



City of Lake Elsinore

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

Regular Meeting Agenda - Final Planning Commission

John Gray, Chair
Matthew Dobler, Vice Chair
Michael Carroll, Commissioner
Rendell Klaarenbeek, Commissioner
Jodi Peters, Commissioner

Tuesday, May 3, 2022

6:00 PM

Cultural Center

CORONAVIRUS DISEASE (COVID-19) ADVISORY

To protect our constituents, City officials and City staff, the City follows CDC, the California Department of Health Services' and the County of Riverside Public Health Officer guidance for the Control of COVID-19. Additional information regarding COVID-19 is available on the City's website at www.lake-elsinore.org.

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

- 1) Cable T.V. Broadcast on Spectrum Channel 29 and Frontier Channel 31.
- 2) Livestream online at <https://lake-elsinore.legistar.com/Calendar.aspx>.
- 3) To call into the meeting and provide public comment via Zoom, register by clicking the following link before 5:00 p.m. on the day of the meeting:

<https://us02web.zoom.us/j/84989492262>
- 4) Email public comments to planninginformation@lake-elsinore.org before the meeting. Comments received prior to 4:00 p.m. on the day of the meeting will be transmitted to the Planning Commissioners.

In light of changed circumstances related to COVID-19 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 Planning Commission Meeting in sufficient time to allow the public to register as instructed above.

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. 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

The Regular Meeting of the Planning Commission will be called 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

1) Approval of Minutes

Approve Minutes of the Regular Planning Commission Meetings of December 7, 2021, December 21, 2021, and April 5, 2022.

Attachments: [12.07.2021 Minutes Draft](#)
[12.21.2021 Minutes Draft](#)
[04.05.22 Minutes Draft](#)

PUBLIC HEARING(S)

2) Planning Application No. 2021-28 (Corydon III) requesting Design Review approval to construct two industrial buildings totaling 63,030 sq. ft. and related improvements and a Conditional Use Permit to establish a two-unit warehouse facility and an outdoor storage area

1. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING FINDINGS THAT

PLANNING APPLICATION NO. 2021-28 (CONDITIONAL USE PERMIT NO. 2021-06 AND INDUSTRIAL DESIGN REVIEW NO. 2021-04) 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 CONDITIONAL USE PERMIT NO. 2021-06 TO ESTABLISH A TWO-UNIT WAREHOUSE FACILITY AND AN OUTDOOR STORAGE AREA LOCATED AT APNs: 370-080-007, 370-080-006, and 370-080-020; and,
3. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING INDUSTRIAL DESIGN REVIEW NO. 2021-04 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR TWO INDUSTRIAL BUILDINGS TOTALING 63,030 SQUARE FEET LOCATED AT APNs: 370-080-007, 370-080-006, and 370-080-020.

Attachments:

[PA 2021-28 - SR](#)

[PA 2021-28 - Exhibit A MSHCP Resolution](#)

[PA 2021-28 - Exhibit B CUP Resolution](#)

[PA 2021-28 - Exhibit C IDR Resolution](#)

[PA 2021-28 - Exhibit D CofA](#)

[PA 2021-28 - Exhibit E Vicinity Map](#)

[PA 2021-28 - Exhibit F Aerial Map](#)

[PA 2021-28 - Exhibit G Design Review Package](#)

[PA 2021-28 - Exhibit H Class 32 Checklist](#)

3) Planning Application No. 2021-13 (North Elsinore Business Park) requesting to develop a neighborhood business park with 12 buildings (94,665 sq. ft. in total) and 276 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 2021-04) (SCH NO. 2022030368) FOR PLANNING APPLICATION NO. 2021-13 (TENTATIVE PARCEL MAP NO. 38124 AND INDUSTRIAL DESIGN REVIEW NO. 2021-01);
2. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING ADOPTION OF FINDINGS THAT PLANNING APPLICATION NO. 2021-13 (TENTATIVE PARCEL MAP NO. 38124 AND INDUSTRIAL DESIGN REVIEW NO. 2021-01) 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. 38124 SUBDIVIDING 7.51 ACRES INTO 12 PARCELS RANGING IN SIZE FROM 0.34 ACRES TO 0.88 ACRES LOCATED AT APNS 389-220-003, 004, 005, and 006; and,

4. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF INDUSTRIAL DESIGN REVIEW NO. 2021-01 FOR THE CONSTRUCTION OF 12 INDUSTRIAL BUILDINGS (94,665 SQUARE FOOT IN TOTAL) AND RELATED IMPROVEMENTS LOCATED AT APNS 389-220-003, 004, 005, and 006.

Attachments:

[PA 2021-13 - SR](#)

[PA 2021-13 - Exhibit A - CEQA Resolution](#)

[PA 2021-13 - Exhibit B - MSHCP Resolution](#)

[PA 2021-13 - Exhibit C - TPM Resolution](#)

[PA 2021-13 - Exhibit D - IDR Resolution](#)

[PA 2021-13 - Exhibit E - CofA](#)

[PA 2021-13 - Exhibit F - ISMND](#)

[PA 2021-13 - Exhibit G - Responses to Comments](#)

[PA 2021-13 - Exhibit H - Vicinity Map](#)

[PA 2021-13 - Exhibit I - Aerial Map](#)

[PA 2021-13 - Exhibit J - TPM 38124](#)

[PA 2021-13 - Exhibit K - Design Review Package](#)

[PA 2021-13 - Exhibit L - Perspective Street Views](#)

4) Development Agreement No. 2022-01 (Canyon Hills Estates) - A Development Agreement for a portion of Tentative Tract Map No. 34249

Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF DEVELOPMENT AGREEMENT NO. 2022-01 FOR APPROXIMATELY 81.32-ACRE PORTION OF THE LARGER 246 ACRE SUBDIVISION PREVIOUSLY APPROVED UNDER TENTATIVE TRACT MAP NO. 34249

Attachments:

[DA 2022-01 - SR](#)

[DA 2022-01 - Exhibit A - DA Resolution](#)

[DA 2022-01 - Exhibit B - Development Agreement](#)

[DA 2022-01 - Exhibit C - Vicinity Map](#)

[DA 2022-01 - Exhibit D - Aerial Map](#)

[DA 2022-01 - Exhibit E - TTM 34249](#)

BUSINESS ITEM(S)

STAFF COMMENTS

COMMISSIONERS' COMMENTS**ADJOURNMENT**

The Lake Elsinore Planning Commission will adjourn to the next Regular meeting of Tuesday, May 17, 2022 in the Cultural Center located at 183 N. Main Street commencing at 6:00 p.m.

AFFIDAVIT OF POSTING

I, Joanne Arciaga, Community Development Administrative Assistant do hereby affirm that a copy of the foregoing agenda was posted at City Hall at 5:00 p.m. on Thursday, April 28, 2022.

Joanne Arciaga
Administrative Assistant