



## REPORT TO PLANNING COMMISSION

**To:** Honorable Chair and Members of the Planning Commission

**From:** Damaris Abraham, Assistant Community Development Director

**Date:** February 6, 2024

**Subject:** Planning Application No. 2022-02 (Ambassador Discipleship Center) – A Request for a Design Review approval to remodel an existing 14,565 sq. ft. four-story building with a 2,087 sq. ft. addition (16,652 sq. ft. total) and a 3,906 sq. ft. storage building and a Conditional Use Permit to establish and operate a congregate living and educational facility located at 164 and 184 South Main Street

**Applicant:** Brett Masters, Dream Center Lake Elsinore

### Recommendation

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities);
2. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2022-02 (CONDITIONAL USE PERMIT NO. 2022-21) TO ESTABLISH A CONGREGATE LIVING AND EDUCATIONAL FACILITY IN AN EXISTING 14,565 SQ. FT. BUILDING WITH 2,087 ADDITION (16,652 SQ. FT. TOTAL) AND A 3,906 STORAGE BUILDING LOCATED AT 164 AND 184 SOUTH MAIN STREET (APNS: 373-153-039 AND 373-153-041); and
3. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2022-02 (COMMERCIAL DESIGN REVIEW NO. 2022-14) TO REMODEL AN EXISTING 14,565 SQ. FT. BUILDING WITH 2,087 ADDITION (16,652 SQ. FT. TOTAL) AND A 3,906 STORAGE BUILDING AS A NEW CONGREGATE LIVING AND EDUCATIONAL FACILITY WITH DINING ROOM AND COMMERCIAL RETAIL RESTAURANT AND OTHER RELATED ONSITE IMPROVEMENTS LOCATED AT 164 AND 184 SOUTH MAIN STREET (APNS: 373-153-039 AND 373-153-041).

**Background**

The project was continued from the January 16, 2024 Planning Commission meeting to the February 6, 2024 Planning Commission meeting in order for the applicant to address the comments received regarding this project.

**Project Location**

The project site consists of two (2) parcels totaling 0.85 acres in size and is located at the southeast corner of Main Street and Prospect Street, more specifically 164 and 184 South Main Street within the Downtown Elsinore Specific Plan. The first parcel is 0.38 acres of mostly flat terrain that contains the existing vacant Ambassador Hotel, swimming pool, outdoor areas, and a gravel parking lot. The second parcel is 0.47 acres and contains an abandoned service station building and a fire damaged mechanics service garage structure. The project site encompasses Assessor Parcel Numbers (APNs) 373-153-039 and 373-153-041.

**Environmental Setting**

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Vacant Bldgs.	Downtown Elsinore Specific Plan (DESP)	Mixed Use - DESP
North	Commercial	Downtown Elsinore Specific Plan (DESP)	Mixed Use - DESP
South	Commercial/Retail	Downtown Elsinore Specific Plan (DESP)	Mixed Use - DESP
East	Apartments	Downtown Elsinore Specific Plan (DESP)	Mixed Use - DESP
West	Vacant & Grocery Store	Downtown Elsinore Specific Plan (DESP)	Mixed Use - DESP

*Table 1: Environmental Setting*

**Project Description**

The Ambassador Discipleship Center Project consists of applications for Commercial Design Review No. 2022-14 and Conditional Use Permit No. 2022-21, which collectively are being processed under Planning Application No. 2022-02.

**Commercial Design Review No. 2022-14** proposes to remodel the existing 14,565 sq. ft. four-story Ambassador Hotel building with a 2,087 sq. ft. addition (16,652 sq. ft. total) as a new congregate living and educational facility to include new sleeping dorm rooms, offices, conference/training rooms, a 1,358 sq. ft. dining room and kitchen area/retail commercial restaurant and the demolition of the service station and the repair and reconstruction of a 3,906 sq. ft. storage/parking building. The project also includes site improvements such as parking lot paving for 29 parking spaces, a new 3,765 sq. ft. basketball court, water quality detention basin, new sidewalks, lighting, trash enclosure, and landscaping on the approximately 0.85-acre site.

The building and floor plan breakdown for both buildings are shown in Table 2 below:

BUILDING TYPE	FLOOR	EXISTING (Sq. Ft.)	ADDITION (Sq. Ft.)	TOTAL (Sq. Ft.)
<i>Ambassador Residence Building</i>				
	1 <sup>st</sup> Floor	3,759	575	4,334
	2 <sup>nd</sup> Floor	3,602	504	4,106
	3 <sup>rd</sup> Floor	3,602	504	4,106
	4 <sup>th</sup> Floor	3,602	504	4,106
	<b>Subtotal</b>			<b>16,652</b>
<i>Storage/Parking Building</i>				
	Main Floor	3,283	-	3,283
	Mezzanine	623	-	623
	<b>Subtotal</b>			<b>3,906</b>
<b>TOTAL</b>				<b>20,558</b>

**Table 2:** Building and Floor Plan Breakdown

Ambassador Residence Building Floor Plan Details

The existing 14,565 sq. ft. four-story building will be remodeled with dorm rooms, offices, conference/training rooms, a dining room and kitchen area. A 2,087 sq. ft. addition is proposed for circulation and egress purposes. The layout for each floor is proposed as follows:

- 1<sup>st</sup> Floor – 4,334 sq. ft. with dining room, kitchen, conference rooms, office, common room, stairwell and elevator
- 2<sup>nd</sup> Floor – 4,106 sq. ft. with dorm rooms, staff bedrooms, office, conference room, laundry room, stairwell and elevator
- 3<sup>rd</sup> Floor – 4,106 sq. ft. with dorm rooms, staff bedrooms, office, laundry room, stairwell and elevator
- 4<sup>th</sup> Floor – 4,106 sq. ft. with dorm rooms, staff bedrooms, office, laundry room, stairwell and elevator

Architecture and Treatments

Exterior renovations for the *Ambassador Residence Building* will include the demolition of the existing roof element, stairway penthouse roof, external mechanical ductwork, elevator shaft, and doors and the removal of the existing faux brick accent finish. The proposed exterior finish will include Navajo white stucco finish, scored running bond stucco base, stucco foam cornice, mission clay tile, metal dome roof painted patina copper metal, railing and metals painted dark brown, terra cotta deco tile accent, wood trellis, blue fabric awnings, and black decorative tubular metal gates with arched top.

The *Storage/Parking Building* is designed to match with exterior finishes including Navajo white stucco, paint to match La Habra stucco, metal doors, railings, and blue fabric awnings.

### Landscaping

The proposed landscaping plan has been designed to complement the architectural style and to conform to the water efficiency standards under Chapter 19.08 of the Lake Elsinore Municipal Code (LEMC). The project boundary will be landscaped with drought tolerant shrubs and trees that will provide shaded areas and a defined border of the project site. Trees will also be planted within the interior of the project site to break up the impervious areas and to provide shade within the parking areas.

### Site Access and Street Improvements

Vehicular access to the project site will be provided from the two (2) driveways to be located on Main Street. The project is required to replace driveway approaches and sidewalk along property frontage on Main Street. The project is also required to reconstruct the curb and gutter on Main Street along the property frontage as required by the City of Lake Elsinore Standards.

**Conditional Use Permit No. 2022-21** proposes to establish and operate a congregate living and educational facility within the *Ambassador Residence Building* for 52 participants plus staff for a total of 64 occupants. Information regarding the program has been provided by the applicant. The program will serve as a transitional housing option, in a congregate dormitory setting, for participants enrolled in or moving on from other programs not located on the property. The program is administered in group, individual, and educational Sessions. Participants may include men, women and families each in designated areas of the building.

Participants will be provided with:

- A safe place to live for periods longer than six months up to two years.
- Daily meal service.
- Access to supportive services such as Spiritual and Life Skill Training and Mentoring, provided by the program, to assist the participant to become a productive member of the community.
- Assistance in obtaining services offered by others not located at the Ambassador.

### Proposed Activities

This program will include access and guidance to other state and privately funded services off-site for housing, mental and physical health as well as restorative programs aimed at making them responsible, active, contributing members of the local community. There will also be training, and other activities offered on-site for the improvement of the residents. Some of these things may include bible studies, work search workshops, tutoring, resume writing, computer literacy, etc.

