



## **City of Lake Elsinore Planning Commission Meeting Minutes Tuesday, May 18, 2021**

### **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 6:01 p.m. by Vice Chairman Gray.

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Dobler.

### **ROLL CALL**

Present - Commissioners Mathew Dobler, Michael Carroll and Vice Chairman Gray

Absent - Chairman Rendell Klaarenbeek and Commissioner Jodi Peters

### **PUBLIC COMMENTS – NON AGENDIZED ITEMS – 3 MINUTES**

There were no members of the Public appearing to speak.

### **CONSENT CALENDAR ITEM(S)**

APPROVE THE MEETING MINUTES FOR THE MEETING OF December 15, 2020

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

Planning Application No. 2020-106 (Sunny Express Carwash) Requesting to Demolish Two (2) Existing Abandoned Buildings and Construct a New a 5,436 sq. ft. Automated Carwash

The Public Hearing was opened at 6:04 p.m. There were no conflict of Interest disclosures. Assistant Community Development Director Kirk affirmed receipt of Proof of Publication and noted that no written communication had been received.

Damaris Abraham, Senior Planner presented the staff presentation.

No questions were asked of staff.

Vice Chairman Gray opened the item to receive public comment from the applicant or other interested parties. Assistant Community Development Director Kirk confirmed there was no request to speak.

Commissioner Dobler opined on his position that Riverside Drive in the area had two existing carwashes with a new, third carwash also planned. He questioned whether another carwash facility was needed for this area.

Assistant Community Development Director Kirk responded to the question.

Assistant City Attorney David Mann asked for clarification that there were no issues with proximity of Commissioner residents to the subject site. Commissioners Carroll and Dobler clarified that there were none.

Public Hearing was closed at 6:09.

Vice chairman Gray moved to adopt:

**Resolution 2021-18:**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2020-17 TO ESTABLISH A 5,436 SQUARE FOOT AUTOMATED CARWASH LOCATED AT 31401 RIVERSIDE DRIVE (APN: 379-160-002).

**Resolution 2021-19:**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING COMMERCIAL DESIGN REVIEW NO. 2020-01 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR A 5,436 SQUARE FOOT AUTOMATED CARWASH LOCATED AT 31401 RIVERSIDE DRIVE (APN: 379-160-002).

Motion failed for the lack of a second.

Assistant Community Development Director Kirk inquired as to the nature of the item due to the failure of a second, specifically if the item was considered continued or would it require noticed again for further consideration. Assistant City Attorney Mann clarified that the action was a motion to approve to the item.

Assistant City Attorney Mann asked if there was another motion that would like to be made, either to not approve the project or to continue the item until there was a full quorum.

Public hearing was reopened at 6:11.

Commissioner Carroll expressed his concerns with the project were similar to Commissioner Dobler, noting that with the two existing carwashes and the new carwash located at the corner of Lincoln and Riverside, another carwash was not needed. He concluded by stating he was not sure what further motion to make.

Assistant City Attorney Mann clarified that no additional motion was required and the lack of the second to the original motion would constitute no action being taken by the Planning Commission. The applicant would have the opportunity to appeal the lack of action taken to the City Council.

Commissioner Dobler stated that seemed appropriate. Commissioner Dobler provided additional comments related to the application and his concerns.

Assistant City Attorney Mann clarified that as there was no further action on the item, the Applicant could appeal the action and inquired as to the filing deadline.

Assistant Community Development Director clarified the deadline.

Public hearing was closed again at 6:14. Vice Chairman Gray thanked the other commissioners for their opinions and position on the matter.

Planning Application No. 2016-56 (Running Deer Estates) for the Design and Construction of 96 Single-Family Residential Units and a Variance Request for Lot 7 of Tract No. 31957

The Public Hearing was opened at 6:15 p.m. There were no conflict of Interest disclosures. Assistant Community Development Director Kirk affirmed receipt of Proof of Publication and noted that written notification had been received three (3) emails that were provided to the commission and would read them into the record during the public comment period.

Damaris Abraham, Senior Planner presented the staff presentation.

No questions from staff.

Vice Chairman Gray opened the item to receive public comment from the applicant or other interested parties.

Assistant Community Development Director Kirk read into the record the letters received from; 1 Jessica Ceron, Christy Foraker and Angelo Fallara.

Christy Foraker provided additional comments regarding the development.

