



City of Lake Elsinore Planning Commission Meeting Minutes Tuesday, June 6, 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 6:04 p.m. by Chairman Armit.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Ross.

ROLL CALL

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

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 – May 16, 2017

It was moved by Commissioner Ross, seconded by Commissioner Carroll, and carried to approve meeting minutes.

PUBLIC HEARING ITEM(S)

- 2) Residential Design Review 2017-21 - A Request for the Construction of A 1,512 Sq. Ft. Single Family Residence with A 480 Sq. Ft. Detached Garage Near the Intersection of Pierce Avenue and McPherson Avenue (APN: 378-234-004 And 030).

The Public Hearing was opened at 6:06 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.

Community Development Technician Justin Poley presented the staff report.

Commissioner Klaarenbeek questioned if Mobile Homes were consistent with the General Plan.

Principal Planner Kirk explained the City's Municipal Code allows Manufactured Homes, on a fixed foundation and is a permitted use on any Zone District that a single family dwelling unit is permitted.

Chairman Armit stated that the staircase leading to the front of the house on the Project did not meet the City's requirements for Architectural enhancements.

Commissioner Klaarenbeek questioned if there was any opposition to require the Project to be on a low profile foundation like a regular house and would like a Condition added that the applicant verifies that this Project would be built under California Building Code (CBC) standards.

Kirk said that a Condition would be added that is consistent with the City's Municipal Code requirements.

The applicant, Terry Mohr explained that the Project would have permanent (low to the ground) foundation, steps, a porch and an awning with architectural enhancements.

The Commissioner's discussed standards that they would like to see in the future with regards to mobile home Projects. All Commissioner's agreed.

Principal Kirk suggested if the Commissioner's approved the Project, a Condition of Approval can be added that requires additional architectural enhancements so the Project would appear as traditional stick built home.

Chairman Armit stated that he is against the Project due to the Design packet before the Planning Commission. He explained the Project has the appearance of having a chassis underneath. Armit stated he would feel more comfortable approve as long it is on a foundation, it follows the building code, there would be a deck added to the front, and there were other items to make the appearance of the house to not look like a manufactured home.

Commissioner Klaarenbeek suggested that the item be continued until the applicant submits another Design packet so the Commissioner's could see what it is that they would be approving.

There was no further discussion, the Public Hearing was declared closed at 6:29 p.m.

(passed the MSHCP) then reopened the Public Hearing.

The Public Hearing was reopened at 6:30 p.m.

The applicant spoke to the Planning Commission. He explained that he could not put a deck on the front of the house because it would not meet the 20 ft. set back requirements. The front of the house would only have steps and awning in front of the house.

Chairman Armit explained that Planning Commission was looking for architectural enhancements other than the staircase that is in the pictures in the Design packet. Armit provided direction of what kind of design the Planning Commission was looking for.

Community Development Director Taylor explained that the proposal is consistent with the General Plan and Zoning. He addressed the Commissions concerns with the Project.

The Commissioner's discussed bringing the Project back to the Planning Commission once the applicant corrects the concerns regarding the Design of Project.

There was no further discussion, the Public Hearing was declared closed at 6:35 p.m.

It was moved by Commissioner Carroll, seconded by Commissioner Klaarenbeek, and unanimously carried to continue this item to the next Planning Commission Meeting.

Resolution No. 2017- :

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2017-21 (RESIDENTIAL DESIGN

REVIEW NO. 2017-09) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); AND,

Resolution 2017- :

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2017-21 (RESIDENTIAL DESIGN REVIEW NO. 2017-09) FOR THE CONSTRUCTION OF A 1,512 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH A 480 SQUARE FOOT DETACHED GARAGE LOCATED AT APN: 378-234-004 AND 030.

3) Planning Application No. 2016-105: A Request to Install Three (3) Manufactured Homes (1,426 Sq. Ft. Each with a 400 Sq. Ft. Garage) On 36Three (3) Separate Lots.

The Public Hearing was opened at 6:39 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.

Senior Planner Damaris Abraham presented the staff report.

The applicant Ashley Jarvis was available for questions the Commissioner's had regarding the Project. She provided a brief description of the Project.

The Commissioner's discussed architectural enhancements with the applicant and engineer.

There was no further discussion, the Public Hearing was declared closed at 6:56 p.m.

It was moved by Commissioner Ross, seconded by Commissioner Carroll, and unanimously carried, to adopt the Resolutions.

Resolution No. 2017-38:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2016-105 (RESIDENTIAL DESIGN REVIEW NO. 2016-24) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

Resolution No. 2017-39:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2016-105 (RESIDENTIAL DESIGN REVIEW NO. 2016-24) FOR THE INSTALLATION OF THREE MANUFACTURED HOMES (1,426 SQUARE FOOT EACH WITH A 400 SQUARE FOOT GARAGE) ON THREE LOTS LOCATED AT APNS: 373-191-007, 008, AND 024.

4) Planning Application No. 2016-35 - A Request to Construct a 6,349 sq. ft. Two-Story Single-Family Residence with an Attached 745 sq. ft. Three-Car Garage and a 773 sq. ft. Attached RV Garage.

The Public Hearing was opened at 6:58 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.

Senior Planner Abraham presented the staff report.

The Applicant did not wish to comment.

A Resident of the neighborhood the Project was located in was interested in information regarding the

Project. He stated the Project looks very nice and he supports the Project.

There was no further discussion, the Public Hearing was declared closed at 7:04 p.m.