### Security and Safety Features

The facility will be staffed by qualified personnel 24 hours a day, 7 days a week and 365 days a year. These personnel will provide security monitoring of the campus. A dedicated resident entry

will be provided between the reception area and the Diner on the first floor. This entry will be key coded and allow only the residents to access the sleeping floors of the facility. The elevator will also be key coded to not allow unauthorized persons to access the sleeping floors. The public interior and exterior areas will be well lit. Security cameras and alarms may be used in areas both on the interior and the exterior to monitor the campus. The facility will also implement no abuse/violence policy. According to the applicant, persons not complying with this policy will be removed from the program. Program participants must maintain their sobriety. Participants found to be intoxicated or under the influence of drugs will be removed from the program. The building will be equipped with a Fire Sprinkler and Fire Alarm system. Building Plans as submitted for Building permits shall reflect all security and safety features.

### Retail Operations

#### *Retail Food and Drink Sales (restaurant) from the Diner Dining room*

The facility will offer dining options for retail patrons in the off hours from meal service for residents. The dining room will provide light meals, and nonalcoholic drink service. The facility will serve as a training ground for residents who enroll in the Culinary Art training program scheduled to be offered to residents. This program will provide another avenue for job training while providing an opportunity for residents to provide “service” to the community. Additionally, the dining room will have a pickup counter to patrons to call ahead or schedule delivery service pick up of food items or meals.

#### *Retail Conference room rentals*

The facility will make its first-floor conference center available to the public for rental, when the Ambassador’s programs are not using the spaces. These rentals will be coordinated with the reception staff on the first floor. Catering from the Kitchen/Diner will also be available for these spaces.

### Hours of Operation

The facility will operate as follows:

- Office/Operations: 8 am to 5 pm, Monday through Friday.
- Meal Service/Dining Room:
  - Breakfast – 6:30 am to 9 am 7 days a week.
  - Lunch – 11:30 am to 1:30 pm 7 days a week.
  - Dinner – 5:00 pm to 7:30 pm 7 days a week.
- Housing/Mentorship Component: 24 hours a day/ 7 days a week.
- Staff will be onsite 24 hours a day/ 7 days a week.

### Analysis

The project site is located within the Downtown Elsinore Specific Plan (DESP) and has a Mixed-Use Land Use Designation with a Downtown Core Overlay. The Mixed-Use designation provides for a mix of residential and commercial uses within a single proposed development area, with an

emphasis on retail, service, civic and professional office uses. Residential uses are allowed, either as a stand-alone project, or in combination with commercial uses. The Floor Area Ratio (FAR) for nonresidential uses in the Mixed-Use designation shall not exceed 2.50.

The proposed use, a congregate living and educational facility, is not specifically listed as a permitted use or a conditionally permitted use Table 3-1 (Land Use Matrix) of the DESP. In accordance with Section 8.5.2 (Minor Modifications to the Specific Plan) of the DESP, the applicant has requested a determination by the Community Development Director that the proposed use substantially complies with the Mixed-Use land use category and is a use requiring approval of a Conditional Use Permit. Per Section 8.5.2.2 (Minor Modification Findings and Procedures) of the DESP for a Minor Modification request submitted concurrently with an application for Design Review or Conditional Use Permit, the determination shall be made in conjunction with the Design Review and the Conditional Use Permit process.

The applicant is requesting the new use definition of Supportive Housing – Privately Administered to be added to Table 3-1 (Land Use Matrix) of the DESP as a use subject to a Conditional Use Permit.

*“Supportive Housing - Privately Administered”* means – housing provided by a private social service entity or organization, with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

*“Target Population”* means – persons that require assistance from a governmental agency(ies) or privately funded entity(ies) or organization(s) with the goal of becoming an active and productive member of the community. These persons may include, among other populations, adults, emancipated minors, and families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

#### Minor Modification Findings (DESP Section 8.5.2.2)

1. The proposed use, Supportive Housing – Privately Administered, is in accord with the purpose of Chapter 3 of the ELSP and has characteristics similar to those uses listed in Table 3-1 (Land Use Matrix). The definition is similar to other uses allowed in the DESP such as Offices, Restaurants, Housing, Boarding Houses, Motels and Live-Work Units. The project as proposed has several of these uses already built into the program. The use substantially conforms with the objectives and policy direction of the Specific Plan.
2. The use will not adversely affect public health and safety and will not adversely affect adjacent development areas. The proposed use is located within an existing building and proposes no exterior uses. The proposed use does not propose either directly or indirectly any detrimental effects to the existing surrounding community. All applicable City departments and agencies have reviewed the Conditional Use Permit. The project has been conditioned as such to avoid any possible negative impacts to the general health, safety, comfort, or general welfare of the surrounding neighborhood or the City.

3. The proposed use complies with the requirements of the California Environmental Quality Act (CEQA). The proposed project is exempt from CEQA pursuant to Section 15301 (Class 1: Existing Facilities) as described in the Environmental Determination Section below.

Downtown Core

The Downtown Core area is located along both sides of Main Street, from Franklin to the southwest boundary of the Plan. Its purpose is to designate that portion of the Downtown Elsinore Specific Plan, which requires specific policies that promote a vibrant, 18-hour activity downtown destination in which to live, work and play.

The project complies with the Policies of the Downtown Core area:

- The use promotes the walkability of the downtown by catering to pedestrians and has the capability to remain open serving the public into the evening hours. The areas of the first floor used for training rooms and the dining room will have a retail component including:
  - Rental of training and conferences rooms to the general public.
  - Dining room will provide public sales of food and drink to the general public, walk in or pick up.
- The proposed renovation of the existing Ambassador building will maintain the existing pedestrian scale and historic character of Main Street within the Downtown Core area.

Staff has reviewed the submitted development plans for compliance with the Mixed Use development standards and regulations of Table 3-2 of the DESP. The proposed development conforms to applicable standards as shown in the below table.

Development Standards	Required	Proposed
Area	No Minimum	N/A
Width (Frontage)	No Minimum	N/A
Depth	No Minimum	N/A
<b>Setbacks</b>		
Side (each)	0	0
Street Side	15 ft.	15 ft.
Rear	None, but 15 ft. where adjacent to residential use	15 ft. (new construction)
<b>Other Standards</b>		
Maximum Height	None	62' – 8"
Floor Area Ratio	2.50	0.55
Site Coverage	N/A	N/A
Parking	25	29

**Table 3:** Development Standards

### Parking Analysis

The project complies with the onsite parking standards listed in the Table 3-2 of the DESP. The DESP requires one (1) parking space per room for hotels and three (3) parking spaces per 1,000 sq. ft. of office space. The project is required to provide 25 parking spaces. The project will have sufficient parking, as 29 parking spaces will be provided.

The architectural design of the proposed building complies with the Architectural Requirements found in Section 3.6 of the DESP and complies with the Nonresidential Development Standards (Chapter 17.112) of the LEMC.

The Design Review Committee, which includes staff from Planning, Building and Safety, Fire, and Engineering, has reviewed the proposed project, and have conditioned the project to ensure compliance with the general plan and the LEMC.

### Environmental Determination

Staff recommends that the Planning Commission determine that the proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1: Existing Facilities). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. (e) Additions to existing structures provided that the addition will not result in an increase of more than: (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The project proposes to remodel the existing 14,565 sq. ft. four-story building with a 2,087 sq. ft. addition (16,652 sq. ft. total). The site is fully developed, and only minor on site modifications are planned in association with the proposed use.

### MSHCP Consistency

The project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project site is completely disturbed and is developed with an existing commercial center. The project site is not located in a Criteria Cell and was not required to be processed through the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) processes. The project complies with all other applicable requirements of the MSHCP.

### Public Notice

Notice of the hearing for this application has been published in the Press-Enterprise newspaper and mailed to property owners within 300 feet of the subject property. As of the writing of this report, staff has received one (1) email in support and two (2) emails in opposition of this application and are attached to the staff report (Attachment 9).