Assistant Community Development Director Kirk provided

Brian Oakes, clarified the nature the of drainage ditch that was no longer being used due to the improvements in topography, would create a hazard as the new fence would create an unmaintained drainage facility and attract a nuisance.

Commissioner Carroll provided additional questions regarding the existing v-ditch and easement condition.

Richard Holtz, Asserted the easement would be vacated as the electrical lines would be undergrounded. Asked what the buffer area would look like. Stated his concerns with the development, the loss of views, and what say so in the matter.

Commissioner Carroll expressed that the resident would have a say so as the Commission is listening to the residents and that the issue with the easement was not the Planning Commission.

Edgar Gomez, Richmond America established that there is an Edison easement in the buffer area and that the project is conditioned, and they are working with Edison on the relocation/undergrounding of the electrical lines and they would work with Edison on the vacation of the easement. Additionally, he expressed that he could not find any additional information related to the drainage easement, stated that the project would construct a block wall on the project boundary and clarified privacy concerns.

Assistant Community Development Director clarified the vacation of the easement process and stated that the Engineering Division would monitor the process.

Public Hearing was closed at 6:54.

Commissioner Dobler moved and was seconded by Commissioner Carroll:

**Resolution 2021-20:**

Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2016-56 (RESIDENTIAL DESIGN REVIEW NO. 2021-01 AND VARIANCE NO. 2021-01) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP);

**Resolution 2021-21:**

Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING RESIDENTIAL DESIGN REVIEW NO. 2021-01 PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 96 SINGLE-FAMILY RESIDENTIAL UNITS LOCATED WITHIN TRACT NO. 31957;

**Resolution 2021-22:**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING VARIANCE NO. 2021-01 FOR LOT 7 OF TRACT 31957 TO ENCROACH 5.6 FEET INTO THE REQUIRED 20 FOOT REAR YARD SETBACK DUE TO SITE CONSTRAINTS.

**Vote**

Yes – Commissioners Dobler and Carroll and Vice Chairman Gray

Noes –

Abstentions -

Absent – Chairman Rendell Klaarenbeek and Commissioner Jodi Peters

**Planning Application No. 2019-63 (Lakeview Plaza) for a New Neighborhood Shopping Center with Four (4) Buildings (43,120 sq. ft. in Total) and 207 Parking Spaces**

The Public Hearing was opened at 6:55 p.m. There were no conflict of Interest disclosures. Assistant Community Development Director Kirk affirmed receipt of Proof of Publication and noted that no written communication had been received.

Damaris Abraham, Senior Planner presented the staff presentation.

No questions for staff.

Vice Chairman Gray opened the item to receive public comment from the applicant or other interested parties.

Ali Baddi (sp?), project architect provided comments in support of the project.

Public Hearing was closed at 7:00.

Commissioner Dobler moved and was seconded by Commissioner Carroll to adopt:

**Resolution 2021-23:**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING ADOPTION OF FINDINGS THAT PLANNING APPLICATION NO. 2019-63 (TENTATIVE PARCEL MAP NO. 37854 AND COMMERCIAL DESIGN REVIEW NO. 2019-24) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP);

**Resolution 2021-24:**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP NO. 37854 SUBDIVIDING 3.9 ACRES INTO FOUR PARCELS RANGING IN SIZE FROM 0.48 ACRES TO 1.49 ACRES LOCATED AT APNS 375-092-002 THROUGH 006

**Resolution 2021-25:**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF COMMERCIAL DESIGN REVIEW NO. 2019-24 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR THE LAKEVIEW PLAZA PROJECT LOCATED AT APNS 375-092-002 THROUGH 006.

**Vote**

Yes – Commissioners Dobler and Carroll and Vice Chairman Gray

Noes –

Abstentions -

Absent – Chairman Rendell Klaarenbeek and Commissioner Jodi Peters

**BUSINESS ITEM(S)**

None.

**STAFF COMMENTS**

Assistant Community Development Director provided a brief update.

**COMMISSIONERS' COMMENTS**

Commissioner Carroll provided summary comments.

Commissioner Dobler provided summary comments.

**Commission**

## **ADJOURNMENT**

There being no further business to come before the Commission, the meeting was adjourned at 7:05 p.m. to Tuesday, June 1, 2021, at the Cultural Center, 183 N. Main Street, Lake Elsinore, CA 92530.