



## **City of Lake Elsinore Planning Commission Meeting Minutes Tuesday, March 21, 2017**

### **CALL TO ORDER**

A Regular meeting of the Planning Commission of the City of Lake Elsinore was held in the Cultural Center, 185 North Main Street, on the above date. The meeting was called to order at 6:00 p.m. by Chairman Armit.

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Chairman Armit.

### **ROLL CALL**

Present: Commissioners Carroll and Ross, Chairman Armit; and, Vice-Chair Gray  
Absent: Commissioner Klaarenbeek

### **PUBLIC COMMENTS – NON AGENDIZED ITEMS – 3 MINUTES**

There were no members of the public appearing to speak.

### **CONSENT CALENDAR ITEM(S)**

- 1) Approval of Minutes – January 17<sup>th</sup>, February 7<sup>th</sup> and March 7, 2017

It was moved by Commissioner Ross, seconded by Vice-Chair Gray, and carried to approve meeting minutes.

### **PUBLIC HEARING ITEM(S)**

- 2) Planning Application 2016-01: A Proposed Development of A Commercial Center Totaling 65,803 Square Feet of Development on an Approximately 7.25 Acre Site.

The Public Hearing was opened at 6:02 p.m. There were no conflict of Interest disclosures. Administrative Clerk Wells affirmed receipt of Proof of Publication and noted that correspondence had been received. A copy of written communication was provided for the Commissioner's.

Principal Planner Justin Kirk presented his staff report.

The applicants representative Greg Lukosky spoke to the Planning Commission, he stated the applicants approve of the Conditions of Approval and said he was available for questions.

Commission Carroll questioned what the expected one year build out would be?

Lukosky said the major tenants are trying to open prior to Christmas season.

Chairman Armit asked staff if there could be a sentence added to Condition of Approval No. 15 regarding the enclosure being closed when not being used.

Kirk said that he would add: The enclosure shall be secured at all times, when not in use.

Lukosky stated that would be acceptable by the applicant.

Vice-Chair Gray complemented the project.

There were no members of the public appearing to speak.

It was moved by Commissioner Carroll, seconded by Commissioner Ross and unanimously carried, noting the absence of Commissioner Klaarenbeek, to adopt the Resolutions. \* with the additional Mitigation Measure No. 5, as noted in the staff report and modified Condition of Approval No. 15 to add the additional security requirement to the trash enclosures.

Resolution No. 2017-25:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, APPROVAL OF MITIGATED NEGATIVE DECLARATION 2016-01 (SCH 2017021072) FOR PLANNING APPLICATION 2016-01 (COMMERCIAL DESIGN REVIEW NO. CDR 2016-01, CONDITIONAL USE PERMIT NO. CUP 2016-01, AND TENTATIVE TRACT MAP NO. 37284)

Resolution No. 2017-26:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE ADOPT FINDINGS THAT PLANNING APPLICATION 2016-01 (COMMERCIAL DESIGN REVIEW NO. CDR 2016-01, CONDITIONAL USE PERMIT NO. CUP 2016-01, AND TENTATIVE TRACT MAP NO. 37284) ARE CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

Resolution No. 2017-27:

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 TENTATIVE TRACT MAP NO. 37284 PROVIDING FOR THE SUBDIVISION OF FIVE (5) LOTS INTO FOUR (8) LOTS AND THE RECONFIGURATION OF THE ADJACENT

Resolution No. 2017-28:

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 APPROVAL OF CONDITIONAL USE PERMIT NO. 2016-01 FOR THE ESTABLISHMENT OF AN APPROXIMATELY 4,500 SQUARE FOOT RESTURANT WITH DRIVE THROUGH

Resolution No. 2017-29:

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 APPROVAL OF COMMERCIAL DESIGN REVIEW NO. 2016-01 PROVIDING BUILDING DESIGNS FOR 65,803 SQUARE FEET OF DEVELOPMENT CONSISTING OF A MAIN BUILDING LOCATED ON THE SOUTHERN PORTION OF THE SITE AND FOUR PAD BUILDINGS WITH ASSOCIATED ON-SITE AND OFF-SITE IMPROVEMENTS

## **STAFF COMMENTS**

Community Development Director Taylor gave a brief update on the East Lake Specific Plan, he said it was moving forward. There will be a Town Hall Meeting Wednesday, April 26<sup>th</sup> at 6pm – 8pm. There will be a Measure 8 workshop Thursday, March 30<sup>th</sup>. The Sports Complex is on its third round check, Artisan Alley is in for grading plan check, Walmart hopes to be building this fall, Golden Corral is a few weeks away from opening and Stadium pizza scheduled a soft opening this coming Saturday.

Principal Planner Kirk staff is wrapping up a few Environmental Review on a large affordable housing complex on Mission Trail. Tige boats is looking at going into Collier and Riverside.

## **COMMISSIONERS' COMMENTS**

Commissioner Carroll, Ross; and, Vice-Chair Gray said thank you and have a good night.

Chairman Armit spoke about the APA Conference he attended with Principal Planner Kirk and 2 other Commissioner's.

## **ADJOURNMENT**

There being no further business to come before the Commission, the meeting was adjourned at 6:30 p.m. The next regular Planning Commission meeting will be held on Tuesday, April 4, 2017, at the Cultural Center, 183 N. Main Street, Lake Elsinore, CA 92530.

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Adam Armit  
Chair

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Justin Kirk  
Planning Commission Secretary