**Attachments**

- Attachment 1 – CUP Resolution
- Attachment 2 – CDR Resolution
- Attachment 3 – Conditions of Approval
- Attachment 4 – GIS Exhibits
- Attachment 5 – Design Review Package
- Attachment 6 – Project Description
- Attachment 7 – Color Renderings
- Attachment 8 – Public Notice Materials
- Attachment 9 – Public Comments



## RESOLUTION NO. 2024-

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2022-02 (CONDITIONAL USE PERMIT NO. 2022-21) TO ESTABLISH A CONGREGATE LIVING AND EDUCATIONAL FACILITY IN AN EXISTING 14,565 SQ. FT. BUILDING WITH 2,087 ADDITION (16,652 SQ. FT. TOTAL) AND A 3,906 STORAGE BUILDING LOCATED AT 164 AND 184 SOUTH MAIN STREET (APNS: 373-153-039 AND 373-153-041)**

**Whereas**, Brett Masters, Dream Center Lake Elsinore, has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2022-02 (Conditional Use Permit No. 2022-21 and Commercial Design Review No. 2022-14) to remodel an existing 14,565 sq. ft. four-story building with a 2,087 sq. ft. addition (16,652 sq. ft. total) and a 3,906 sq. ft. storage building, as a new congregate living and educational facility with conference rooms, a 1,358 sq. ft. dining room and kitchen area/retail commercial restaurant, and a Conditional Use Permit to establish and operate a congregate living and educational use for 52 participants plus staff for a total of 64 occupants on a 0.85-acre site in the Downtown Elsinore Specific Plan (DESP). The project site is located southeast corner of Main Street and Prospect Street, more specifically 164 and 184 South Main Street (APNs: 373-153-041 and 373-153-039);

**Whereas**, Section 6.0 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) requires that all discretionary projects within a MSHCP Criteria Cell undergo the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) process to analyze the scope of the proposed development and establish a building envelope that is consistent with the MSHCP criteria;

**Whereas**, Section 6.0 of the MSHCP further requires that the City adopt consistency findings demonstrating that the proposed discretionary entitlement complies with the MSHCP Criteria Cell, and the MSHCP goals and objectives;

**Whereas**, Section 17.415.070.A of the Lake Elsinore Municipal Code (LEMC) provides that certain uses have operational characteristics that, depending on the location and design of the use, may have the potential to negatively impact adjoining properties, businesses or residents and therefore are permitted subject to the issuance of a Conditional Use Permit, which allows the City to comprehensively review and approve the use;

**Whereas**, pursuant to Section 17.415.070.B of the LEMC, the Planning Commission (Commission) has been delegated with the responsibility of reviewing and approving, conditionally approving, or denying Conditional Use Permits; and

**Whereas**, on January 16, 2024 and February 6, 2024, at a duly noticed Public Hearing, the Commission has considered evidence presented by the Community Development Department and other interested parties with respect to this item.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

**Section 1:** The Commission has considered the Project prior to making a decision and has found it acceptable.

**Section 2:** That in accordance with the MSHCP, the Commission makes the following findings for MSHCP consistency:

1. The Project is not subject to the City's LEAP and the Western Riverside County Regional Conservation Authority's (RCA) JPR processes as it is not located within a Criteria Cell.
2. The Project is consistent with the Riparian/Riverine Areas, Vernal Pools Guidelines, and the Fuel Management Guidelines as the Project is wholly located within an existing building and does not include any earth disturbing activities therefore Sections 6.1.2 or 6.3.1 of the MSHCP are not applicable.
3. The project is consistent with the Protection of Narrow Endemic Plant Species Guidelines and the Additional Survey Needs and Procedures because the project is not located within any Narrow Endemic Plant Species Survey Areas or Critical Species Survey Areas.
4. The Project is consistent with the Fuels Management Guidelines because the Project site is not within or adjacent to any MSHCP Criteria Cell or conservation areas.
5. The project has been conditioned to pay any applicable MSHCP Local Development Mitigation fees.

**Section 3:** The Commission hereby finds and determines that the project is categorically exempt from California Environmental Quality Act (Cal. Publ. Res. Code §§21000 et seq. "CEQA") and CEQA Guidelines (14. Cal. Code Regs. §§15000 et seq.), specifically pursuant to Section 15301 (Class 1 – Existing Facilities). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. (e) Additions to existing structures provided that the addition will not result in an increase of more than: (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The project proposes to remodel the existing 14,565 sq. ft. four-story building with a 2,087 sq. ft. addition (16,652 sq. ft. total). The site is fully developed, and only minor on site modifications are planned in association with the proposed use.

**Section 4:** That in accordance with LEMC Section 17.415.070.C. Findings, the Commission makes the following findings regarding Conditional Use Permit No. 2022-21:

1. That the proposed use, on its own merits and within the context of its setting, is in accord with the objectives of the General Plan and the purpose of the planning district in which the site is located.

*The project site is located within the Downtown Elsinore Specific Plan (DESP) and has a Mixed Use Land Use Designation with a Downtown Core Overlay. The Mixed Use designation provides for a mix of residential and commercial uses within a single proposed development area, with an emphasis on retail, service, civic and professional office uses. Residential uses are allowed, either as a stand-alone project, or in combination with commercial uses. The Floor Area Ratio (FAR) for nonresidential uses in the Mixed Use designation shall not exceed 2.50. The proposed use, a congregate living and educational facility, is not specifically listed as permitted use or a conditionally permitted use Table 3-1 (Land Use Matrix) of the DESP. In accordance with Section 8.5.2 (Minor Modifications to the Specific Plan) of the DESP, the Community Development Director has made a*

*finding that the proposed use, Supportive Housing – Privately Administered, is in accord with the purpose of Chapter 3 of the ELSP and has characteristics similar to those uses listed in Table 3-1 (Land Use Matrix). The definition is similar to other uses allowed in the DESP such as Offices, Restaurants, Housing, Boarding Houses, Motels and Live-Work Units. The project as proposed has several of these uses already built into the program. The use substantially conforms with the objectives and policy direction of the Specific Plan.*

2. The proposed use will not be detrimental to the general health, safety, comfort or general welfare of persons residing or working within the neighborhood of the proposed use or the City, or injurious to property or improvements in the neighborhood or the City.

*The proposed use is located within an existing building and proposes no exterior uses. The proposed use does not propose either directly or indirectly any detrimental effects to the existing surrounding community. All applicable City departments and agencies, have reviewed the conditional use permit. The project has been conditioned as such to avoid any possible negative impacts to the general health, safety, comfort, or general welfare of the surrounding neighborhood or the City.*

3. The Site for the intended use is adequate in size and shape to accommodate the use, and for all the yards, setbacks, walls or fences, landscaping, buffers and other features required by this title.

*The proposed use has been analyzed and staff has determined that the proposed use meets all applicable sections of the DESP and LEMC and will complement the existing uses, based on the submitted plans and conditions of approval imposed upon the project.*

4. The Site for the proposed use relates to streets and highways with proper design both as to width and type of pavement to carry the type and quantity of traffic generated by the subject use.

*The proposed use is located within an existing built environment, inclusive of streets. The existing streets are of adequate size to facilitate safe and convenient transportation to and from the site.*

5. In approving the subject use at the specific location, there will be no adverse effect on abutting properties or the permitted and normal use thereof.

*The project has been thoroughly reviewed and conditioned by all applicable City departments and outside agencies thereby eliminating the potential for any adverse effects.*

6. Adequate conditions and safeguards pursuant to LEMC 17.415.070.B, including guarantees and evidence of compliance with conditions, have been incorporated into the approval of the subject project to ensure development of the property in accordance with the objectives of this chapter and the planning district in which the site is located.

*Pursuant to Section 17.415.070.B of the LEMC, the Project was considered by the Planning Commission at a duly noticed Public Hearing on January 16, 2024 and February 6, 2024, appropriate and applicable conditions of approval have been included to protect the public health, safety and general welfare.*

**Section 5:** Based upon the evidence presented, both written and testimonial, and the above findings, the Commission hereby finds that the project is consistent with the MSHCP.

**Section 6:** Based upon the evidence presented, the above findings, and the Conditions of Approval imposed upon the Project, the Commission hereby approves Conditional Use Permit No. 2022-21.

