



City of Lake Elsinore Planning Commission Meeting Minutes Tuesday, February 7, 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 6:00 p.m. by Chairman Armit.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Klaarenbeek.

ROLL CALL

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

PUBLIC HEARING ITEM(S)

- 1) Planning Application No. 2016-56 (Running Deer) - A Request by Pacific Coves Investments, LLC to Revise and Extend the Life of Tentative Tract Map No. 31957.

The Public Hearing was opened at 6:01 p.m. There were no conflict of Interest disclosures. Administrative Clerk Wells affirmed receipt of Proof of Publication and noted that no correspondence had been received.

Senior Planner Abraham presented the Staff Report.

The applicant Eric Lunde spoke, he stated that there was a Condition of Approval he had questions about and would like to explore different options.

Principal Planner advised Lunde that Planning Commission would continue forward with the action and staff will meet with the applicant to revise that Condition of Approval and will reflect that revision as a component of the Staff Report to the City Council.

Lunde agreed with Kirk's suggestions.

Resident Edward Del La Vega had questions and concerns regarding the Project.

Commissioner's answered Del La Vega's questions and suggested that he speak with the applicant and contact staff for any further questions about the process of the Project.

There was no further discussion, the Public Hearing was declared closed at 6:19 p.m.

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

Resolution No. 2017-14:

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. 2016-56 (TENTATIVE TRACT MAP NO. 2016-06 AND EXTENSION OF TIME NO. 2016-03) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

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

Resolution No. 2017-15:

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 TENTATIVE TRACT MAP NO. 2016-06 REQUESTING APPROVAL OF REVISION NO. 1 TO TENTATIVE TRACT MAP NO. 31957

It was moved by Commissioner Carroll, seconded by Commissioner Ross, and unanimously carried to adopt Resolution *with modified Conditions of Approval as referenced in the staff report and presentation.

Resolution No. 2017-16:

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 EXTENSION OF TIME NO. 2016-03 REQUESTING A FOUR-YEAR EXTENSION OF TIME TO SEPTEMBER 13, 2020 FOR TENTATIVE TRACT MAP NO. 31957.

2) Planning Application 2016-04: A Proposed Development Agreement for an Approximately 520,000 Square Foot Indoor Commercial Sports Facility On 23.12 Acres of Disturbed Vacant Land.

The Public Hearing was opened at 6:22 p.m. There were no Conflict of Interest disclosures. Administrative Clerk Wells affirmed receipt of Proof of Publication and noted that no correspondence had been received.

Principal Planner Kirk presented the Staff Report.

The Applicant was not available for comment.

John Jackson a resident of Canyon Hills addressed his concerns regarding traffic.

Kirk explained future Projects that would include a reconfiguration of Railroad Canyon interchange and improvements that would help relieve traffic issues.

There was no further discussion, the Public Hearing was declared closed at 6:33 p.m.

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

Resolution No. 2017-17:

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 APPROVAL OF A DEVELOPMENT AGREEMENT FOR AN APPROXIMATELY 520,000 SQUARE

FOOT INDOOR COMMERCIAL SPORTS FACILITY ON 23.12 ACRES OF DISTURBED VACANT LAND.

3) Amended and Restated Alberhill Villages Specific Plan (SP No. 2010-02), Development Agreement (DA 2016-02), and Addendum to Final Environmental Impact Report (SCH # 2012061046)

The Public Hearing was opened at 6:34 p.m. There were no conflict of Interest disclosures. Administrative Clerk Wells affirmed receipt of Proof of Publication and noted that no correspondence had been received.

Community Development Director Taylor presented the Staff Report. He provided a brief description of the project and provided clarification of the proposed Amended and Restated Alberhill Villages Specific Plan (AVSP) and related Development Agreement.

City Attorney Liebold provided answer to Commissioner Klaarenbeek's questions.

Mark Jones spoke on behalf of Castle and Cook. He explained that they are a joint applicant with the City and offer support for the Amended and Restated AVSP and Development Agreement. He stated that they believe the project, when approved by the City Council will clarify and improve the AVSP and make it a better Project and provide certainty in the Development Process. Jones thanked City Staff for their cooperative efforts in bringing the item forward and supports Staff's recommendation. He said that he and his Project Engineer, Ken Crawford, are available for any questions Planning Commission may have.

Kim Cousins, President of the Lake Elsinore Valley Chamber of Commerce (LEVCC) spoke in favor of the project. He stated that LEVCC support this correction.

