



# City of Lake Elsinore

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

## Regular Meeting Agenda

### Planning Commission

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

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Tuesday, June 21, 2022

6:00 PM

Cultural Center

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#### **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](http://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 [jarciaga@lake-elsinore.org](mailto:jarciaga@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](http://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

#### Item Approval of Minutes

No.1

Approve Minutes of the Regular Planning Commission Meetings of May 17, 2022.

*Attachments:* [05.17.22 Draft Minutes](#)

### PUBLIC HEARING(S)

#### Item Planning Application No. 2019-07 (Bamiyan Marketplace) requesting to develop a new mixed-use commercial and residential development (123,026 sq. ft. in total) on a 12.60-acre site

No.2

1. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING ADOPTION OF A MITIGATED NEGATIVE DECLARATION (ER 2019-04) (SCH NO. 2021120417) FOR PLANNING APPLICATION NO. 2019-07 (TENTATIVE TRACT MAP NO. 37578, CONDITIONAL USE PERMIT NO. 2019-03, COMMERCIAL DESIGN REVIEW NO. 2019-05, AND UNIFORM SIGN PROGRAM NO. 2019-01);
2. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING

ADOPTION OF FINDINGS THAT PLANNING APPLICATION NO. 2019-07 (TENTATIVE TRACT MAP NO. 37578, CONDITIONAL USE PERMIT NO. 2019-03, COMMERCIAL DESIGN REVIEW NO. 2019-05, AND UNIFORM SIGN PROGRAM NO. 2019-01) 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 TRACT MAP NO. 37578 SUBDIVIDING 12.60 ACRES INTO SEVEN LOTS RANGING IN SIZE FROM 0.25 ACRES TO 4.13 ACRES LOCATED APNS 381-320-020 AND 023;
4. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 2019-03 TO ESTABLISH THE BAMIYAN MARKETPLACE PROJECT LOCATED AT APNS 381-320-020 AND 023;
5. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF COMMERCIAL DESIGN REVIEW NO. 2019-05 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR THE BAMIYAN MARKETPLACE PROJECT LOCATED AT APNS 381-320-020 AND 023; and,
6. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF UNIFORM SIGN PROGRAM NO. 2019-01 ESTABLISHING A UNIFORM SIGN PROGRAM FOR THE BAMIYAN MARKETPLACE PROJECT LOCATED AT APNS 381-320-020 AND 023.

**Attachments:** [PA 2019-07 - SR](#)  
[PA 2019-07 - Exhibit A - CEQA Resolution](#)  
[PA 2019-07 - Exhibit B - MSHCP Resolution](#)  
[PA 2019-07 - Exhibit C - TTM Resolution](#)  
[PA 2019-07 - Exhibit D - CUP Resolution](#)  
[PA 2019-07 - Exhibit E - CDR Resolution](#)  
[PA 2019-07 - Exhibit F - Sign \(DR\) Resolution](#)  
[PA 2019-07 - Exhibit G - CofA](#)  
[PA 2019-07 - Exhibit H - ISMND](#)  
[PA 2019-07 - Exhibit I - Response to Comments](#)  
[PA 2019-07 - Exhibit J - Vicinity Map](#)  
[PA 2019-07 - Exhibit K - Aerial Map](#)  
[PA 2019-07 - Exhibit L - TTM 37578](#)  
[PA 2019-07 - Exhibit M - Project Plans](#)  
[PA 2019-07 - Exhibit N - Sign Program](#)  
[PA 2019-07 - Exhibit O - Renderings](#)  
[PA 2019-07 - Exhibit P - Elevation Cross Sections](#)  
[PA 2019-07 - Exhibit Q - Comment Letters](#)

**Item No.3** **Planning Application No. 2021-26 (Ortega BESS) Requesting Design Review Approval to Construct a 20-Megawatt Battery Energy Storage System**

Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2021-26 (COMMERCIAL DESIGN REVIEW NO. 2021-12) FOR THE CONSTRUCTION OF A 20-MEGAWATT BATTERY ENERGY STORAGE SYSTEM LOCATED AT APN: 377-200-045.

**Attachments:** [PA 2021-26 - SR](#)  
[PA 2021-26 - Exhibit A - CDR Resolution](#)  
[PA 2021-26 - Exhibit B - CofA](#)  
[PA 2021-26 - Exhibit C - Vicinity Map](#)  
[PA 2021-26 - Exhibit D - Aerial Map](#)  
[PA 2021-26 - Exhibit E - Design Review Package](#)  
[PA 2021-26 - Exhibit F - Class 32 Exemption Checklist](#)

**Item No.4** **Planning Application No. 2016-67 (Rosetta View Estates) Requesting Approval for the Design and Construction of 27 Single-Family Residential Units in Tentative Tract Map No. 32129**

Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2016-67 (RESIDENTIAL DESIGN REVIEW NO. 2022-01) PROVIDING

BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 27 DETACHED SINGLE-FAMILY RESIDENTIAL UNITS IN TENTATIVE TRACT MAP NO. 32129.

**Attachments:**

[PA 2016-67 - SR](#)

[PA 2016-67 - Exhibit A - RDR Resolution](#)

[PA 2016-67 - Exhibit B - CofA](#)

[PA 2016-67 - Exhibit C - Vicinity Map](#)

[PA 2016-67 - Exhibit D - Aerial Map](#)

[PA 2016-67 - Exhibit E - Design Review Package](#)

**BUSINESS ITEM(S)**

**STAFF COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURNMENT**

The Lake Elsinore Planning Commission will adjourn to the next Regular meeting of Tuesday, July 5, 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, June 16, 2022.

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Joanne Arciaga  
Administrative Assistant