**Section 7:** This Resolution shall take effect immediately upon its adoption.

**Passed and Adopted** on this 6<sup>th</sup> day of February, 2024.

\_\_\_\_\_  
Jodi Peters, Chair

**Attest:**

\_\_\_\_\_  
Damaris Abraham,  
Assistant Community Development Director

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF LAKE ELSINORE        )

I, Damaris Abraham, Assistant Community Development Director of the City of Lake Elsinore, California, hereby certify that Resolution No. 2024-\_\_ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held on February 6, 2024 and that the same was adopted by the following vote:

AYES  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Damaris Abraham,  
Assistant Community Development Director

**RESOLUTION NO. 2024-\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2022-02 (COMMERCIAL DESIGN REVIEW NO. 2022-14) TO REMODEL AN EXISTING 14,565 SQ. FT. BUILDING WITH 2,087 ADDITION (16,652 SQ. FT. TOTAL) AND A 3,906 STORAGE BUILDING AS A NEW CONGREGATE LIVING AND EDUCATIONAL FACILITY WITH DINING ROOM AND COMMERCIAL RETAIL RESTAURANT AND OTHER RELATED ONSITE IMPROVEMENTS LOCATED AT 164 AND 184 SOUTH MAIN STREET (APNS: 373-153-039 AND 373-153-041)**

**Whereas**, Brett Masters, Dream Center Lake Elsinore, has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2022-02 (Conditional Use Permit No. 2022-21 and Commercial Design Review No. 2022-14) to remodel an existing 14,565 sq. ft. four-story building with a 2,087 sq. ft. addition (16,652 sq. ft. total) and a 3,906 sq. ft. storage building, as a new congregate living and educational facility with conference rooms, a 1,358 sq. ft. dining room and kitchen area/retail commercial restaurant, and a Conditional Use Permit to establish and operate a congregate living and educational use for 52 participants plus staff for a total of 64 occupants on a 0.85-acre site in the Downtown Elsinore Specific Plan (DESP). The project site is located southeast corner of Main Street and Prospect Street, more specifically 164 and 184 South Main Street (APNs: 373-153-039 and 373-153-041);

**Whereas**, Section 6.0 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) requires that all discretionary projects within a MSHCP Criteria Cell undergo the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) process to analyze the scope of the proposed development and establish a building envelope that is consistent with the MSHCP criteria;

**Whereas**, Section 6.0 of the MSHCP further requires that the City adopt consistency findings demonstrating that the proposed discretionary entitlement complies with the MSHCP Criteria Cell, and the MSHCP goals and objectives;

**Whereas**, pursuant to Section 17.415.050 (Major Design Review) of the Lake Elsinore Municipal Code (LEMC) the Planning Commission (Commission) has the responsibility of reviewing and approving, conditionally approving, or denying design review applications; and

**Whereas**, on January 16, 2024 and February 6, 2024, at a duly noticed Public Hearing the Commission has considered evidence presented by the Community Development Department and other interested parties with respect to this item.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

**Section 1:** The Commission has considered the project prior to making a decision and has found it acceptable.

**Section 2:** That in accordance with the MSHCP, the Commission makes the following findings for MSHCP consistency:

1. The Project is not subject to the City's LEAP and the Western Riverside County Regional Conservation Authority's (RCA) JPR processes as it is not located within a Criteria Cell.

2. The Project is consistent with the Riparian/Riverine Areas, Vernal Pools Guidelines, and the Fuel Management Guidelines as the Project is wholly located within an existing building and does not include any earth disturbing activities therefore Sections 6.1.2 or 6.3.1 of the MSHCP are not applicable.
3. The project is consistent with the Protection of Narrow Endemic Plant Species Guidelines and the Additional Survey Needs and Procedures because the project is not located within any Narrow Endemic Plant Species Survey Areas or Critical Species Survey Areas.
4. The Project is consistent with the Fuels Management Guidelines because the Project site is not within or adjacent to any MSHCP Criteria Cell or conservation areas.
5. The project has been conditioned to pay any applicable MSHCP Local Development Mitigation fees.

**Section 3:** The Commission has reviewed and analyzed the proposed Project pursuant to the California Planning and Zoning Laws (Cal. Gov. Code §§ 59000 et seq.), the Lake Elsinore General Plan (GP), the Downtown Elsinore Specific Plan (DESP), and the LEMC and finds and determines that the proposed Project is consistent with the requirements of California Planning and Zoning Law and with the goals and policies of the GP, DESP, and the LEMC.

**Section 4:** The Commission hereby finds and determines that the Project is categorically exempt from California Environmental Quality Act (Cal. Publ. Res. Code §§21000 et seq. "CEQA") and CEQA Guidelines (14. Cal. Code Regs. §§15000 et seq.), specifically pursuant to Section 15301 (Class 1 – Existing Facilities). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. (e) Additions to existing structures provided that the addition will not result in an increase of more than: (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The project proposes to remodel the existing 14,565 sq. ft. four-story building with a 2,087 sq. ft. addition (16,652 sq. ft. total). The site is fully developed, and only minor on site modifications are planned in association with the proposed use.

**Section 5:** That in accordance with Section 17.415.050.G of the LEMC, the Commission makes the following findings regarding Commercial Design Review No. 2022-14:

1. The Project, as approved, will comply with the goals and objectives of the General Plan, Specific Plan and the Zoning District in which the Project is located.

*The project site is located within the Downtown Elsinore Specific Plan (DESP) and has a Mixed Use Land Use Designation with a Downtown Core Overlay. The Mixed Use designation provides for a mix of residential and commercial uses within a single proposed development area, with an emphasis on retail, service, civic and professional office uses. Residential uses are allowed, either as a stand-alone project, or in combination with commercial uses. The Floor Area Ratio (FAR) for nonresidential uses in the Mixed Use designation shall not exceed 2.50. The proposed use, a congregate living and educational facility, is not specifically listed as permitted use or a conditionally permitted use Table 3-1 (Land Use Matrix) of the DESP. In accordance with Section 8.5.2 (Minor Modifications to the Specific Plan) of the DESP, the Community Development Director has made a finding*

*that the proposed use, Supportive Housing – Privately Administered, is in accord with the purpose of Chapter 3 of the ELSP and has characteristics similar to those uses listed in Table 3-1 (Land Use Matrix). The definition is similar to other uses allowed in the DESP such as Offices, Restaurants, Housing, Boarding Houses, Motels and Live-Work Units. The project as proposed has several of these uses already built into the program. The use substantially conforms with the objectives and policy direction of the Specific Plan.*

2. The Project complies with the design directives contained in the General Plan and all other applicable provisions of the LEMC.

*The exterior modifications of the proposed building complies with the Architectural Requirements found in Section 3.6 of the DESP and complies with the Nonresidential Development Standards (Chapter 17.112) of the LEMC. In addition, safe and efficient circulation has been achieved onsite.*

3. Conditions and safeguards pursuant to Section 17.415.050.G.3 of the LEMC, including guarantees and evidence of compliance with conditions, have been incorporated into the approval of the Project to ensure development of the property in accordance with the objectives of Section 17.415.050.

*Pursuant to Section 17.415.050.E of the LEMC, the project was considered by the Planning Commission at a duly noticed Public Hearing held on January 16, 2024 and February 6, 2024. The Project, as reviewed and conditioned by all applicable City divisions, departments and agencies, will not have a significant effect on the environment.*

**Section 6:** Based upon the evidence presented, both written and testimonial, and the above findings, the Commission hereby finds that the project is consistent with the MSHCP.

**Section 7:** Based upon the evidence presented, the above findings, and the Conditions of Approval imposed upon the Project, the Commission hereby approves Commercial Design Review No. 2022-14.

**Section 8:** This Resolution shall take effect immediately upon its adoption.

**Passed and Adopted** on this 6<sup>th</sup> day of February, 2024.

---

Jodi Peters, Chair

**Attest:**

---

Damaris Abraham,  
Assistant Community Development Director

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF LAKE ELSINORE        )

I, Damaris Abraham, Assistant Community Development Director of the City of Lake Elsinore, California, hereby certify that Resolution No. 2024-\_\_ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held February 6, 2024 and that the same was adopted by the following vote:

AYES  
NOES:  
ABSTAIN:  
ABSENT:

---

Damaris Abraham,  
Assistant Community Development Director

## CONDITIONS OF APPROVAL

**PROJECT:** PA 2022-02 (CUP 2022-21 & CDR 2022-14)  
**PROJECT NAME:** Ambassador Discipleship Center  
**PROJECT LOCATION:** 164 and 184 South Main Street (APN: 373-153-039 and 373-153-041)  
**APPROVAL DATE:**  
**EFFECTIVE DATE:**  
**EXPIRATION DATE:**

### GENERAL

1. Planning Application No. 2022-02 (Conditional Use Permit No. 2022-21 and Commercial Design Review No. 2022-14) to remodel an existing 14,565 sq. ft. four-story building with a 2,087 sq. ft. addition (16,652 sq. ft. total) and a 3,906 sq. ft. storage building, as a new congregate living and educational facility with conference rooms, a 1,358 sq. ft. dining room and kitchen area/retail commercial restaurant, and a Conditional Use Permit to establish and operate a congregate living and educational use for 52 participants plus staff for a total of 64 occupants on a 0.85-acre site in the Downtown Elsinore Specific Plan (DESP). The project site is located southeast corner of Main Street and Prospect Street, more specifically 164 and 184 South Main Street (APNs: 373-153-039 and 373-153-041).
2. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, Agents, and its Consultants (Indemnitees) from any claim, action, or proceeding against the Indemnitees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning approval, implementation and construction of CUP 2022-21 and CDR 2022-14, which action is sought within the time period provided for in California Government Code Sections 65009 and/or 66499.37, and Public Resources Code Section 21167, including the approval, extension or modification of CUP 2022-21 and CDR 2022-14 or any of the proceedings, acts or determinations taken, done, or made prior to the decision, or to determine the reasonableness, legality or validity of any condition attached thereto. The applicant's indemnification is intended to include, but not be limited to, damages, fees and/or costs awarded against or incurred by Indemnitees and costs of suit, claim or litigation, including without limitation attorneys' fees, penalties and other costs, liabilities and expenses incurred by Indemnitees in connection with such proceeding. The City will promptly notify the applicant of any such claim, action, or proceeding against the City. If the project is challenged in court, the City and the applicant shall enter into formal defense and indemnity agreement, consistent with this condition.
3. Within 30 days of Project approval and prior to issuance of any building permits, the applicant shall sign and complete an "Acknowledgement of Conditions," and shall return the executed original to the Community Development Department for inclusion in the case records.

