



City of Lake Elsinore

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

Meeting Minutes - Draft 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

CALL TO ORDER

The Regular Meeting of the Planning Commission was called to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

Chairman Gray led the pledge of allegiance.

ROLL CALL

Present 5 - Commissioner Rendell Klaarenbeek, Chair John Gray, Vice Chair Matthew Dobler, Commissioner Jodi Peters, and Commissioner Michael Carroll

PUBLIC COMMENTS – NON AGENDIZED ITEMS – 3 MINUTES

Sharon Devor was called to speak.

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.

Approval of the Consent Calendar

Motion by Vice Chair Dobler, seconded by Commissioner Carroll, to approve the Consent Calendar. The motion carried by the following vote:

Aye: 5 - Commissioner Klaarenbeek, Chair Gray, Vice Chair Dobler, Commissioner Peters and Commissioner Carroll

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.

Commissioner Carroll recused himself at 6:07 p.m.

Kevin Beery Associate Planner provided a presentation.

Agnes Williams was called to speak.

The Public Hearing closed at 6:20 p.m.

A motion was made by Vice Chair Dobler, seconded by Commissioner Peters, to adopt the three Resolutions. The motion carried by the following vote:

Aye: 4 - Commissioner Klaarenbeek, Chair Gray, Vice Chair Dobler and Commissioner Peters

Absent: 1 - Commissioner Carroll

Commissioner Carroll returned at 6:21 p.m.

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.

The Public Hearing was opened at 6:22 p.m.

Damaris Abraham Planning Manager provided a presentation.

Larry Markham was called to speak.

The Public Hearing was closed at 6:26 p.m.

A motion was made by Commissioner Klaarenbeek, seconded by Commissioner Peters, to adopt the four Resolutions. The motion carried by the following vote:

Aye: 5 - Commissioner Klaarenbeek, Chair Gray, Vice Chair Dobler, Commissioner Peters and Commissioner Carroll

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

The Planning Commission was opened at 6:29 p.m.

Damaris Abraham Planning Manager provided a presentation.

Michael Sullens was called to speak.

Michael Comfort was called to speak.

Erik Lunde was called to speak.

James Winkler was called to speak.

Jose Gallegos was called to speak.

Terri Comfort was called to speak.

Jonathan Petersen was called to speak.

Judy Powell was called to speak.

Shelly Jordan Project Manager and Applicant was called to speak.

Cindy Domenigoni Owner Representative was called to speak.

The Public Hearing was closed at 7:11 p.m.

A motion was made by Commissioner Peters, seconded by Commissioner Carroll, that this Planning Public Hearing be Recommended to the City Council for Approval. The motion carried by the following vote:

Aye: 5 - Commissioner Klaarenbeek, Chair Gray, Vice Chair Dobler, Commissioner Peters and Commissioner Carroll

The Planning Commission recessed from 7:13 p.m. to 7:23 p.m.

STAFF COMMENTS

None.

COMMISSIONERS' COMMENTS

The commissioners thanked the staff and the public for their participation.

ADJOURNMENT

The Lake Elsinore Planning Commission adjourned at 7:28 p.m. 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.