planning Commission.

In addition, limited in-person attendance is currently permitted subject to applicable restrictions and local health restrictions, including mandatory masks and face coverings in compliance with CDPH directives and physical distancing

of at least 6 feet between persons. In light of evolving circumstances related to COVID-19 and State and County Public Health Orders, the City reserves the right to restrict in-person participation and resume remote-only participation via Zoom. In the event such action is deemed necessary and appropriate, the City will post alerts on the City's website and on social media prior to the March 2, 2021 Planning Commission Meeting in sufficient time to allow the public to register as instructed above.

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), this Meeting may include teleconference participation by the Planning Commissioners and City staff. Consistent with Executive Order N-29-20, teleconference locations utilized Commissioners shall not be accessible to the public and are not subject to special posting requirements and no physical location from which the public may observe the meeting may be available.

The City of Lake Elsinore appreciates your attendance. Citizens' interest provides the City Council and Agency 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. The agenda and related reports are also available on the City's website at www.Lake-Elsinore.org. Any writings distributed to the Planning Commission within 72 hours of the meeting will be made available to the public at the time it is distributed to the Commission.

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)**

2) [ID# 21-162](#) **Planning Application No. 2020-106 (Sunny Express Carwash) Requesting to Demolish Two (2) Existing Abandoned Buildings and Construct a New a 5,436 sq. ft. Automated Carwash**

1. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2020-17 TO ESTABLISH A 5,436 SQUARE FOOT AUTOMATED CARWASH LOCATED AT 31401 RIVERSIDE DRIVE (APN: 379-160-002); and
2. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING COMMERCIAL DESIGN REVIEW NO. 2020-01 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR A 5,436 SQUARE FOOT AUTOMATED CARWASH LOCATED AT 31401 RIVERSIDE DRIVE (APN: 379-160-002).

Attachments:

[PA 2020-106 - SR](#)
[PA 2020-106 - Exhibit A - CUP Resolution](#)
[PA 2020-106 - Exhibit B - CDR Resolution](#)
[PA 2020-106 - Exhibit C - CofA](#)
[PA 2020-106 - Exhibit D - Vicinity Map](#)
[PA 2020-106 - Exhibit E - Aerial Map](#)
[PA 2020-106 - Exhibit F - Design Review Package](#)
[PA 2020-106 - Exhibit G - Traffic Analysis](#)
[PA 2020-106 - Exhibit H - AQ and GHG Analysis](#)
[PA 2020-106 - Exhibit I - Noise Impact Study](#)

3) [ID# 21-163](#) **Planning Application No. 2016-56 (Running Deer Estates) for the Design and Construction of 96 Single-Family Residential Units and a Variance Request for Lot 7 of Tract No. 31957**

1. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2016-56 (RESIDENTIAL DESIGN REVIEW NO. 2021-01 AND VARIANCE NO. 2021-01) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP);
2. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING RESIDENTIAL DESIGN REVIEW NO. 2021-01 PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 96 SINGLE-FAMILY RESIDENTIAL UNITS LOCATED WITHIN TRACT NO. 31957; and

3. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING VARIANCE NO. 2021-01 FOR LOT 7 OF TRACT 31957 TO ENCROACH 5.6 FEET INTO THE REQUIRED 20 FOOT REAR YARD SETBACK DUE TO SITE CONSTRAINTS.

Attachments:[PA 2016-56 - SR](#)[PA 2016-56 - Exhibit B - RDR Resolution](#)[PA 2016-56 - Exhibit C - VAR Resolution](#)[PA 2016-56 - Exhibit D - CofA](#)[PA 2016-56 - Exhibit E - Vicinity Map](#)[PA 2016-56 - Exhibit F - Aerial Map](#)[PA 2016-56 - Exhibit G - Design Review Package](#)**4) [ID# 21-164](#)****Planning Application No. 2019-63 (Lakeview Plaza) for a New Neighborhood Shopping Center with Four (4) Buildings (43,120 sq. ft. in Total) and 207 Parking Spaces**

1. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING ADOPTION OF A MITIGATED NEGATIVE DECLARATION (ER 2020-01) (SCH NO. 2021030580) FOR PLANNING APPLICATION NO. 2019-63 (TENTATIVE PARCEL MAP NO. 37854 AND COMMERCIAL DESIGN REVIEW NO. 2019-24);
2. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING ADOPTION OF FINDINGS THAT PLANNING APPLICATION NO. 2019-63 (TENTATIVE PARCEL MAP NO. 37854 AND COMMERCIAL DESIGN REVIEW NO. 2019-24) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP);
3. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP NO. 37854 SUBDIVIDING 3.9 ACRES INTO FOUR PARCELS RANGING IN SIZE FROM 0.48 ACRES TO 1.49 ACRES LOCATED AT APNS 375-092-002 THROUGH 006; and
4. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF COMMERCIAL DESIGN REVIEW NO. 2019-24 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR THE LAKEVIEW PLAZA PROJECT LOCATED AT APNS 375-092-002 THROUGH 006.

Attachments: [PA 2019-63 - SR](#)
 [PA 2019-63 - Exhibit A - CEQA Resolution](#)
 [PA 2019-63 - Exhibit A1 - MMRP](#)
 [PA 2019-63 - Exhibit B - MSHCP Resolution](#)
 [PA 2019-63 - Exhibit C - TPM Resolution](#)
 [PA 2019-63 - Exhibit D - CDR Resolution](#)
 [PA 2019-63 - Exhibit E - CofA](#)
 [PA 2019-63 - Exhibit F - ISMND](#)
 [PA 2019-63 - Exhibit G - Vicinity Map](#)
 [PA 2019-63 - Exhibit H - Aerial Map](#)
 [PA 2019-63 - Exhibit I - TPM 37854](#)
 [PA 2019-63 - Exhibit J - Design Review Package](#)
 [PA 2019-63 - Exhibit K - Perspective Street Views](#)

BUSINESS ITEM(S)**STAFF COMMENTS****COMMISSIONERS' COMMENTS****ADJOURNMENT**

The next regular Planning Commission meeting will be held on Tuesday, June 1, 2021, 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 May 13, 2021.

Justin Kirk
Assistant Community Development Director