### PLANNING DIVISION

4. Conditional Use Permit No. 2022-21 shall lapse and become void two years following the date on which the conditional use permit became effective, unless one of the following: (1) prior to the expiration of two years, a building permit related to the conditional use permit is

issued and construction commenced and diligently pursued toward completion; or (2) prior to the expiration of two years, the applicant has applied for and has been granted an extension of the conditional use permit approval pursuant to subsections (a), (b), and (c) of Lake Elsinore Municipal Code (LEMC) Section 17.415.070.D.2. Subject to the provisions of LEMC Section 17.415.070.I, a conditional use permit granted pursuant to the provisions of this section shall run with the land and shall continue to be valid upon a change of ownership of the site or structure, which was the subject of the Conditional Use Permit application.

5. Commercial Design Review No. 2022-14 shall lapse and become void two years following the date on which the design review became effective, unless one of the following: (1) prior to the expiration of two years, a building permit related to the design review is issued and construction commenced and diligently pursued toward completion; or (2) prior to the expiration of two years, the applicant has applied for and has been granted an extension of the design review approval pursuant to subsections (1) and (2) of Lake Elsinore Municipal Code (LEMC) Section 17.415.050.I.1. Notwithstanding conditions to the contrary, a design review granted pursuant to LEMC Section 17.415.050.I.2 shall run with the land for this two-year period, subject to any approved extensions, and shall continue to be valid upon a change of ownership of the site, which was the subject of the design review application.
6. The applicant shall provide all project-related on-site and off-site improvements as required by these Conditions of Approval.
7. Any proposed minor revisions to approved plans shall be reviewed and approved by the Community Development Director or designee. Any proposed substantial revisions to the approved plans shall be reviewed according to the provisions of the Municipal Code in a similar manner as a new application.
8. Provisions of the City's Noise Ordinance (LEMC Chapter 17.176) shall be satisfied during all site preparation and construction activity. Site preparation activity and construction shall not commence before 7:00 AM and shall cease no later than 5:00 PM, Monday through Friday. Only finish work and similar interior construction may be conducted on Saturdays and may commence no earlier than 8:00 am and shall cease no later than 4:00 p.m. Construction activity shall not take place on Sunday, or any Legal Holidays.
9. The applicant shall meet all applicable City Codes and Ordinances.
10. A business license shall be obtained prior to a certificate of occupancy of the proposed establishment.
11. Business hours for the facility shall be as follows:
  - Office/Operations: 8 am to 5 pm, Monday through Friday.
  - Meal Service/Dining Room:
    - Breakfast – 6:30 am to 9 am 7 days a week.
    - Lunch – 11:30 am to 1:30 pm 7 days a week.
    - Dinner – 5:00 pm to 7:30 pm 7 days a week.
  - Housing/Mentorship Component: 24 hours a day/ 7 days a week.
  - Staff will be onsite 24 hours a day/ 7 days a week.

In the event the applicant proposes to modify the hours of operation, the modification shall be subject to review by the Community Development Director. The Community

Development Director may approve the modification or refer the matter to the Planning Commission if judged to be substantial.

12. Any outdoor activities will require a temporary use permit or special event permit, as applicable, shall be obtained from the City of Lake Elsinore prior to conducting any outdoor events on the subject property.
13. An application for modification, expansion or other change in a Conditional Use Permit shall be reviewed according to the provisions of the Section 17.415.070 of the LEMC, in a similar manner as a new application
14. If operation of this use raises concerns related to parking, noise, traffic, or other impacts, at the discretion of the Community Development Director, this Conditional Use Permit may be referred back to the Planning Commission for subsequent review at a Public Hearing. If necessary, the Commission may modify or add conditions of approval to mitigate such impacts, or may revoke said Conditional Use Permit.
15. All Conditions of Approval shall be reproduced on page one of building plans prior to their acceptance by the Building and Safety Division, Community Development Department. All Conditions of Approval shall be met prior to the issuance of a Certificate of Occupancy and release of utilities.
16. All future development proposals shall be reviewed by the City on a project-by-project basis. If determined necessary by the Community Development Director or designee, additional environmental analysis will be required.
17. Any proposed minor revisions to the approved plans are subject to review and approval by the Community Development Director or designee. Any proposed substantial revisions to the approved plans shall be reviewed according to the provisions of the Municipal Code in a similar manner as a new application.
18. No individual signs are approved as part of this approval. The applicant or designee shall submit an application for a sign permit, pay appropriate fees and receive approval from the Community Development Department for any sign(s) installed at the project site.
19. There shall be no loitering in or around the establishment.
20. Graffiti shall be removed within 24 hours.
21. The vicinity of the establishment shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.
22. All roof mounted or ground support air conditioning units or other mechanical equipment incidental to development shall be architecturally screened or shielded by landscaping so that they are not visible from neighboring property or public streets. Any roof mounted central swamp coolers shall also be screened, and the Community Development Director, prior to issuance of building permit shall approve screening plan.
23. The property address (in numerals at least six inches high) shall be displayed near the entrance and be easily visible from the front of the subject property and public right-of-way.

24. The applicant shall construct trash enclosure(s) with a decorative roof to match the colors, materials and design of the project architecture.
25. Landscaping installed for the project shall be continuously maintained to the reasonable satisfaction of the Community Development Director. If it is determined that the landscaping is not being maintained, the Director of Community Development shall have the authority to require the property owner to bring the landscaping into conformance with the approved landscape plan. The continued maintenance of all landscaped areas shall be the responsibility of the developer or any successors in interest.
26. The proposed location of on-site construction trailers shall be approved by the Community Development Director or designee. A cash bond of \$1,000 shall be required for any construction trailers placed on the site and used during construction. Bonds will be released after removal of trailers and restoration of the site to an acceptable state, subject to approval of the Community Development Director or designee. Such trailer(s) shall be fully on private property and outside the public right of way.
27. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The operator shall institute whatever security and operational measures are necessary to comply with this requirement.
28. If any of the conditions of approval set forth herein fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted, deny or further condition issuance of all future building permits, deny revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation.

**Prior to Issuance of Grading Permits/Building Permits**

29. The applicant shall pay all applicable City fees, including but not limited to Development Impact Fees (DIF) and MSHCP Fees per LEMC Section 16.85, at the rate in effect at the time of payment.
30. Prior to issuance of a building permit, the applicant shall submit water and sewer plans to the Elsinore Valley Municipal Water District (EVMWD) for review and approval. The applicant shall incorporate all EVMWD required conditions and standards.
31. Prior to issuance of Building Permit, the Applicant shall submit a photometric study to the Community Development Department for review and approval. The plan shall ensure that all exterior on-site lighting are shielded and directed on-site so as not to create glare onto neighboring properties and streets or allow illumination above the horizontal plane of the fixture.
32. Prior to the issuance of a Building Permit, all exterior wall mounted and freestanding light fixtures shall be submitted for review and approval by the Director of Community Development, or their designee. Light fixtures shall compliment the architectural style of the buildings onsite.