It was moved by Vice-Chair Gray, seconded by Commissioner Klaarenbeek, and unanimously carried, to adopt the Resolutions.

Resolution No. 2017-40:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2016-35 (RESIDENTIAL DESIGN REVIEW NO. 2016-08) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); AND,

Resolution No. 2017 -41:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2016-35 (RESIDENTIAL DESIGN REVIEW NO. 2016-08) FOR THE CONSTRUCTION OF A 6,349 SQUARE FOOT TWO-STORY SINGLE-FAMILY RESIDENCE WITH AN ATTACHED 745 SQUARE FOOT THREE-CAR GARAGE AND A 773 SQUARE FOOT RV GARAGE LOCATED AT APN: 379-140-078.

5) Planning Application No. 2017-20 - A Request to Establish a Church with Approximately 20 Members in an Existing Approximately 1,525 sq. ft. Building Located at 16475 Lakeshore Drive.

The Public Hearing was opened at 7:05 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.

Senior Planner Abraham presented the staff report.

Commissioner Ross questioned if the Church planned on growing.

Principal Planner Kirk stated that the Project is Conditioned at 20, if they decide to grow there are provisions to have the CUP modified.

The Commissioner's discussed Building Code and parking requirements for the Project with staff.

Renee Ludwig spoke in opposition on behalf of the adjacent property owner regarding reciprocal parking.

There was no further discussion, the Public Hearing was declared closed at 7:26 p.m.

It was moved by Commissioner Ross, seconded by Vice-Chair Gray, and unanimously carried, to adopt the Resolutions.

Resolution No. 2017-42:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2017-20 (CONDITIONAL USE PERMIT NO. 2017-04) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); AND,

Resolution No. 2017-43:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2017-20 (CONDITIONAL USE PERMIT NO. 2017-04) TO ESTABLISH A CHURCH IN AN EXISTING APPROXIMATELY 1,525

SQUARE FOOT BUILDING LOCATED AT APN: 379-241-060.

6) Planning Application No. 2016-103 (Mission Trail Apartments): A Request for the Approval of a Residential Design Review Application for the Development 81 Multifamily Residential Units.

The Public Hearing was opened at 7:33 p.m. There were no conflict of Interest disclosures. Commissioner Ross stated he had met with the developers and toured the site. Administrative Clerk Wells affirmed receipt of Proof of Publication and noted that correspondence had been received and provided for the Commissioner's.

Principal Planner Kirk presented his staff report.

The applicant Todd Cottle was available for any questions the Planning Commission had.

The Commissioner's asked the applicant questioned the applicant regarding affordable housing.

The applicant explained affordable housing in different variations and application process.

The Commissioner's discussed the Project and frontage improvements required for the Project. They requested that the applicant landscaping around detention basin.

Scott Wilson, the Civil Engineer on the Project clarified any question the Commissioner's had regarding the detention basin.

There were no members of the public appearing to comment.

There was no further discussion, the Public Hearing was declared closed at 8:10 p.m.

It was moved by Commissioner Klaarenbeek, seconded by Commissioner Carroll, and unanimously carried, to adopt the Resolution.

Resolution No. 2017-44:

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 A MITIGATED NEGATIVE DECLARATION (ER 2017-00005) (SCH 2017041057) FOR PLANNING APPLICATION 2016-103 (RESIDENTIAL DESIGN REVIEW 2016-00023); AND,

It was moved by Chairman Armit, seconded by Vice-Chair Gray, and unanimously carried, to adopt the Resolution.

Resolution No. 2017-45:

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, CALIFORNIA, ADOPT FINDINGS THAT PLANNING APPLICATION 2016-103 IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); AND,

It was moved by Commissioner Ross, Commissioner Klaarenbeek, and unanimously carried, to adopt the Resolution; with those modifications to Conditions of Approval as identified within the staff report, and the addition of two Conditions of Approval starting at No. 21, which would require landscaping around the triangular water quality feature and Condition of Approval No. 22, which would add gates between the Sumerly Development and the Mission Trail Apartment Development and the remuneration of all Conditions of Approval subsequent to those additions.

Resolution No. 2017-46:

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 PLANNING APPLICATION 2016-103 FOR 81 MULTIFAMILY RESIDENTIAL UNITS LOCATED WITHIN FOUR BUILDINGS AND RELATED IMPROVEMENTS, LOCATED AT ASSESSOR PARCEL NUMBER 365-030-001.

STAFF COMMENTS

Community Development Director Grant Taylor stated the next meeting there would be a workshop on the East Lake Specific Plan. He said La Quinta Inn are ready to pull permits. Artisan Alley has started grading and the Sports Complex has cleared fire and building plan check.

Principal Planner Kirk stated staff is working on more efficient Design Review Process, and will be brought before the Planning Commission for a workshop in July. There have been a lot of Project applications submitted since the last meeting.

COMMISSIONERS' COMMENTS

Commissioner Ross thanked the Mission Trail Apartments for providing quality homes for work force residents offering a valuable housing. It is an effective use of the land and will enhance the aesthetics of the area.

Chairman Armit said he expected to have a big turn out on residents who were opposed to the Mission Trail Project. He noted that the Project was of high quality project and thanked the applicant for investing in the community.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 8:22 p.m. to Tuesday, June 20, 2017, in the Cultural Center, 185 N. Main Street.

Adam Armit
Chair

Justin Kirk
Planning Commission Secretary