Carrie Ruther, Community liaison spoke on behalf of Live Lake Elsinore, a coalition of AVSP supporters. Ruther thanked the City and the Developer for the hard work on this project. She stated that Live Lake Elsinore is supportive of the AVSP Project.

Resident, Linda Ridenour addressed Planning Commission with her concerns regarding the Project, such as: traffic impacts, environmental impacts, and time line of the Project.

City Treasurer, Allen Baldwin spoke in favor of the Project, he stated that this revision has a positive impact on the City.

Community Development Director Taylor responded to the concerns Ridenour had regarding the Project.

Attorney Liebold stated that there were two modifications to the Development Agreement. There will be a clarification made to the Development Agreement fee, on top of the existing Development Impact Fee's. The Developer has agreed to pay a one-time initial Development Impact Fee of \$100,000 to offset some of the cost of Staff and City Attorney's time in preparing these documents, as well as a per Building Permit Development Agreement Fee. The initial amount of those fee's is \$4,500 for a Single Family Unit, \$3,200 per unit for Multi Family, \$2,500 per unit for Mixed Use Dwelling Units and then a \$1.00 per square foot for Commercial Retail and Industrial Building. She explained that this was the current rate. On each July annually throughout the term of this Agreement, those amounts will adjust up by the Engineering News Record Construction Cost Index.

Liebold explained that the Clarification that the City is going to recommend is, for the purposes of the Residential Development Agreement Fee, two kinds of residences will be exempt. This follows the

City's standard with respect Development Impact Fee's:

1) Low Income Residential Housing - a Project that receives public subsidies and is a restricted low income affordable housing Project, they would be exempt for the Development Agreement Fee (DAG) and a Disabled Veteran's project similarly would be exempt.

2) Private Institutional Uses and the non-sanctuary part of places of worship - would be subject to the same \$1.00 per square foot DAG Fee. What would be exempt are the following: governmental buildings, public schools, sanctuary building of a place of worship (not the offices or ancillary buildings), non-profit full time Schools Grades K-12. Those uses are exempt but Private Institutional Uses that don't fall into those categories and the non-sanctuary portion of places of worship would also pay these fees'.

The purpose of the Development Agreement is to vest the existing Land Use Controls. The way it is defined in the Development Agreement is applicable rules and regulations. Excluded would be, the obligation for the owner or businesses, residences, future users of the property are subject to the City's General and Special Taxes. That will be a new section: 1.3.4.10.

Liebold concluded her comments and stated she was available for any questions.

The Commissioner's commented on the Project.

There was no further discussion or questions regarding the Project.

There being no further response to Chairman Armit's invitation to speak, the Public Hearing was declared closed at 7:02 p.m.

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

Resolution No. 2017-18:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE THE ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE AMENDED AND RESTATED ALBERHILL VILLAGES SPECIFIC PLAN (SCH NO. 2012061046) AND RELATED DEVELOPMENT AGREEMENT

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

Resolution No. 2017-19:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING THE AMENDED AND RESTATED ALBERHILL VILLAGES SPECIFIC PLAN NO. 2010-02

It was moved by Commissioner Klaarenbeek, seconded by Commissioner Carroll and unanimously carried, to adopt the resolution *with Amendment noted by staff in the presentation.

Resolution No. 2017-20:

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING GENERAL PLAN CONSISTENCY AND RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A DEVELOPMENT AGREEMENT FOR THE AMENDED AND RESTATED ALBERHILL VILLAGES SPECIFIC PLAN

STAFF COMMENTS

Community Development Director Taylor advised Planning Commission that staff is diligently working on updating the East Lake Specific Plan. There should be a Draft Specific Plan and Environmental Impact Report by the end of March. Also, Staff has started working on updating the Downtown Master Plan. Stadium Pizza is opening soon, as well as a few more additions to Main Street.

Principal Planner Kirk informed Commissioner's there were a number of new applications submitted, a total of 200 hundred new homes and Commercial Development.

Attorney Leibold said the Sports Complex Development Agreement and the Amended and Restated AVSP were both noticed for City Council consideration on February 14, 2017.

COMMISSIONERS' COMMENTS

Commissioner Klaarenbeek said great job on the AVSP, it is a great idea on both sides.

All Commissioner's agreed.

Chairman Armit suggested that staff give the Commission an update on previous approved Projects and status. He thanked everyone for attending the meeting.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 7:09 p.m. to Tuesday, February 21, 2017, at the Cultural Center, 183 N. Main Street, Lake Elsinore, CA 92530.

Adam Armit
Adam Armit
Chair

Justin Kirk
Justin Kirk
Planning Commission Secretary