33. Prior to the issuance of a Building Permit, the color, finish and pattern of all decorative paving onsite shall be submitted for review and approval by the Director of Community Development, or their designee.
34. Prior to issuance of a building permit, Final Landscaping / Irrigation Detail Plans shall be submitted along with appropriate fees for review and approval by the Community Development Director or designee.
  - a. All planting areas shall have permanent and automatic sprinkler system with 50% plant coverage using a drip irrigation method.
  - b. All planting areas shall be separated from paved areas with a six inch (6") high and six inch (6") wide concrete curb. Runoff shall be allowed from paved areas into landscape areas.
  - c. Planting within fifteen feet (15') of ingress/egress points shall be no higher than twenty-four inches (24").
  - d. Landscape planters shall be planted with an appropriate parking lot shade tree pursuant to the LEMC and Landscape Design Guidelines.
  - e. No required tree planting bed shall be less than 5 feet wide.
  - f. Root barriers shall be installed for all trees planted within 10 feet of hardscape areas to include sidewalks.
  - g. Any transformers and mechanical or electrical equipment shall be indicated on landscape plan and screened as part of the landscaping plan.
  - h. The landscape plan shall provide for ground cover, shrubs, and trees and meet all requirements of the City's adopted Landscape Guidelines.
  - i. All landscape improvements shall be bonded 100% for material and labor for two years from installation sign-off by the City. Release of the landscaping bond shall be requested by the applicant at the end of the required two years with approval/acceptance reviewed by the Landscape Consultant and approved by the Community Development Director or Designee.
  - j. All landscaping and irrigation shall be installed within affected portion of any phase at the time a Certificate of Occupancy is requested for any building.
  - k. Final landscape plan must be consistent with approved site plan.
  - l. Final landscape plans to include planting and irrigation details.
  - m. Final landscape plans shall include drought tolerant planting consistent with Elsinore Valley Municipal Water District standards subject to plan check and approval by the City's landscape plan check consultant.
  - n. No turf shall be permitted.

### **BUILDING DIVISION**

35. Final Building and Safety Conditions. Final Building and Safety Conditions will be addressed when building construction plans are submitted to Building and Safety for review. These conditions will be based on occupancy, use, the California Building Code (CBC), and related codes which are enforced at the time of building plan submittal.
36. Compliance with Code. All design components shall comply with applicable provisions of the 2022 edition of the California Building, Plumbing and Mechanical Codes; 2022 California Electrical Code; California Administrative Code, 2022 California Energy Codes, 2022 California Green Building Standards, California Title 24 Disabled Access Regulations, and Lake Elsinore Municipal Code.

37. Disabled Access. Applicant shall provide details of all applicable disabled access provisions and building setbacks on plans to include:
  - a. All ground floor units to be adaptable.
  - b. Disabled access from the public way to the entrance of the building.
  - c. Van accessible parking located as close as possible to the main entry.
  - d. Path of accessibility from parking to furthest point of improvement.
  - e. Path of travel from public right-of-way to all public areas on site, such as clubhouse, trash enclosure, tot lots and picnic areas.
38. Street Addressing. Applicant must obtain street addressing for all proposed buildings by requesting street addressing and submitting a site plan for commercial or multi-family residential projects or a recorded final map for single-family residential projects. It takes 10 days to issue address and notify other agencies. Please contact Sonia Salazar at [ssalazar@lake-elsinore.org](mailto:ssalazar@lake-elsinore.org) or 951-674-3124 X 277.
39. Obtain Approvals Prior to Construction. Applicant must obtain all building plans and permit approvals prior to commencement of any construction work.
40. Obtaining Separate Approvals and Permits. Trash enclosures, patio covers, light standards, and any block walls will require separate approvals and permits.
41. Sewer and Water Plan Approvals. On-site sewer and water plans will require separate approvals and permits. Septic systems will need to be approved from Riverside County Environmental Health Department before permit issuance.
42. House Electrical Meter. Applicant shall provide a house electrical meter to provide power for the operation of exterior lighting, irrigation pedestals and fire alarm systems for each building on the site. Developments with single user buildings shall clearly show on the plans how the operation of exterior lighting and fire alarm systems when a house meter is not specifically proposed.

#### **At Plan Review Submittal**

43. Submitting Plans and Calculations. Applicant must submit to Building and Safety four (4) complete sets of plans and two (2) sets of supporting calculations for review and approval including:
  - a. An electrical plan including load calculations and panel schedule, plumbing schematic, and mechanical plan applicable to scope of work.
  - b. A Sound Transmission Control Study in accordance with the provisions of the Section 1207, of the 2022 edition of the California Building Code.
  - c. A precise grading plan to verify accessibility for the persons with disabilities.
  - d. Truss calculations that have been stamped by the engineer of record of the building and the truss manufacturer engineer.

#### **Prior to Issuance of Grading Permit(s)**

44. Onsite Water and Sewer Plans. Onsite water and sewer plans, submitted separately from the building plans, shall be submitted to Building and Safety for review and approval.

45. Demolition Permits. A demolition permit shall be obtained if there is an existing structure to be removed as part of the project.

**Prior to Issuance of Building Permit(s)**

46. Plans Require Stamp of Registered Professional. Applicant shall provide appropriate stamp of a registered professional with original signature on the plans. Provide C.D. of approved plans to the Building Division.

**Prior to Beginning of Construction**

47. Pre-Construction Meeting. A pre-construction meeting is required with the building inspector prior to the start of the building construction.

**ENGINEERING DEPARTMENT**

**General**

48. All new submittals for plan check or permit shall be made using the City's online Citizen Self-Service Portal (CSSP).
49. All engineering plans shall be prepared by a California licensed Civil Engineer using the City's standard title block.
50. All required soils, geology, hydrology and hydraulic and seismic reports shall be prepared by a licensed Civil Engineer and Soils Engineer, as applicable.
51. All slopes and landscaping within the public right-of-way shall be maintained by the property owner, owner's association, firms contracted by the property owner's association, or another maintenance entity approved by the City Council.
52. In accordance with the City's Franchise Agreement for waste disposal and recycling, the applicant shall be required to contract with CR&R, Inc. for removal and disposal of all waste material, debris, vegetation and other rubbish generated both during cleaning, demolition, clear and grubbing or all other phases of construction and during occupancy.
53. Applicant shall submit a detailed hydrology and hydraulic study for review for the sufficient containment and conveyance of the storm water to a safe and adequate point as approved by the City Engineer.
54. The site will accommodate all construction activity, building activity, vehicles, etc. No staging on public streets, or private property belonging to others shall be conducted without the written permission of the property owner.
55. Minimum good housekeeping and erosion and sediment control Best Management Practices (BMPs) shall be implemented.

**FEES**

56. Applicant shall pay all applicable permit application and Engineering assessed fees, including without limitation plan check and construction inspection fees, at the prevalent rate

at time of payment in full.

57. Applicant shall pay all applicable Mitigation and Development Impact Fees at the prevalent rate at time of payment in full. Fees are subject to change. Mitigation and Development Impact Fees include without limitation:
- Master Drainage Plan Fee – Due prior to Grading Permit issuance, whichever is first.
  - Traffic Infrastructure Fee (TIF) – Due prior to Building Permit issuance
  - Transportation Uniform Mitigation Fee (TUMF) – Due prior to Occupancy

### **LAND DIVISION**

58. Applicant shall submit and complete plan check review and approval for a parcel merger for APNs 373-153-039 and 373-153-041. Parcel merger shall be recorded prior to first issuance of the building permit.

### **STORM WATER MANAGEMENT / POLLUTION PREVENTION / NPDES**

#### **Design**

59. The project is responsible for complying with the Santa Ana Region National Pollutant Discharge Elimination System (NPDES) Permits as warranted based on the nature of development and/or activity.
60. A Final Water Quality Management Plan (WQMP) will be required and shall be prepared using the Santa Ana Region of Riverside County Guidance Document and approved template and submitted for review and approval to the City. The Final WQMP shall be approved by the City prior rough grading plan approval or issuance of any permit for construction.
61. The Final WQMP shall document the following:
- Detailed site and project description.
  - Potential stormwater pollutants.
  - Post-development drainage characteristics.
  - Low Impact Development (LID) BMP selection and analysis.
  - Structural and non-structural source control BMPs.
  - Treatment Control BMPs.
  - Site design and drainage plan (BMP Exhibit).
  - Documentation of how vector issues are addressed in the BMP design, operation and maintenance.
  - GIS Decimal Minute Longitude and Latitude coordinates for all LID and Treatment Control BMP locations.
  - Hydraulic Conditions of Concern (HCOC) – demonstrate that discharge flow rates, velocities, duration and volume for the post construction condition from a 2-year, 24-hour rainfall event will not cause adverse impacts on downstream erosion and receiving waters, or measures are implemented to mitigate significant adverse impacts downstream public facilities and water bodies. Evaluation documentation shall include pre- and post-development hydrograph volumes, time of concentration and peak discharge velocities, construction of sediment budgets, and a sediment transport analysis. If HCOC applies, the project shall implement measures to limit disturbance of natural water bodies and drainage systems; conserve natural areas; protect slopes and

- channels; and minimize significant impacts from urban runoff. (Note the facilities may need to be larger due to flood mitigation for the 10-year, 6- and 24-hour rain events).
- Operations and Maintenance (O&M) Plan and Agreement (using City approved form and/or CC&Rs) as well as documentation of formation of funding district for long term maintenance costs.
62. Parking lot landscaping areas shall be designed to provide for treatment, retention or infiltration of runoff.
63. Project hardscape areas shall be designed and constructed to provide for drainage into adjacent landscape.
64. Project trash enclosure shall be covered, bermed, and designed to divert drainage from adjoining paved areas and regularly maintained.
65. All storm drain inlet facilities shall be appropriately marked “Only Rain in the Storm Drain” using the City authorized marker.
66. The project site shall implement full trash capture methods/devices approved by the Region Water Quality Control Board. This shall include installation of connector pipe screens on all onsite and offsite catch basins to which the project discharges.

