



City of Lake Elsinore Planning Commission Meeting Minutes Tuesday, May 21, 2019

CALL TO ORDER

A Regular meeting of the Planning Commission of the City of Lake Elsinore was held in the Cultural Center, 183 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 Chairman Ross.

ROLL CALL

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

Absent: Commissioner Klaarenbeek

PUBLIC COMMENTS – NON AGENDIZED ITEMS – 3 MINUTES

Appearing to speak: Steve Timper

CONSENT CALENDAR ITEM(S)

1) Capital Improvement Plan (CIP) Budget for Fiscal Years 2019-20 to 2023-24 Conformance with General Plan.

Fiscal Officer Brendan Rafferty presented the staff report and provided answers the Commissioners had regarding current and future Projects.

It was moved by Commissioner Armit, seconded by Commissioner Gray, and carried to approve Meeting minutes, noting the absence of Commissioner Klaarenbeek.

Resolution 2019-24:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT THE FISCAL YEAR (FY) 2019-20 THROUGH FY2023-24 CIP CONFORMS TO THE LAKE ELSINORE GENERAL PLAN.

PUBLIC HEARING ITEM(S)

2) Planning Application No. 2017-28 (Silverleaf Motors) - An Automobile Dealership Facility with a 3,266 Sq. Ft. Two-Story Building and a Variance Request to Encroach into the Front and Rear Yard Setbacks due to Site Constraints.

The Public Hearing was opened at 6:06 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.

The Commissioner addressed questions about parking issues and loading and unloading cars.

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 6:20 p.m.

It was moved by Commissioner Gray, seconded by Vice-Chair Carroll, and carried to adopt the Resolutions, noting the absence of Commissioner Klaarenbeek.

Resolution 2019-25:

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. 2017-28 (CONDITIONAL USE PERMIT NO. 2017-05, COMMERCIAL DESIGN REVIEW NO. 2017-05, AND VARIANCE NO. 2017-03) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

Resolution 2019-26:

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. 2017-05 TO ESTABLISH A 3,266 SQUARE FOOT AUTOMOBILE DEALERSHIP FACILITY LOCATED AT APNS: 363-112-025, 026, AND 031; and,

Resolution 2019-27:

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. 2017-05 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR A 3,266 SQUARE FOOT AUTOMOBILE DEALERSHIP FACILITY LOCATED AT APNS: 363-112-025, 026, AND 031; and

Resolution 2019-28:

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 VARIANCE NO. 2017-03 FOR THE 3,266 SQUARE FOOT BUILDING TO ENCROACH INTO THE REQUIRED FRONT AND REAR YARD SETBACKS DUE TO SITE CONSTRAINTS.

3) Planning Application No. 2017-29 (Nichols Ranch Specific Plan): Specific Plan No. 2018-01, Specific Plan Amendment No. 2017-03, General Plan Amendment No. 2018-01, Zone Change No. 2018-01, Tentative Tract Map No. 37305, and related Environmental Impact Report (SCH# 2018051051).

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.

Senior Planner Abraham presented the Staff report.

The Commissioners had questions and provided their comments for staff.

The applicant Eric Werner with Nichols Rd. Partners thanked Staff for their work. He provided a brief history of the Project and design. Werner introduced Joel Morse and said he would speak about the details of the Specific Plan.

Joel Morse provided a brief description of the Specific Plan.

Werner replied to Commissioners comments and questions about the Project.

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 6:53 p.m.

It was moved by Vice-Chair Carroll, seconded by Commissioner Gray, and carried to adopt the Resolutions, noting the absence of Commissioner Klaarenbeek.

Resolution 2019-29:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT (ER 2018-03) (SCH NO. 2018051051) FOR PLANNING APPLICATION NO. 2017-29 (SPECIFIC PLAN NO. 2018-01, SPECIFIC PLAN AMENDMENT NO. 2017-03, GENERAL PLAN AMENDMENT NO. 2018-01, ZONE CHANGE NO.2018-01,AND TENTATIVE TRACT MAP NO. 37305);

Resolution 2019-30:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING ADOPTION OF FINDINGS THAT PLANNING APPLICATION NO. 2017-29 (SPECIFIC PLAN NO. 2018-01, SPECIFIC PLAN AMENDMENT NO. 2017-03, GENERAL PLAN AMENDMENT NO. 2018-01, ZONE CHANGE NO. 2018-01, AND TENTATIVE TRACT MAP NO. 37305) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP);

Resolution 2019-31:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF THE NICHOLS RANCH SPECIFIC PLAN (SP NO. 2018-01) AND APPROVAL OF SPECIFIC PLAN AMENDMENT NO. 2017-03

Resolution 2019-32:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. 2018-01

Resolution 2019-33:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF ZONE CHANGE NO. 2018-01

Resolution 2019-34:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF TENTATIVE TRACT MAP NO. 37305.

WORKSHOP

4) Lake Elsinore Municipal Code Amendments to Streamline Code Provisions and Procedures.

Planning Manager MacHott presented the Staff Report.

The Commissioner provided their input and discussed the Code Amendment.

MacHott advised the Commissioners that there would be a Public Hearing on June 4, 2019 on the Code Amendment.

There were no members of the Public appearing to comment.

Commissioner Armit thanked Staff for cleaning the Code Amendment up.

STAFF COMMENTS

Community Development Director Taylor thanked Staff and notified Commissioners of the future Projects.

COMMISSIONERS' COMMENTS

Commissioner Gray said the Nichols Rd. Project would be a great addition to the City.

Chairman Ross thanked everyone for attending the Meeting and thanked fellow Commissioners for the great discussion on the workshop. He thanked Staff for the High quality work they are doing.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 7:32 p.m. to Tuesday, June 4, 2019, 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