



City of Lake Elsinore Planning Commission Meeting Minutes Tuesday, August 15, 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 6:01 p.m. by Chairman Gray.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Gray.

ROLL CALL

Present: Commissioners Carroll, and Klaarenbeek; and Chairman Gray
Absent: Commissioner Armit

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 – July 18, 2017

It was moved by Chairman Gray, seconded by Commissioner Carroll, and unanimously carried, noting the absence of Commissioner Armit, to approve meeting minutes.

PUBLIC HEARING ITEM(S)

- 2) Planning Application No. 2017-16: A Request to Construct A Two-Story 2,035 S.F. Single-Family Dwelling Unit With A 469 S.F. Attached Garage and A Detached Two-Story 427 S.F. Casita with A 504 S.F. Two-Car Garage Located Below the Casita at Street Level.

The Public Hearing was opened at 6:03 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.

Principal Planner Kirk advised the Commissioners that the applicant provided an email with questions regarding Conditions of Approval prior to the meeting and he will address those questions and clarification in verbal form.

Community Development Technician Poley presented the Staff Report.

Kirk briefed the Commissioner's of the email correspondence staff received from the applicant with

regards to Condition of Approval No. 16b., 44, 45 and 48.

Appearing to speak was: A.G. Kading and Ms. Miller.

There being no further response to the Chairs invitation to speak, the Public Hearing was closed at 6:23 p.m.

It was moved by Commissioner Klaarenbeek, seconded by Commissioner Carroll, and unanimously carried, noting the absence of Commissioner Armit, to adopt the Resolutions.

Resolution No. 2017-55:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2017-16 (RESIDENTIAL DESIGN REVIEW NO. 2017-08) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); AND,

Resolution No. 2017-56:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2017-16 (RESIDENTIAL DESIGN REVIEW NO. 2017-08) FOR THE CONSTRUCTION OF A TWO-STORY 2,035 S.F. SINGLE-FAMILY DWELLING UNIT WITH A 469 S.F. ATTACHED GARAGE AND A DETACHED TWO-STORY 427 S.F. CASITA WITH A 504 S.F. TWO-CAR GARAGE LOCATED BELOW THE CASITA AT STREET LEVEL, LOCATED AT APN: 375-342-004.

3) Planning Application No. 2016-111 - A Request to Construct a 3,347 sq. ft. Single-Family Residence with a 708 sq. ft. Attached Garage.

The Public Hearing was opened at 6:24 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.

Appearing to speak was: Lizette Gutierrez

There being no further response to the Chairs invitation to speak, the Public Hearing was closed at 6:27 p.m.

It was moved by Commissioner Carroll, seconded by Commissioner Klaarenbeek, and unanimously carried, noting the absence of Commissioner Armit, to adopt the Resolutions.

Resolution No. 2017-57:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2016-111 (RESIDENTIAL DESIGN REVIEW NO. 2016-26) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

Resolution No. 2017-58:

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2016-111 (RESIDENTIAL DESIGN REVIEW NO. 2016-26) FOR THE CONSTRUCTION OF A 3,347 SQUARE FOOT SINGLE-FAMILY RESIDENCE WITH A 708 SQUARE FOOT ATTACHED GARAGE LOCATED AT APN: 363-273-026.

4) Planning Application No. 2017-30 - A Request for the Approval of Building Design and Construction a 3,957 sq. ft. Two-Tenant Commercial Building with a Drive-Through Located within the Canyon Hills

Marketplace.

The Public Hearing was opened at 6:29 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 Klaarenbeek had concerns about the Project.

Kirk addressed those concerns.

The applicant was not available for comments.

There being no further response to the Chairs invitation to speak, the Public Hearing was declared closed at 6:35 p.m.

It was moved by Chairman Gray, seconded by Commissioner Klarenbeek, and unanimously carried, noting the absence of Commissioner Armit, to adopt the Resolutions.

