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

PLEDGE OF ALLEGIANCE

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

ROLL CALL

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

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 – May 1, 2018 and May 15, 2018.

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

PUBLIC HEARING ITEM(S)

2) Planning Application No. 2018-27 - A Request for the construction of a single story single-family residence of 2,359 square feet of total living area, a 526 square foot attached two-car garage, a 74 square foot covered patio and related improvements located near the intersection of Granite Street and Flint Street. (APN: 377-272-016).

The Public Hearing was opened at 6:02 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 Technician Poley presented the Staff Report.

The applicant did not wish to comment.

There were no members of the public appearing to comment.

The Commissioners and Staff discussed landscaping.

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 Klaarenbeek and unanimously carried, to adopt the Resolutions.

Resolution 2018-51:
A RESOLUTION OF THE PLANNNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2018-27 (RESIDENTIAL DESIGN REVIEW NO. 2018-13) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

Resolution 2018-52:
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA APPROVING PLANNING APPLICATION NO. 2018-27 (RESIDENTIAL DESIGN REVIEW NO. 2018-13) FOR THE CONSTRUCTION OF A 2,359 SQUARE FOOT SINGLE STORY SINGLE-FAMILY RESIDENCE WITH AN ATTACHED TWO-CAR GARAGE OF 526 SQUARE FEET, A 74 SQUARE FOOT COVERED PATIO AND RELATED IMPROVEMENTS LOCATED AT APN: 377-272-016.

3) Planning Application No. 2018-25 (Chick-Fil-A) - Proposal to Demolish an Existing 7,750 Sq. Ft. Lone Star Steakhouse Restaurant and Construct a New 4,801 Sq. Ft. Chick-Fil-A Drive-Thru Restaurant.

The Public Hearing was opened at 6:13 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 Don Ikeler said that they agree with the Conditions of Approval and asked if there were any questions.

Commissioner Armit had questions regarding the drive-thru aisle capacity.

The applicant responded to the Commissioners question.

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 6:21 p.m.

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

Resolution 2018-53:
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. 2018-25 (CONDITIONAL USE PERMIT NO. 2018-02 AND COMMERICAL DESIGN REVIEW NO. 2018-06) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP).

Resolution 2018-54:
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 CONDITIONAL USE PERMIT NO. 2018-02 TO ESTABLISH A 4,801 SQUARE FOOT RESTAURANT WITH A DRIVE-THROUGH LOCATED AT APN: 377-080-084; and,

Resolution 2018-55:
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 COMMERCIAL DESIGN REVIEW NO. 018-06 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR A 4,801 SQUARE FOOT RESTAURANT WITH A DRIVE-THROUGH LOCATED AT APN: 377-080-084.

4) Planning Application 2017-74 (Commercial Design Review No. 2018-02; Tentative Parcel Map No. 37534 (2017-74); Conditional Use Permit No. 2017-18): A Proposed Development of a New Automobile Sales and Service Facility Including a 53,425 Square Foot Single Story Building and Related on and Offsite Improvements. The Project Site is Located on the Southeast Corner of the Intersection of Collier and Crane Avenues in Lake Elsinore, California and is Comprised of Three Parcels, Totaling Approximately 6.97 Acres in Size, and Known as Assessor Parcel Numbers (Apns) 377-080-053, 377-080-057, and 377-080-079.

The Public Hearing was opened at 6:21 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.

Assistant Community Development Director Kirk advised the Commissioner's that she had received correspondence.

Kirk presented the Staff Report.

The Applicant did not wish to comment.

There were no members of the public appearing to comment.

Commissoner Armit had questions regarding MSHCP.

The Commissioner's discussed the Project.

The Civil Engineer with Dave Evans & Associates answered questions.

There being no further response to the Chairman's invitation to speak, the Public Hearing was declared closed at 6:45 p.m.

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

Resolution 2018-56:
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 MITIGATED NEGATIVE DECLARATION 2016-01 FOR PLANNING APPLICATION 2017-74 (COMMERCIAL DESIGN REVIEW NO. 2018-02; TENTATIVE PARCEL MAP NO. 37534; CONDITIONAL USE PERMIT NO. 2017-18) *noting the recommended Mitigation Measures modified as requested by the Pechanga Tribe.

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

adopt the Resolution.

Resolution 2018-57:
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE ADOPT FINDINGS THAT PLANNING APPLICATION 2017-74 (COMMERCIAL DESIGN REVIEW NO. 2018-02; TENTATIVE PARCEL MAP NO. 37534; CONDITIONAL USE PERMIT NO. 2017-18) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP) *

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

Resolution 2018-58:
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. 37534 PROVIDING FOR THE CONSOLIDATION OF THREE (3) LOTS INTO ONE (1) LOT AND THE RECONFIGURATION OF THE ADJACENT; AND,

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

Resolution 2018-59:
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 CONDITIONAL USE PERMIT NO. 2017-18 FOR THE ESTABLISHMENT OF AN APPROXIMATELY 53,425 SQUARE FOOT AUTOMOBILE SALES AND SERVICE FACILITY; AND, *noting the added Condition of Approval No. 29, which requires all off loading of Vehicles to occur on site.

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

Resolution 2018-60:
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 COMMERCIAL DESIGN REVIEW NO. 2018-02 PROVIDING BUILDING DESIGNS FOR A 53,425 SQUARE FOOT SINGLE STORY BUILDING AND RELATED ON AND OFFSITE IMPROVEMENTS.

STAFF COMMENTS

Assistant Community Development Director Kirk updated the Commissioners of the modifications within the Planning Department and future Projects.

COMMISSIONERS' COMMENTS

Commissioner Gray congratulated Chairman Ross on his first official Planning Commission meeting as Chair.

Commissioner Klaarenbeek also congratulated Chairman Ross on the meeting.

Chairman Ross thanked everyone for joining the meeting.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 7:01 p.m. to Tuesday, August 21, 2018, at the Cultural Center, 183 N. Main Street, Lake Elsinore, CA 92530.

Myles Ross
Myles Ross
Chair

Justin Kirk
Justin Kirk
Planning Commission Secratery