



City of Lake Elsinore Planning Commission Meeting Minutes Tuesday, November 20, 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 Commissioner Klaarenbeek.

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.

PUBLIC HEARING ITEM(S)

- 1) Cannabis Facilities within the Business District of the General Plan - A Request to Establish Five (5) Cannabis Related Land Use Facilities within the Business District of the General Plan.

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.

Assistant Community Development Director Kirk presented the Staff Report.

The Commissioners had question for staff regarding the land use and would the use for the Project be appropriate for the area.

Economic Development Consultant Michael Brakin explained the Development Agreement process to the Planning Commission. He also briefed the Commissioners on the Economic and Fiscal Impact of each of the Cannabis Applications. He said he was available for any questions.

There were no members of the public appearing to make general comments or questions related to the overall permitting within the Business District.

The Commisssoners provided their comments and had some discussion and questions regarding the Project.

The applicant Kim Cousins spoke before the Commissioners; he provided them a brief description of his Project and was available for questions.

There was no one appearing to speak on the application.

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 Klaarenbeek, seconded by Vice-Chair Carroll, carried, to adopt the Resolutions noting, the abstention of Chairman Ross.

Resolution 2018-86:

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 DEVELOPMENT AGREEMENT NO. 2018-02 FOR AN APPROXIMATELY 6,141 SQUARE FOOT CANNABIS FACILITY WITHIN AN EXISTING BUILDING LOCATED AT 504 CENTRAL AVENUE (APN: 377-420-002).

Resolution 2018-87:

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 CONDITIONAL USE PERMIT NO. 2018-06 TO ESTABLISH A 6,141 SQUARE FOOT CANNABIS FACILITY WITHIN AN EXISTING BUILDING LOCATED AT 504 CENTRAL AVENUE (APN: 377-420-002).

Assistant Community Development Director Kirk presented PA 2018-38.

Chairman Ross called a recess at 7:04 p.m. and reconvened at 7:06 p.m.

The applicant Darren Hagen stated he had no comments but was available for questions.

Commissioner Armit asked the applicant if he could provide the Planning Commission with a description of manufacturing for the facility.

There was no further discussion from the Commission.

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 7:15 p.m.

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

Resolution 2018-88:

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 DEVELOPMENT AGREEMENT NO. 2018-06 FOR AN APPROXIMATELY 20,891 SQUARE FOOT CANNABIS FACILITY WITHIN AN EXISTING BUILDING LOCATED AT 480 THIRD STREET (APN: 377-140-027).

Resolution 2018-89:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, 2 CALIFORNIA, APPROVAL OF CONDITIONAL USE PERMIT NO. 2018-10 TO ESTABLISH A 20,891 SQUARE FOOT CANNABIS FACILITY WITHIN AN EXISTING BUILDING LOCATED AT 480 THIRD STREET (APN: 377-140-027).

Assistant Community Development Director Kirk presented PA 2018-39

A representative for the Project answered questions on behalf of Joseph Martin of Lake Elsinore Investment Corporation.

There were no members of the public appearing to comment.

The applicant did not wish to comment.

There being no further response to the Chairman's invitation to speak, the Public Hearing was declared closed at 7:24 p.m.

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

Resolution 2018-90:

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 DEVELOPMENT AGREEMENT NO. 2018-07 FOR AN APPROXIMATELY 8,500 SQUARE FOOT CANNABIS FACILITY WITHIN AN EXISTING BUILDING LOCATED AT 311 MINTHORN STREET (APN: 370-220-003, 019, AND 021).

Resolution 2018-91:

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 CONDITIONAL USE PERMIT NO. 2018-11 TO ESTABLISH A 8,500 SQUARE FOOT CANNABIS FACILITY WITHIN AN EXISTING BUILDING LOCATED AT 311 MINTHORN STREET (APN: 370-220-003, 019, AND 021).

Assistant Community Development Director Kirk presented PA 2018-41

There were no members of the public appearing to comment.

The applicant did not wish to comment.

There being no further response to the Chairman's invitation to speak, the Public Hearing was declared closed at 7:27 p.m.

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

Resolution 2018-92:

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 DEVELOPMENT AGREEMENT NO. 2018-09 FOR AN APPROXIMATELY 5,521 SQUARE FOOT CANNABIS FACILITY WITHIN AN EXISTING BUILDING LOCATED AT 510 CRANE STREET (APN: 377-430-028).

Resolution 2018-93:

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 CONDITIONAL USE PERMIT NO. 2018-13 TO ESTABLISH A 5,521 SQUARE FOOT CANNABIS FACILITY WITHIN AN EXISTING BUILDING LOCATED AT 510 CRANE STREET (APN: 377-430-028).

Assistant Community Development Director Kirk presented PA 2018-45.

The Consultant, Steve Rawlings with THC Group stated that he agreed to all the Conditions of Approval and the Terms and Conditions in the Development Agreement. He stated he was available for questions.

Appearing to speak: Shari Dawes

There was no further discussion from the Planning Commission.

There being no further response to the Chairman's invitation to speak, the Public Hearing was declared closed at 7:42 p.m.