### **Construction**

67. Prior to grading or building permit for construction or demolition and/or weed abatement activity, projects subject to coverage under the NPDES General Construction Permit shall demonstrate that compliance with the permit has been obtained by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing to the satisfaction of the City Engineer.
68. Erosion & Sediment Control – Prior to the issuance of any grading or building permit for construction or demolition, the applicant shall submit for review and approval by the City Engineer, an Erosion and Sediment Control Plan as a separate sheet of the grading plan submittal to demonstrate compliance with the City’s NPDES Program and state water quality regulations for grading and construction activities. A copy of the plan shall be kept updated as needed to address changing circumstances of the project site, be kept at the project site, and available for review upon request.

### **Post-Construction**

69. Prior to the issuance of a certificate of use and/or occupancy, the applicant shall demonstrate compliance with applicable NPDES permits for construction, industrial/commercial, MS4, etc. to include:
- Demonstrate that the project has complied with all non-structural BMPs described in the project’s WQMP.
  - Provide signed, notarized certification from the Engineer of Work that the structural BMPs identified in the project’s WQMP are installed in conformance with approved plans and specifications and operational.

- Submit a copy of the fully executed, recorded City approved Operations and Maintenance (O&M) Plan and Agreement for all structural BMPs or a copy of the recorded City approved CC&R.
- The Operation and Maintenance (O&M) Plan and Agreement and/or CC&R's shall: (1) describe the long-term operation and maintenance requirements for BMPs identified in the BMP Exhibit; (2) identify the entity that will be responsible for long-term operation and maintenance of the referenced BMPs; (3) describe the mechanism for funding the long-term operation and maintenance of the referenced BMPs; and (4) provide for annual certification for water quality facilities by a Registered Civil Engineer. The City format shall be used.
- Provide documentation of annexation into a CFD for funding facilities to be maintained by the City.
- Demonstrate that copies of the project's approved WQMP (with recorded O&M Plan or CC&R's attached) are available for each of the initial occupants.
- Agree to pay for a Special Investigation from the City of Lake Elsinore for a date twelve (12) months after the issuance of a Certificate of Use and/or Occupancy for the project to verify compliance with the approved WQMP and O&M Plan. A signed/sealed certification from the Engineer of Work dated 12 months after the Certificate of Occupancy will be considered in lieu of a Special Investigation by the City.
- Provide the City with a digital .pdf copy of the Final WQMP.

### **UTILITIES**

70. All arrangements for relocation of utility company facilities (power poles, vaults, etc.) out of the roadway shall be the responsibility of the applicant, property owner, and/or his agent. New overhead utilities (34.5 kV or lower) shall be undergrounded (LEMC Section 16.64). ***Modified after 01/16/2024***
71. Submit a "Will Serve" letter to the City Engineering Department from the applicable water agency stating that water and sewer arrangements have been made for this project and specify the technical data for the water service at the location, such as water pressure, volume, etc. Will Serve letters shall be provided prior to issuance of Grading Permit.

### **IMPROVEMENTS**

72. Project will be responsible for the following improvements:
- Replacement of driveway approaches along property frontage on Main Street per City of Lake Elsinore Standards.
  - Sidewalk replacement along property frontage on Main Street per City of Lake Elsinore Standards.
  - Reconstruct curb and gutter on Main Street along the property frontage as required by the City of Lake Elsinore.
  - Repair/replacement of the retaining wall along Prospect Street as required and determined from the Structural Analysis of the existing retaining wall. If determined repair/replacement is necessary, the retaining wall improvements shall be constructed by the Developer.

- a. Structural analysis report shall be provided to the Engineering Department for review, prior to grading permit. Structural analysis report shall be stamped by a California Licensed Structural Engineer.
- Improvement design shall address ponding issue at/near the existing front door of the building that develops water during/after a storm event. Project is required to ensure proper drainage.
73. Sight distance into and out at each project driveway shall comply with City Standard 125/126 or Caltrans standards. Project shall ensure above ground facilities are installed outside the line of sight of drivers.
74. 10-year storm runoff shall be contained within the curb and the 100-year storm runoff shall be contained within the street right-of-way. When either of these criteria are exceeded, drainage facilities shall be provided.
75. All drainage facilities in this project shall be constructed to Riverside County Flood Control District Standards. All public storm drain improvements shall be constructed as part of the first phase of the project.
76. A drainage study shall be provided. The study shall identify the following: identify storm water runoff from and upstream of the site; show existing and proposed off-site and on-site drainage facilities; and include a capacity analysis verifying the adequacy of the facilities.
77. All natural drainage traversing the site shall be conveyed through the site, or shall be collected and conveyed by a method approved by the City Engineer. All off-site drainage, if different from historic flow, shall be conveyed to a public facility.
78. Roof drains shall not be allowed to outlet directly through coring in the street curb. Roofs should drain to a landscaped area.
79. The site shall be planned and developed to keep surface water from entering buildings (California Green Building Standards Code 4.106.3).
80. All existing storm drain inlet facilities adjacent to the subject properties shall be retrofitted with a storm drain filter; all new storm drain inlet facilities constructed by this project shall include a storm drain filter.
81. A California licensed Civil Engineer shall prepare the improvement plans required for this project. Improvements shall be designed and constructed to City Standards and Codes (LEMC 12.04 and 16.34).
82. If existing improvements are to be modified, the existing improvement plans on file shall be revised accordingly and approved by the City Engineer prior to issuance of a building permit.

### **Permitting/Construction**

83. An encroachment permit shall be obtained prior to any work on City right-of-way. The developer shall submit the permit application, required fees, and executed agreements, security and other required documentation prior to issuance.

84. All compaction reports, grade certification, monument certification (with tie notes delineated on 8 ½ X 11" Mylar) shall be submitted to the Engineering Department before final inspection of public works improvements will be scheduled and approved.

### **PRIOR TO GRADING PERMIT**

#### **Design**

85. A grading plan signed and stamped by a California licensed Civil Engineer shall be submitted for City review and approval for all addition and/or movement of soil (grading) on site. The plan shall include separate sheets for erosion control, haul route and traffic control as applicable. The grading submittal shall include all supporting documentation and be prepared using City standard title block, standard drawings and design manual.
86. All grading plan contours shall extend to minimum of 50 feet beyond property lines to indicate existing drainage pattern. The grading plan shall show that no structures, landscaping, or equipment are located near the project entrances that could reduce sight distance.
87. If the grading plan identifies alterations in the existing drainage patterns as they exit the site, a Hydrology and Hydraulic Report for review and approval by City Engineer shall be required prior to issuance of grading permits. All grading that modifies the existing flow patterns and/or topography shall be in compliance with Federal, State and Local law and be approved by the City Engineer.
88. The applicant shall obtain all necessary off-site easements and/or permits for off-site grading and the applicant shall accept drainage from the adjacent property owners.
89. Applicant shall mitigate to prevent any flooding and/or erosion downstream caused by development of the site and/or diversion of drainage.
90. All natural drainage traversing the site (historic flow) shall be conveyed through the site in a manner consistent with the historic flow or to one or a combination of the following: to a public facility; accepted by adjacent property owners by a letter of drainage acceptance; or conveyed to a drainage easement as approved by the City Engineer.

#### **Permitting/Construction**

91. Applicant shall execute and submit grading and erosion control agreement, post grading security, and pay permit fees as a condition of grading permit issuance.
92. No grading shall be performed without obtaining a grading permit. A grading permit does not include the construction of retaining walls or other structures for which a building permit is required.
93. A preconstruction meeting with the City Engineering Inspector (Engineering Department) is required prior to commencement of any grading activity.
94. Hauling in excess of 5,000 cubic yards shall be approved by the City Council (LEMC 15.72.065). Prior to commencement of grading operations, applicant shall provide to the

Engineering Department a map of all proposed haul routes to be used for movement of export material. All such routes shall be subject to review and approval of the City Engineer. Haul route shall be approved prior to issuance of a grading permit.

