



## **City of Lake Elsinore Planning Commission Meeting Minutes Tuesday, August 1, 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 6:01 p.m. by Chairman Armit.

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Vice-Chair Ross.

### **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 – June 20, 2017

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

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

- 2) Planning Application No. 2016-90 - A Request to Construct a 1,881 sq. ft. Two-Story Single-Family Residence with an Attached Two-Car Garage.

The Public Hearing was opened at 6:03 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.

Armit asked if the applicant was required to finish Acacia St. to the northerly part of the lot, as a part of their development.

Community Development Taylor explained that the street improvements are just along the property frontage only.

Appearing to speak was: Wendy Lesovsky, Rhonda Watson

The Public Hearing was closed at 6:24 p.m.

The applicant Augustine Garcia arrived to the meeting late as was available to speak.

The Public Hearing was reopened at 6:25 p.m.

Principal Planner Kirk asked the applicant if he reviewed and agreed to the Conditions of Approval.

The Public Hearing was Closed at 6:26 p.m.

Kirk questioned if the applicant could add a window on the southern elevation of the Project.

The applicant said he could add a pop out wall or columns to give it some enhanced elevations.

All Commissioner's agreed that architectural enhancements should be added to the Project.

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

Resolution No. 2017-51:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2016-90 (RESIDENTIAL DESIGN REVIEW NO. 2016-18) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

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

Resolution No. 2017-52:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2016-90 (RESIDENTIAL DESIGN REVIEW NO. 2016-18) FOR THE CONSTRUCTION OF A 1,881 SQUARE FOOT TWO-STORY SINGLE-FAMILY RESIDENCE WITH AN ATTACHED TWO-CAR GARAGE LOCATED AT APN: 373-135-031.\*with an added Condition of Approval No. 27 to require prior to the submittal of building plans enhanced elevations on the southern elevations and on the elevation exposed to Country Club Blvd and remuneration of the subsequent Conditions of Approval.

3) Minor Design Review - A Request to Construct a 2,372 sq. ft. Duplex with Two 400 sq. ft. and 430 sq. ft. Two-Car Garages Located on the Northerly Side of Pottery Street.

The Public Hearing was opened at 6:32 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 provided a brief description of the Project.

The Commissioner's discussed modifications to the Project with the applicant.

The Public Hearing was closed at 6:40 p.m.

It was moved by Commissioner Armit, seconded by Commissioner Carroll, and unanimously carried, to

adopt the Resolutions.

Resolution No. 2017-53:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT THE MINOR DESIGN REVIEW FOR A 2,372 SQUARE FOOT DUPLEX 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 No. 2017-54:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A MINOR DESIGN REVIEW FOR THE CONSTRUCTION OF A 2,372 SQUARE FOOT DUPLEX LOCATED AT APN: 377-282-012.\*with the added Condition of Approval No. 27 for enhanced elevations on the southern elevation which would incorporate architectural projection on to that elevation and remuneration of Conditions of Approval subsequent as approved by Principal Planner or designee.

**STAFF COMMENTS**

Principal Planner Kirk staff is working on a departmental update. The next few meetings will be a full agenda.

Community Development Director Taylor said the bigger Projects, Walmart, La Quinta Inn and the Sports Complex are still moving forward.

**COMMISSIONERS' COMMENTS**

Commissioner Klaarenbeek thanked the applicants for building in the City.

Chairman Gray thanked the members of the Public who attended the meeting.

**ADJOURNMENT**

There being no further business to come before the Commission, the meeting was adjourned at 6:47 p.m. to Tuesday, August 15, 2017, in the Cultural Center, 185 N. Main Street.

John Gray

John Gray

Chair

Justin Kirk

Justin Kirk

Planning Commission Secretary