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

Resolution 2018-94:

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 DEVELOPMENT AGREEMENT NO. 2018-12 FOR AN APPROXIMATELY 10,723 SQUARE FOOT CANNABIS FACILITY WITHIN THREE EXISTING BUILDINGS LOCATED AT 571 CRANE AVENUE (APNS: 377-410-020, 031, AND 034).

Resolution 2018-95:

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 CONDITIONAL USE PERMIT NO. 2018-16 TO ESTABLISH A 10,723 SQUARE FOOT CANNABIS FACILITY WITHIN THREE EXISTING BUILDINGS LOCATED AT 571 CRANE AVENUE (APNS: 377-410-020, 031, AND 034).

- 2) Cannabis Facilities within the East Lake District of the General Plan - A Request to Establish Three
3) Cannabis Related Land Use Facilities within the East Lake District of the General Plan.

The Public Hearing was opened at 7:43 p.m. There were no conflict of Interest disclosures. Administrative Clerk Wells affirmed receipt of Proof of Publication and noted that three emails of correspondence had been received. Assistant Community Development Director Kirk provided a brief description of what those emails entailed.

Assistant Community Development Director Kirk presented the Staff Report.

Economic Development Consultant Brakin explained the Development Agreement process to the Planning Commission. He also briefed the Commissioners on the Economic and Fiscal Impact of each of the Cannabis Applications. He presented a brief timeline for the Planning Commission and said he was available for questions.

There were no members of the public appearing to comment.

Assistant Community Development Director Kirk presented PA 2018-33.

The applicant David Hargett provided the Planning Commission with a brief description of the proposed facility.

There was discussion from the Planning Commission.

There being no further response to the Chairman's invitation to speak, the Public Hearing was declared closed at 7:53 p.m.

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

Resolution 2018-96:

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 DEVELOPMENT AGREEMENT NO. 2018-01 FOR AN APPROXIMATELY 1,550 SQUARE FOOT CANNABIS FACILITY WITHIN AN EXISTING BUILDING LOCATED AT 31885 CORYDON AVE (APN: 370-031-018).

Resolution 2018-97:

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 CONDITIONAL USE PERMIT NO. 2018-05 TO ESTABLISH A 1,550 SQUARE FOOT CANNABIS FACILITY WITHIN AN EXISTING BUILDING LOCATED AT 31885 CORYDON AVE (APN: 370-031-018).

Assistant Community Development Director Kirk presented PA 2018-36.

The applicant Bill Sullivan provided the Planning Commission with a hand out, provided a brief description of the facility and introduced his partner Dan Wise. He thanked staff and asked if there were any questions.

Appearing to speak: John Jessie

There was no further discussion from the Planning Commission.

There being no further response to the Chairman's invitation to speak, the Public Hearing was declared closed at 8:00 p.m.

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

Resolution 2018-98:

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 DEVELOPMENT AGREEMENT NO. 2018-04 FOR AN APPROXIMATELY 7,868 SQUARE FOOT CANNABIS FACILITY WITHIN AN EXISTING BUILDING LOCATED AT 31875 CORYDON (APN: 370-051-032).

Resolution 2018-99:

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 CONDITIONAL USE PERMIT NO. 2018-08 TO ESTABLISH A 7,868 SQUARE FOOT CANNABIS FACILITY WITHIN AN EXISTING BUILDING LOCATED AT 31875 CORYDON (APN: 377-051-032).

Assistant Community Development Director Kirk presented PA 2018-37

There were no members of the public appearing to comment.

There was no discussion from the Planning Commission.

There being no further response to the Chairman's invitation to speak, the Public Hearing was declared closed at 8:04 p.m.

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

Resolution 2018-100:

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 DEVELOPMENT AGREEMENT NO. 2018-05 FOR AN APPROXIMATELY 2,074 SQUARE FOOT CANNABIS FACILITY WITHIN AN EXISTING BUILDING LOCATED AT 31877 CORYDON (APN: 370-051-016).

Resolution 2018-101:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVAL OF CONDITIONAL USE PERMIT NO. 2018-09 TO ESTABLISH A 2,074 SQUARE FOOT CANNABIS FACILITY WITHIN AN EXISTING BUILDING LOCATED AT 31877 CORYDON (APN: 377-051-016).

STAFF COMMENTS

Community Development Director Taylor thanked staff for all their hard work on the Cannabis Applications. He advised the Planning Commission that there will be two more Cannabis Applications on the December 4, 2018 Planning Commission Meeting.

COMMISSIONERS' COMMENTS

Commissioner Gray stated that the approval of these facilities were a landmark for the City.

Commissioner wished fellow Commissioners and staff a Happy Thanksgiving.

Commissioner Klaarenbeek wished everyone Happy Holidays and thanked everyone who joined the Meeting.

Chairman Ross thanked staff on a well done project and the Applicants who were willing to invest in the Community. He wished everyone a Happy Thanksgiving and said good night.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 8:07 p.m. to Tuesday, December 4, 2018, at the Cultural Center, 183 N. Main Street, Lake Elsinore, CA 92530.

Myles Ross
Myles Ross
Chair

Justin Kirk
Justin Kirk
Assistant Community Development Director