



City of Lake Elsinore Planning Commission Meeting Minutes Tuesday, August 21, 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 6:06 p.m. by Chairman Ross.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Klaarenbeek.

ROLL CALL

Present: Commissioners Gray, Armit and Klaarenbeek; and Chairman Ross

Absent: Vice-Chair Carroll

PUBLIC COMMENTS – NON AGENDIZED ITEMS – 3 MINUTES

There were no members of the public appearing to speak.

PUBLIC HEARING ITEM(S)

1) Tentative Tract Map No. 37319 - A One-Lot Subdivision of a 0.50-Acre Lot for Condominium Purposes to Allow the Conversion of a Building Currently under Construction into a Six (6)-Unit Commercial Condominium Building.

The Public Hearing was opened at 6:08 p.m. There were no conflict of Interest disclosures. Deputy City Clerk Mahan affirmed receipt of Proof of Publication and noted that no correspondence had been received.

Senior Planner Abraham presented the Staff Report.

Camille Zeitouny from ZHC Engineering appeared to speak. He said that they were in agreement with the Conditions of Approval.

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 6:11 p.m.

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

Resolution 2018-61:

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 TENTATIVE TRACT MAP NO. 37319 IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

Resolution 2018-62:

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, APPROVE TENTATIVE TRACT MAP NO. 37319 FOR A ONE-LOT SUBDIVISION OF A 0.50-ACRE LOT FOR CONDOMINIUM PURPOSES LOCATED AT APN: 363-162-027.

2) Planning Application No. 2018-56 (Laurel Pointe at Summerly) - Design Review for the Construction of 58 Single-Family Residential Units.

The Public Hearing was opened at 6:13 p.m. There were no conflict of Interest disclosures. Deputy City Clerk Mahan affirmed receipt of Proof of Publication and noted that no correspondence had been received.

Senior Planner Abraham presented the Staff Report.

The applicant Dean Pernicone with D.R. Horton said that they are excited for the new Project. He said he was available for any questions. Commissioner Gray had questions regarding elevations and enhancements for the Project.

The Architect explained the design and enhancements of the Project.

The Commissioners discussed details on the sales office, model homes and adding extra enhancements to the Project.

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 6:36 p.m.

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

Resolution 2018-63:

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. 2018-56 (RESIDENTIAL DESIGN REVIEW NO. 2018-19) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

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

Resolution 2018-64:

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. 2018-56 (RESIDENTIAL DESIGN REVIEW NO. 2018-19) PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 58 SINGLE-FAMILY RESIDENTIAL UNITS LOCATED WITHIN TRACT 31920-19 OF THE SUMMERLY DEVELOPMENT OF THE EAST LAKE SPECIFIC PLAN (APNs: 371-270-007 and 025) *subject to modifying Condition of Approval No. 8 to authorize the Community Development Director or his

designee to work with the Developer on rear elevations enhancements for lots 54 through 58.

BUSINESS ITEM(S)

3) General Plan Conformity Determination for Proposed Street Vacation of a Portion of Acacia Drive.

Community Development Director Taylor presented the Staff report.

The Commissioners discussed the Street Vacation.

There were no members of the public appearing to comment.

It was moved by Commissioner Armit, seconded by Commissioner Klaarenbeek and unanimously carried, to adopt the Resolutions, noting the absence of Vice-Chair Carroll. *Recommending that Council tie in combining lots together for lots under the same ownership/

Resolution 2018-65:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT THE SUMMARY VACATION OF A PORTION OF ACACIA DRIVE CONFORMS TO THE CITY'S GENERAL PLAN.

STAFF COMMENTS

Community Development Director Taylor provided a brief Development update for the Planning Commission.

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 6:56 p.m. to Tuesday, September 4, 2018, at the Cultural Center, 183 N. Main Street, Lake Elsinore, CA 92530.

Myles Ross
Chair

Justin Kirk
Assistant Community Development Director