



City of Lake Elsinore Planning Commission Meeting Minutes Tuesday, October 17, 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 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

Appearing to speak was: Alma Quinn

PUBLIC HEARING ITEM(S)

1) Planning Application No. 2017-11 - A Request to Legalize and Permit A 1,500 Sq. Ft. Detached Metal Storage Shed Located Near the Intersection of Third Street and Melby Drive (APN: 347-330-030).

The Public Hearing was opened at 6:04 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 Commissioners discussed the construction of the permit and the use of the Project.

Poley provided printed photos for the Planning Commission.

The applicant Scott Osborn was available for questions.

Appearing to speak: Jerry Gibson, Joe Cooper and Stephanie Merrick

Commissioner Armit provided his questions and comments.

The Commissioners had concerns about with the project and suggested that the item be continued to another date.

The Public Hearing was Closed at 6:43 p.m.

It was moved by Commissioner Armit, seconded by Commissioner Klaarenbeek, and unanimously carried, to continue the item off calendar.

2) Modification of Conditional Use Permit 2015-09 - Dream Center 114 E. Peck Street, APN 373-023-020.

The Public Hearing was opened at 6:46 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.

Principal Planner Kirk presented the Staff Report.

Commissioner Klaarenbeek questioned occupancy load.

The applicant Brett Masters addressed questions and explained use of the Project.

The Commissioner's had a discussion about the Project.

There being no further discussion on the Project, the Public Hearing was declared closed at 7:03 p.m.

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

Resolution 2017-78:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING MODIFICATION OF CONDITIONAL USE PERMIT NO. 2015-09 FOR THE DREAM CENTER LOCATED AT 114 E. PECK STREET *authorizing construction of a second story Mezzanine and modifications of Conditions of Approval, specifically modified Condition of Approval No. 31: which would allow the occupancy to increase to 149 persons at time, otherwise occupants provisions set in the California Building Code may require building and fire improvements and also the deletion of Condition of Approval No. 25.

3) Tentative Tract Map No. 37381 and Tentative Tract Map No. 37382 (Wasson Canyon)

The Public Hearing was opened at 7:06 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 presented the Staff Report. She stated that there were no changes or modifications made to the map from the previous approval.

Principal Planner Kirk stated that a letter was received was in opposition of the Project. He advised the Commissioner's what the letter stated.

A representative of the applicant Carlos Cuevas and Rudy Nunez (the Engineer) were available to answer any questions on the Project.

Appearing to speak: Mary Vernerable, Mike Matthews and Ms. Miller

There being no further response to the Chairman's invitation to speak, the Public Hearing was declared closed at 7:37 p.m.

The Public Hearing was reopened 7:37 p.m.

The representative addressed the concerns of the people who spoke on the Project.

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

Resolution 2017-79:

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. 37381 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 2017-80:

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. 37381 SUBDIVIDING 19.54 ACRES INTO 73 SINGLE-FAMILY RESIDENTIAL LOTS AND FIVE LETTERED LOTS FOR OPEN SPACE AND A DETENTION BASIN; and, *with modified Condition of Approval No. 134 will read: pay all applicable development impact fees in effect at the time of issuance of Building Permit including fees due pursuant to Lake Elsinore Municipal Code section 16.72 drainage, 16.74 TIFF (Traffic Infrastructure Fee's), DIF (Development Impact Fee), section 16.83 TUMF (Transportation Uniform Mitigation Fee), 16.85 MSHCP (Multiple Species Habitat Conservation Plan)

It was moved by Chairman Gray, seconded by Commissioner Carroll and unanimously carried, to adopt the Resolutions

Resolution 2017-81:

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. 37382 IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

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

Resolution 2017-82:

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. 37382 SUBDIVIDING 55.06 ACRES INTO 199 SINGLE-FAMILY RESIDENTIAL LOTS AND 23 LETTERED LOTS FOR OPEN SPACE, UTILITY EASEMENTS, AND DETENTION BASINS. *with revised Condition of Approval No. 134 for the payment of all applicable City wide Development Impact Fee's in effect at the time of issuance of Building Permits, including fee's due pursuant to Lake Elsinore Municipal Code Section 16.72 drainage, 16.74 TIF and the DIF for fire, 16.83 TUMF, and 16.85 MSHCP.

The meeting recessed at 7:46 p.m. and reconvened at 7:52 p.m.

4) Planning Application No. 2017-37 (The Cottages): A Request By Civic Partners for the Approval of A Development of 143 Multifamily Residential Units and Related on and Offsite Improvements.

The Public Hearing was opened at 7:52 p.m. Commissioner Carroll disclosed that he bid a project a few

years prior, for the applicants shopping center but stated he did not get the project. Administrative Clerk Wells affirmed receipt of Proof of Publication and noted that two emails had been received prior to the meeting, they were provided to the Commissioners.

Principal Planner Kirk presented the Staff Report.

The Commissioner's discussed the Project.

The applicant Jeff Pomeroy thanked staff for the work done on this project. He said the Conditions of Approval have been reviewed and he accepts them. He provided the Commissioner's with a tentative timeline on the Project.

Appearing to speak: Alma Quinn and Ms. Miller

The Commissioner's responded to the comments of the people appearing to speak. The Commissioner's discussed the Project.

There being no further response to the Chairman's invitation to speak, the Public Hearing was declared closed at 9:04 p.m.

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

Resolution 2017-83:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, APPROVAL OF ADDENDUM #1 TO A MITIGATED NEGATIVE DECLARATION (SCH 2008011082) FOR PLANNING APPLICATION 2017-37 (RESIDENTIAL DESIGN REVIEW 2017-00014 and TTM 37393); AND,

Resolution 2017-84:

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 2017-37 IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); AND,

Resolution 2017-85:

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 37393 FOR THE CONSOLIDATION OF 23 PARCELS AND THE RECONFIGURATION OF THE ADJACENT RIGHT OF WAY LOCATED AT ASSESSOR PARCEL NUMBERS (APNS) 365-030-004 THROUGH -007, -016 THROUGH -023, AND -027 THROUGH -037; AND,

Resolution 2017-86:

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 2016-103 FOR 143 MULTIFAMILY RESIDENTIAL UNITS AND RELATED IMPROVEMENTS, LOCATED AT ASSESSOR PARCEL NUMBERS (APNS) 365-030-004 THROUGH -007, -016 THROUGH -023, AND -027 THROUGH -037.

STAFF COMMENTS

Principal Planner Kirk said the East Lake Specific Amendment will be before the Planning Commission November 7, 2017, La Quinta got Building Permits issued and the Sports Complex is finishing up permitting with the

Environmental Resource Agency.

City Attorney Barbra Leibold spoke on affordable housing.

COMMISSIONERS' COMMENTS

Commissioner Armit said the presentations were great tonight.

Commissioner Klaarenbeek agreed with Commissioner Armit's comment.

Commissioner Carroll said that the three minute rule on the request to speak needs to tighten up. He thanked Staff and the applicant for a great project.

Vice-Chair Ross thanked Staff and said there were great presentations on all the projects.

ADJOURNMENT

The next Regular Planning Commission meeting will be held on Tuesday, November 7, 2017, at the Cultural Center, 183 N. Main Street, Lake Elsinore, CA 92530.

John Gray

John Gray

Chair

Justin Kirk

Justin Kirk

Planning Commission Secretary