



City of Lake Elsinore Planning Commission Meeting Minutes Tuesday, May 1, 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 6:00 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.

CONSENT CALENDAR ITEM(S)

- 1) Approval of Minutes – March 6, 2018.

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

- 2) Manufactured Housing - Design Guidelines for the Installation of Manufactured Homes within the City

Senior Planner Abraham presented the Staff report.

There was no discussion from the Commissioners.

The Commissioners all agreed to approve the guidelines on the Administrative Policy.

Principal Planner Kirk explained that the guidelines were an administrative policy and will not change the Municipal Code. The guidelines are to provide clarification on standards and design criteria to eliminate confusion that any applicants may get.

It was moved by Vice-Chair Ross, seconded by Commissioner Armit, and unanimously carried, to approve the Design Guidelines.

PUBLIC HEARING ITEM(S)

3) Planning Application No. 2018-09 (Lake Elsinore Ford) - Proposal to Add a 3,048 Sq. Ft. Canopy Shade Structure for an Existing Car Dealership Located at 31500 Auto Center Drive.

The Public Hearing was opened at 6:05 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.

The Applicant did not wish to comment.

There were no members of the public appearing to comment.

There being no further response to the Chairman's invitation to speak, the Public Hearing was declared closed at 6:08 p.m.

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

Resolution 2018-25:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2018-09 (COMMERCIAL DESIGN REVIEW NO. 2018-02) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

Resolution 20108-26:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2018-09 (COMMERCIAL DESIGN REVIEW NO. 2018-02) FOR THE ADDITION OF A 3,048 SQUARE FOOT CANOPY FOR AN EXISTING CAR DEALERSHIP LOCATED AT 31500 AUTO CENTER DRIVE (APN: 363-550-002).

4) Planning Application No. 2018-15 (Sendaro at Summerly) - Design Review for the Construction of 65 Single-Family Residential Units.

The Public Hearing was re-opened at 6:09 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.

Tommy Eckes with Richmond American Homes said that they were excited about the Project.

There were no members of the public appearing to comment.

The Commissioner's discussed landscaping and made their recommendations.

Principal Planner Kirk suggested that the Condition of Approval will be modified to support the Commissioner's recommendations.

The Commissioner's agreed to the added Condition of Approval.

The applicant said that they would be open to suggestions on Landscaping

Appearing to speak: Dana Dabov

There being no further response to the Chairman's invitation to speak, the Public Hearing was declared closed at 6:24 p.m.

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

Resolution 2018-27:

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. 2018-15 (RESIDENTIAL DESIGN REVIEW NO. 2018-05) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

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

Resolution 2018-28:

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 NO. 2018-15 (RESIDENTIAL DESIGN REVIEW NO. 2018-05) PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 65 SINGLE-FAMILY RESIDENTIAL UNITS LOCATED WITHIN TRACT 31920-17 OF THE SUMMERLY DEVELOPMENT OF THE EAST LAKE SPECIFIC PLAN (APN: 371-270-023). *With amended Condition of Approval No. 23 that will specify that a minimum of 50 percent of front yard landscaped areas shall be installed with ground cover that shall not exceed 3 inches in height.

STAFF COMMENTS

Principal Planner Kirk said that the Honda Dealership is scheduled for Planning Commission in June. Walmart is going through plan check and is still on target for construction for beginning in December and the Planning Department is currently processing 14 Cannabis business permit applications.

COMMISSIONERS' COMMENTS

There were no comments from the Commissioners.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 6:28 p.m. to Tuesday, May 15, 2018, at the Cultural Center, 183 N. Main Street, Lake Elsinore, CA 92530.

John Gray
Chair

Justin Kirk
Planning Commission Secretary