



## **City of Lake Elsinore Planning Commission Meeting Minutes Tuesday, April 16, 2019**

### **CALL TO ORDER**

A Regular meeting of the Planning Commission of the City of Lake Elsinore was held in the Cultural Center, 183 North Main Street, on the above date. The meeting was called to order at 6:00 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; Chairman Ross and Vice-Chair Carroll

### **PUBLIC COMMENTS – NON AGENDIZED ITEMS – 3 MINUTES**

Appearing to speak was: Elisabeth Gann and Hector Zubieta.

### **CONSENT CALENDAR ITEM(S)**

- 1) Approval of Minutes – February 19, 2019, March 5 and 19, 2019, and, April 2, 2019.

It was moved by Commissioner Gray seconded by Commissioner Armit, and carried to approve Meeting minutes.

### **PUBLIC HEARING ITEM(S)**

- 2) Planning Application No. 2016-112 (Kassab Travel Center) - A New Travel Center that Includes an 8,360 Sq. Ft. Convenience Store with Three Quick-Serve Restaurants, Two Covered Gas-Dispensing Areas, A 2,543 Sq. Ft. Fast Food Restaurant with a Drive-Through and Other Related Improvements.

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.

Senior Planner Abraham notified the Commissioners that several comments on the Environmental Review document were received, therefore the Environmental Document needs to be revised and recirculated. Staff is requesting continuance.

The applicant did not appear to speak.

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 continue the Meeting off calendar.

3) Planning Application No. 2019-12 (Lantana at Summerly) - Design Review for the Construction of 75 Single-Family Residential Units and a Variance Request for Lot 44 of TR 31920-21.

The Public Hearing was 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.

The Commissioners had questions and provided comments on small lot sizes.

There being no further response to the Chairman's invitation to speak, the Public Hearing was declared closed at 6:12 p.m.

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

Resolution 2019-XX:

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. 2019-12 (RESIDENTIAL DESIGN REVIEW NO. 2019-05 AND VARIANCE NO. 2019-02) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

Resolution 2019-XX:

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. 2019-05 PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 75 SINGLE-FAMILY RESIDENTIAL UNITS LOCATED WITHIN TRACT 31920-21 OF THE SUMMERLY DEVELOPMENT OF THE EAST LAKE SPECIFIC PLAN (APN: 371-040-015); and,

Resolution 2019-XX:

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. 2019-02 FOR LOT 44 OF TRACT 31920-21 TO ENCROACH 2.1 FEET INTO THE REQUIRED 20 FOOT SETBACK DUE TO SITE CONSTRAINTS.

4) Planning Application No. 2018-98: A Request for the Construction of a 1,750 Sq. Ft. Manufactured Residence with an Attached Two-Car Garage of 420 Sq. Ft., a 250 Sq. Ft. Front Yard Patio, and a 600 Sq. Ft. Second Unit on an Approximately 8,125 Sq. Ft. Lot Located Near the Intersection of W. Sumner Avenue and N. Poe Street (APN: 374-054-018).

The Public Hearing was opened at 6:17 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 Poley presented the Staff Report.

The Applicant was not available for Comments.

There were no members of the public appearing to comment.

Assistant Community Development Director Kirk explained that the Secondary Dwelling Unit is not part of this discretionary approval.

Commissioner Armit made comments on Landscape as being incomplete.

A Condition of Approval will be added for decorative ground cover or Landscape Material not made of Construction Grade Material.

There was no further discussion on this item.

There being no further response to the Chairman's invitation to speak, the Public Hearing was declared closed at 6:28 p.m.

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

Resolution 2019-XX:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2018-98 (RESIDENTIAL DESIGN REVIEW NO. 2018-41) 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 2019-XX:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2018-98 (RESIDENTIAL DESIGN REVIEW NO. 2018-41) FOR THE CONSTRUCTION OF A 1,750 SQUARE FOOT SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE OF 420 SQUARE FEET, \*(Amend the Resolution to omit the discussion on: "SECOND UNIT OF 600 SQUARE FEET"), A FRONT PORCH OF 250 SQUARE FEET AND RELATED IMPROVEMNETS LOCATED AT APN: 374-054-018.\*with modification to COA No. 13, adding No. O: requiring that front Landscaping ground cover shall be installed or decorative rock to be used not of Construction Grade Material at the discretion of the Community Development Director.