Resolution No. 2017-59:

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING FINDINGS THAT PLANNING APPLICATION NO. 2017-30 (CONDITIONAL USE PERMIT NO. 2017-07 AND COMMERCIAL DESIGN REVIEW NO. 2017-06) IS EXEMPT FROM THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

Resolution No. 2017-60:

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2017-07 TO ESTABLISH A 3,957 SQUARE FOOT TWO TENANT BUILDING WITH A DRIVE-THROUGH LOCATED WITHIN THE CANYON HILLS SPECIFIC PLAN (APN: 363-210-021); and,

Resolution No. 2017-61:

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING COMMERCIAL DESIGN REVIEW NO. 2017-06 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR A 3,957 SQUARE FOOT TWO TENANT BUILDING WITH A DRIVE-THROUGH LOCATED WITHIN THE CANYON HILLS SPECIFIC PLAN (APN: 363-210-021).

5)Planning Application No. 2017-41 (Trails at Summerly) - Design Review for the Construction of 51 Single-Family Residential Units and a Variance Request for Lots 7 and 38 of TR 31920-14.

The Public Hearing was opened at 6:37 p.m. There were no conflict of Interest disclosures. Administrative Clerk Wells affirmed receipt of Proof of Publication. Principal Kirk stated that correspondence had been received at the beginning of the meeting and will provide a summary once the staff report has been presented.

Senior Planner Abraham presented the Staff Report.

Principal Planner Kirk provided a description of the letter received at the beginning of the meeting.

The Commissioner's had no questions regarding the Project.

Chris Courtney, the applicant of the Project, spoke about the future Project and asked if there Commissioner's if they had any questions regarding the Project.

Appearing to speak was: Ms. Miller

There being no further response to the Chairs invitation to speak, the Public Hearing was declared closed at 6:52 p.m.

There were no further comments from the Commissioner's.

It was moved by Commissioner Carroll, seconded by Commissioner Klarenbeek, and unanimously carried, noting the absence of Commissioner Armit, to adopt the Resolutions.

Resolution No. 2017-62:

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 NO. 2017-41 (RESIDENTIAL DESIGN REVIEW NO. 2017-17, VARIANCE NO. 2017-04, AND VARIANCE NO. 2017-05) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP).

Resolution No. 2017-63:

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 RESIDENTIAL DESIGN REVIEW NO. 2017-17 PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 51 SINGLE-FAMILY RESIDENTIAL UNITS LOCATED WITHIN TRACT 31920-14 OF THE SUMMERLY DEVELOPMENT OF THE EAST LAKE SPECIFIC PLAN (APN: 371-270-049).

Resolution No. 2017-64:

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 VARIANCE NO. 2017-04 FOR LOT 7 OF TRACT 31920-14 TO REDUCE THE FRONT SETBACK FROM 15 FEET TO 10 FEET AND THE REAR SETBACK FROM 15 FEET TO 13 FEET AND VARIANCE NO. 2017-05 FOR LOT 38 OF TRACT 31920-14 TO REDUCE THE FRONT SETBACK FROM 15 FEET TO 10 FEET.

COMMISSIONERS' COMMENTS

Commissioner Klaarenbeek thanked the applicants for choosing to build in the City. He stated he was impressed by staff's knowledge and thoroughness.

Commissioner Carroll stated it was an honor to serve on the Planning Commission. He thanked staff for putting the awesome Projects before the Planning Commission.

Chairman Gray said he appreciates those who appeared to speak before the Planning Commission.

STAFF COMMENTS

Community Development Director Taylor thanks the Commissioner's for their service. He said the next couple of meetings will have a lot Items and staff will continue to bring quality Projects.

Principal Planner Kirk thanked all Commissioner's for their help.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 7:03 p.m. to Tuesday, August 15, 2017, in the Cultural Center, 185 N. Main Street.

John Gray
Chair

Justin Kirk
Planning Commission Secretary