



City of Lake Elsinore Planning Commission Meeting Minutes Tuesday, February 20, 2018

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 6:02 p.m. by Chairman Gray.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Armit.

ROLL CALL

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

PUBLIC COMMENTS – NON AGENDIZED ITEMS – 3 MINUTES

There were no members of the public appearing to speak.

PUBLIC HEARING ITEM(S)

1) Planning Application No. 2017-39 - Proposal to Construct a Two-Story Four-Unit Apartment Complex on an Approximately 10,018 Sq. Ft. Vacant Lot.

The Public Hearing was opened at 6:04 p.m. There were no conflict of Interest disclosures. Deputy Clerk Mahan affirmed receipt of Proof of Publication and noted that correspondence had been received.

Principal Planner Kirk presented the Staff Report.

Commissioner Armit had questions regarding the design of the project. He would like to add visible items at the right and left elevations to the final Design Review Plan.

Kirk said he would work with the developer on adding that.

Commissioner Carroll suggested making the patio a solid, instead of having it slated or add trees to it.

Commissioner Klaarenbeek would like to have something incorporated to get the four ft. wall higher.

Kirk stated that staff could require an additional two feet of wrought iron for public safety reasons.

The applicant Sergio Ortiz spoke and stated he would consider making the changes the Commissioners suggested and addressed those changes.

Appearing to speak was: John Lovely and Mary Moniece

Community Development Director shared a text in support of the Project from the Kim Cousins, the Executive Director of the Chamber of Commerce.

Principal Planner Kirk addressed the concerns of the residents who appeared to speak.

There being no further response to the Chairman's invitation to speak, the Public Hearing was declared closed at 6:25 p.m.

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

Resolution 2018-10:

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2017-39 (RESIDENTIAL DESIGN REVIEW NO. 2017-15) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

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

Resolution 2018-11:

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2017-39 (RESIDENTIAL DESIGN REVIEW NO. 2017-15) FOR A FOUR-UNIT APARTMENT COMPLEX LOCATED AT 374-231-010.*with added Conditions of Approval No. 26 which would require enhanced architectural elevations on Graham, Scrivener, and the southerly interior property line to submitted prior to building permit application. In addition, adding perimeter fencing to the Scrivener/Graham to provide a more secure site and the renumbering starting at Condition No. 27.

2) Planning Application 2016-01 (Conditional Use Permit No. CUP 2017-13 and Sign Permit 2018-01):
A proposed addition of a drive thru to a previously approved 1,950 square foot building and three-center identification signs (two monument and one freeway oriented sign).

The Public Hearing was opened at 6:29 p.m. There were no conflict of Interest disclosures. Deputy Clerk Mahan affirmed receipt of Proof of Publication and noted that correspondence had been received.

Principal Planner Kirk presented the Staff Report.

The Commissioners discussed the parking details.

The applicant Greg Lukosky spoke on the Project and addressed the Commissioners concerns.

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

Resolution 2018-12:

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION 2016-01 (CONDITIONAL USE PERMIT NO. CUP 2017-13 AND SIGN PERMIT 2018-01) ARE CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); AND,

Resolution 2018-13:

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING OF CONDITIONAL USE PERMIT NO. 2017-13 FOR THE ESTABLISHMENT OF A DRIVE THRU TO BE INCORPORATED INTO A PREVIOUSLY APPROVED 1,950 SQUARE FOOT RESTAURANT; AND,

Resolution 2018-14:

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING SIGN PERMIT 2018-01 (MINOR DESIGN REVIEW) FOR THREE CENTER IDENTIFICATION SIGNS.

STAFF COMMENTS

Community Development Director Taylor advised the Planning Commission that staff is moving forward on the Downtown Specific Plan update and spoke on future plans for the next year.

Principal Planner Kirk briefed the Commissioners on the Projects for the next few meeting.

COMMISSIONERS' COMMENTS

The Commissioner's thanked staff for a good Meeting.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 7:07 p.m. to Tuesday, March 6, 2018, in the Cultural Center, 185 N. Main Street.

John Gray
Chair

Justin Kirk
Planning Commission Secretary