



City of Lake Elsinore

LAKE-ELSINORE.ORG
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CULTURAL CENTER
183 N. MAIN STREET
LAKE ELSINORE, CA
92530

Meeting Minutes - Final Planning Commission

John Gray, Chair
Matthew Dobler, Vice Chair
Michael Carroll, Commissioner
Rendell Klaarenbeek, Commissioner
Jodi Peters, Commissioner

Tuesday, June 21, 2022

6:00 PM

Cultural Center

CALL TO ORDER

The Regular Meeting of the Planning Commission was called to order at 6:02 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Jodi Peters led the pledge of allegiance.

ROLL CALL

Present 4 - Chair John Gray, Vice Chair Matthew Dobler, Commissioner Jodi Peters, and Commissioner Michael Carroll
Absent 1 - Commissioner Rendell Klaarenbeek

PUBLIC COMMENTS – NON AGENDIZED ITEMS – 3 MINUTES

CONSENT CALENDAR

1) Approval of Minutes

Approve Minutes of the Regular Planning Commission Meetings of May 17, 2022.

A motion was made by Commissioner Peters, seconded by Vice Chair Dobler, that this Planning Consent Calendar be Approved. The motion carried by the following vote:

Aye: 4 - Chair Gray, Vice Chair Dobler, Commissioner Peters and Commissioner Carroll

Absent: 1 - Commissioner Klaarenbeek

PUBLIC HEARING(S)

2) Planning Application No. 2019-07 (Bamiyan Marketplace) requesting to develop a new mixed-use commercial and residential development (123,026 sq. ft. in total) on a 12.60-acre site

1. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING ADOPTION OF A MITIGATED NEGATIVE DECLARATION (ER 2019-04) (SCH NO. 2021120417) FOR PLANNING APPLICATION NO. 2019-07 (TENTATIVE TRACT MAP NO. 37578, CONDITIONAL USE PERMIT NO. 2019-03, COMMERCIAL DESIGN REVIEW NO. 2019-05, AND

UNIFORM SIGN PROGRAM NO. 2019-01);

2. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING ADOPTION OF FINDINGS THAT PLANNING APPLICATION NO. 2019-07 (TENTATIVE TRACT MAP NO. 37578, CONDITIONAL USE PERMIT NO. 2019-03, COMMERCIAL DESIGN REVIEW NO. 2019-05, AND UNIFORM SIGN PROGRAM NO. 2019-01) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP);
3. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF TENTATIVE TRACT MAP NO. 37578 SUBDIVIDING 12.60 ACRES INTO SEVEN LOTS RANGING IN SIZE FROM 0.25 ACRES TO 4.13 ACRES LOCATED APNS 381-320-020 AND 023;
4. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 2019-03 TO ESTABLISH THE BAMİYAN MARKETPLACE PROJECT LOCATED AT APNS 381-320-020 AND 023;
5. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF COMMERCIAL DESIGN REVIEW NO. 2019-05 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR THE BAMİYAN MARKETPLACE PROJECT LOCATED AT APNS 381-320-020 AND 023; and,
6. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF UNIFORM SIGN PROGRAM NO. 2019-01 ESTABLISHING A UNIFORM SIGN PROGRAM FOR THE BAMİYAN MARKETPLACE PROJECT LOCATED AT APNS 381-320-020 AND 023.

The Public Hearing was opened at 6:05 p.m.

Planning Manager Abraham provided a presentation.

Applicant Representative Stephen Ott provided a presentation.

Judy Lippold was called to speak.

Mary Jo Ramirez was called to speak.

Sidney Moore was called to speak.

Danny Rabadi was called to speak.

Rob Skrede was called to speak.

Council Member Tisdale was called to speak.

The Public Hearing was closed at 6:44 p.m.

A motion was made by Commissioner Peters, seconded by Commissioner Carroll, to adopt the 6 Resolutions. The motion carried by the following vote:

Aye: 4 - Chair Gray, Vice Chair Dobler, Commissioner Peters and Commissioner Carroll

Absent: 1 - Commissioner Klaarenbeek

The meeting went into Recess at 6:46 p.m.

The meeting Reconvened at 6:50 p.m.

3) Planning Application No. 2021-26 (Ortega BESS) Requesting Design Review Approval to Construct a 20-Megawatt Battery Energy Storage System

Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2021-26 (COMMERCIAL DESIGN REVIEW NO. 2021-12) FOR THE CONSTRUCTION OF A 20-MEGAWATT BATTERY ENERGY STORAGE SYSTEM LOCATED AT APN: 377-200-045.

The Public Hearing was opened at 6:51 p.m.

Associate Planner Beery provided a presentation.

Commissioners asked questions about fencing and impact to future housing development.

Applicant Representative James Damon from Hecate was called to speak.

Applicant Representative Dale Watson from Stantec was called to speak.

The Public Hearing was closed at 7:12 p.m.

A motion was made by Commissioner Peters, seconded by Chair Gray, that this Planning Public Hearing be Approved. The motion failed, carried by the following vote:

Aye: 2 - Chair Gray and Commissioner Peters

Nay: 2 - Vice Chair Dobler and Commissioner Carroll

Absent: 1 - Commissioner Klaarenbeek

Vote to approve failed due to tie vote: 2 to 2

Assistant City Attorney Mann asked if the Planning Commission can consider continuing item to the July 19, 2022 Planning Commission Meeting, to allow for the full Commission to be present to consider the item.

A motion was made by Chair Gray, seconded by Commissioner Peters, that this Planning Public Hearing be Continued to the July 19, 2022 Planning Commission Meeting. The motion carried by the following vote:

Aye: 4 - Chair Gray, Vice Chair Dobler, Commissioner Peters and Commissioner Carroll

Absent: 1 - Commissioner Klaarenbeek

4) Planning Application No. 2016-67 (Rosetta View Estates) Requesting Approval for the Design and Construction of 27 Single-Family Residential Units in Tentative Tract Map No. 32129

Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE

ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2016-67 (RESIDENTIAL DESIGN REVIEW NO. 2022-01) PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 27 DETACHED SINGLE-FAMILY RESIDENTIAL UNITS IN TENTATIVE TRACT MAP NO. 32129.

The Public Hearing was opened at 7:17 p.m.

Associate Planner Beery provided a presentation.

The Public Hearing was closed at 7:21 p.m.

A motion was made by Commissioner Carroll, seconded by Vice Chair Dobler, to adopt the Resolution.

Aye: 4 - Chair Gray, Vice Chair Dobler, Commissioner Peters and Commissioner Carroll

Absent: 1 - Commissioner Klaarenbeek

BUSINESS ITEM(S)

None.

STAFF COMMENTS

Planning Manager Abraham advised the Commissioners that the July 5, 2022 Planning Commission meeting may be cancelled.

COMMISSIONERS' COMMENTS

Commissioner Peters made a comment about the new constructions along Ortega.

Vice Chair Dobler gave his appreciation to the public for coming in and giving their input on the projects.

Commissioner Carroll commented on future development and thanked the staff.

Chairman Gray made a comment about tonight's projects. He commended the Applicant from Bamiyan Marketplace Project for making changes to the project and for addressing previous issues.

ADJOURNMENT

The Lake Elsinore Planning Commission adjourned at 7:27 p.m. to the next Regular meeting of Tuesday, July 5, 2022 in the Cultural Center located at 183 N. Main Street commencing at 6:00 p.m.

John Gray,
Chairman

Damaris Abraham,
Planning Manager