5) Residential Design Review No. 2015-03: A Request for Approval of the Design and Construction of an Eight (8) Unit Apartment Complex and Related Site Improvement Located At 125 Heald Ave (APN: 373-025-008).

The Public Hearing was opened at 6:31 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 Poley presented the Staff Report.

Speaking on behalf of the Applicant: Hector Zubieta

Commissioner Klaarenbeek questioned if there were any changes on initial approval of Project.

Assistant Community Development Director stated that no changes were made.  
There were no members of the public appearing to comment.

Commissioner Klaarenbeek said that the Building Code Cycle needed to be updated.

Kirk said that once the Public Hearing is closed, he would do a blanket modification to the Conditions of Approval that will replace any reference to 2013 BC to the 2016 BC and add applicable Code in Place at the time of Permit submittal.

There being no further response to the Chairman's invitation to speak, the Public Hearing was declared closed at 6:38 p.m.

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

Resolution 2019-XX:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL RESIDENTIAL DESIGN REVIEW 2015-03 FOR THE CONSTRUCTION OF A 6,839 SQUARE FOOT, EIGHT (8) UNIT APARTMENT COMPLEX AND RELATED IMPROVEMENTS LOCATED AT 125 HEALD AVE (APN:373-025-008).\*with modified Conditions of Approval to move references to the 2013 Building Code to the current 2016 Building Code and add the reference to the applicable Code at the time of permit submittal.

6) Planning Application No. 2016-44: A Request by Pardee Homes for the Approval of Building Design and Construction of 163 Detached Single-Family Dwelling Units Ranging In Size from 1,793 Sq. Ft. To 2,267 Sq. Ft. With Associated Features and Facilities upon a Previously Approved Condominium Map within Tract No. 33267 of the Village at Lakeshore Specific Plan.

The Public Hearing was opened at 6:41 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 Poley presented the Staff Report.

Assistant Community Development Director Kirk provided more clarification on the Project for the Planning Commission.

The Commissioners had some discussion about the Project and provided their comments for staff.

The Project Manager Chris Willis was available for questions.

Kirk explained that there were modifications to Conditions of Approval that were dropped on the Applicant late once those changes have been approved by City Council, Staff will bring Item back to Planning Commission as a consent Calendar Item.

There were no members of the public appearing to comment.

There was no further discussion on the item.

There being no further response to the Chairman's invitation to speak, the Public Hearing was declared closed at 6:54 p.m.

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

Resolution 2019-XX:

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 2016-00044 IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP).

Resolution 2019-XX:

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 2016-00044 PROVIDING BUILDING DESIGNS FOR 163 SINGLE FAMILY DETACHED RESIDENTIAL UNITS RANGING IN SIZE FROM 1,793 SQ. FT. TO 2,267 SQ. FT. UPON A PREVIOUSLY APPROVED CONDOMINIUM MAP WITHIN TRACT NO. 33267 (THE VILLAGE AT LAKESHORE SPECIFIC PLAN) APN: 379-050-034 AND 006).

7) Planning Application No. 2018-91 - A Request to Construct a Single-Family Residence with 2,597 Square Feet (SF) of Total Living Area, a 450 SF Attached Two Car Garage, a 360 SF Covered Patio, an 84 SF Front Porch and Related Improvements on an Approximately 7,400 SF Lot (APN: 389-434-018).

The Public Hearing was opened at 6:56 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 Poley presented the Staff Report.

The Applicant did not appear to speak.

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 7:01 p.m.

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

Resolution 2019-XX:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2018-91 (RESIDENTIAL DESIGN REVIEW NO. 2018-37) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

Resolution 2019-XX:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2018-91 (RESIDENTIAL DESIGN REVIEW NO. 2018-37) FOR THE CONSTRUCTION OF A 2,597 SQUARE FOOT SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE OF 450 SQUARE FEET, A COVERED PATIO OF 360 SQUARE FEET, A FRONT PORCH OF 84 SQUARE FEET AND RELATED IMPROVEMNETS LOCATED AT APN: 389-434-018.

### **STAFF COMMENTS**

Assistant Community Development Director Kirk advised the Commissioners that at the May 3, 2019, Chamber Event staff will be doing an outreach meeting for the Code Amendment changes. Those changes are expected to be before the Planning Commission on the second meeting in May.

### **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 7:04 p.m. to Tuesday, May 19, 2019, at the Cultural Center, 183 N. Main Street, Lake Elsinore, CA 92530.

---

Myles Ross  
Chair

---

Justin Kirk  
Assistant Community Development Director