95. All grading shall be done under the supervision of a licensed geotechnical engineer. Slopes steeper than 2 to 1 shall be evaluated for stability and proper erosion control and approved by the City.
96. Review and approval of the project sediment and erosion control plan shall be completed. As warranted, a copy shall be kept at the project site and be available for review upon request.
97. Approval of the project Final Water Quality Management Plan (WQMP) for post construction shall be received prior to issuance of a grading permit.
98. Applicant shall obtain applicable environmental clearance from the Planning Department and submit applicable clearance document to the Engineering Department. This approval shall specify that the project complies with any and all required environmental mitigation triggered by the proposed grading activity.

#### **PRIOR TO BUILDING PERMIT**

99. All required parcel mergers shall be recorded prior to the issuance of the first building permit.
100. Applicant shall provide soils, geology and seismic report, including recommendations for parameters for seismic design of buildings, and walls prior to building permit.
101. All public improvement plans, shall be completed and approved by the City Engineer.

#### **PRIOR TO OCCUPANCY / FINAL APPROVAL**

102. All public improvements shall be constructed in accordance with the approved plans or as condition of this development to the satisfaction of the City Engineer prior to issuance of first occupancy.
103. Proof of acceptance of maintenance responsibility of slopes, open spaces, landscape areas, and drainage facilities shall be provided.
104. Applicant shall provide a digital copy of the recorded Stormwater BMP Operation and Maintenance Manual (Stormwater Facilities Agreement) to the Engineering Department prior to first occupancy.
105. In the event of the damage to City roads from hauling or other construction related activity, applicant shall pay full cost of restoring public roads to the baseline condition.
106. Applicant shall pay all outstanding applicable processing and development fees prior to occupancy and/or final approval.
107. Applicant shall submit documentation pursuant to City's Security Release handout.

---

**CITY OF LAKE ELSINORE FIRE MARSHAL**

108. The applicant/operator shall comply with all requirements of the Riverside County Fire Department Lake Elsinore Office of the Fire Marshal. Questions should be directed to the Riverside County Fire Department, Lake Elsinore Office of the Fire Marshal at 130 S. Main St., Lake Elsinore, CA 92530. Phone: (951) 671-3124 Ext. 225.
109. Fire Hydrants and Fire Flow: Provide one copy of the water system plans to show there exist fire hydrant(s) capable of delivering the minimum fire flow, per CFC Appendix B Table B105.1, within 400 feet to all portions around the proposed structure. Minimum fire hydrant location and spacing shall comply with the CFC and NFPA 24. Reference 2022 California Fire Code (CFC) 507.5.1
- a. Approximate fire flow is 1500 GPM @ 20 PSI for 2 hours, for a 14,559 square-foot building with Type V-A construction and automatic fire sprinklers.
110. Fire Department Access: Provide a site plan for fire apparatus access roads and signage. Access roads shall be provided to within 150 feet to all portions of all buildings and shall have an unobstructed width of not less than 24 feet. The construction of the access roads shall be all weather and capable of sustaining 60,000 lbs. gross vehicular weight for commercial developments. Ref. CFC 503.1.1 and 503.2.1.
- a. Fire department access lanes shall have a minimum outside turning radius of 38'.
111. Construction Permits Fire Department Review: Submittal of construction plans to the Office of the Fire Marshal for development, construction, installation, and operational use permitting will be required. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code, and related codes, which are in effect at the time of building plan submittal.
-

I hereby state that I acknowledge receipt of the approved Conditions of Approval for the above-referenced project and do hereby agree to accept and abide by all Conditions of Approval as approved by the City of Lake Elsinore Planning Commission on \_\_\_\_\_. I also acknowledge that all Conditions shall be met as indicated.

Date: \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_

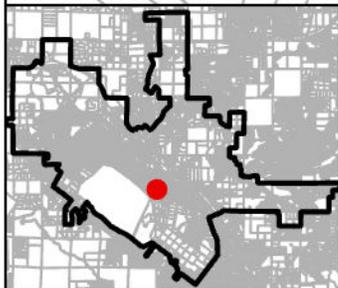
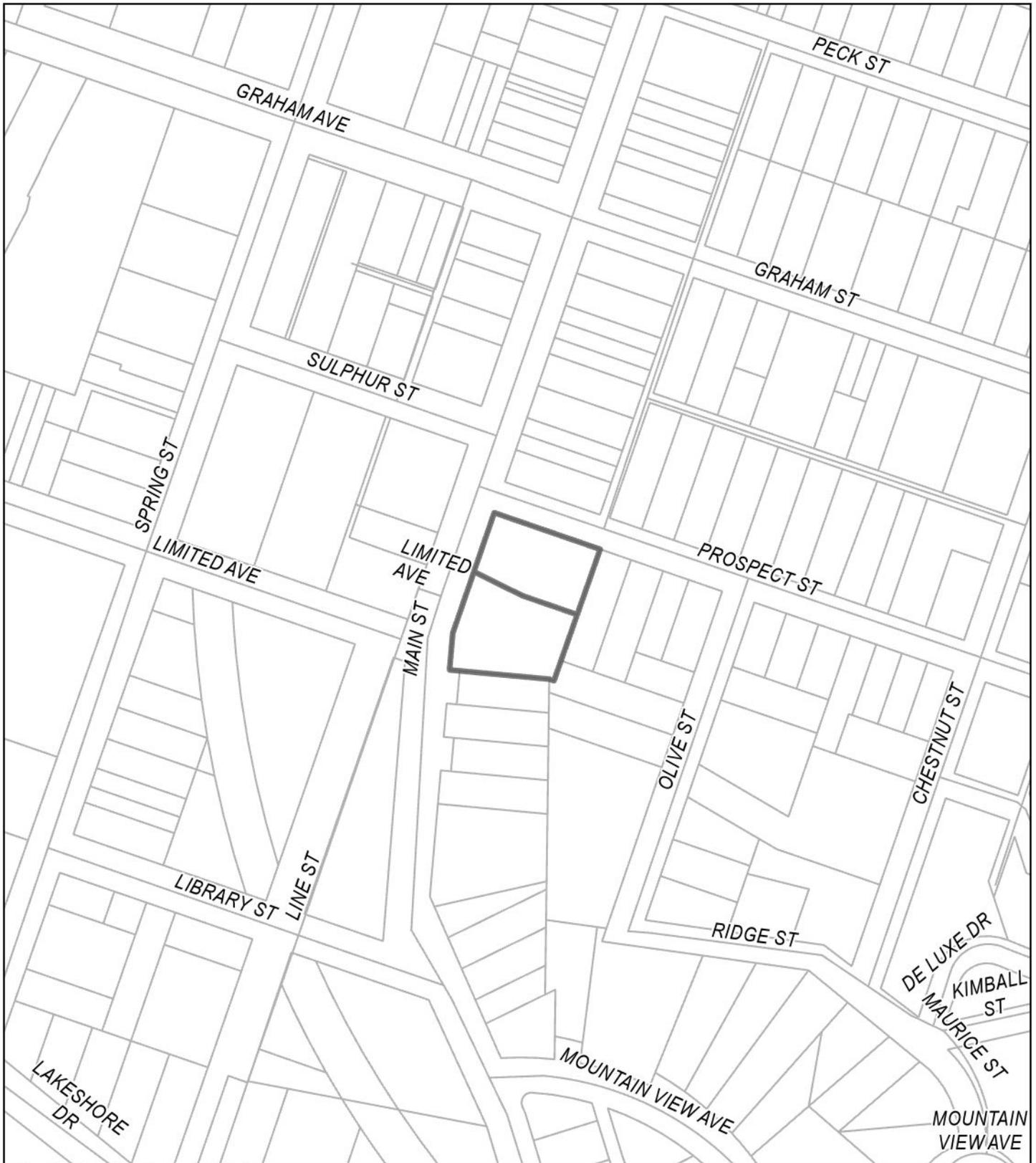
Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone Number: \_\_\_\_\_

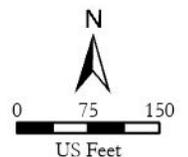
DRAFT



# Vicinity Map

Planning Application No. 2022-02  
 APNs: 373-153-039 and 041

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet





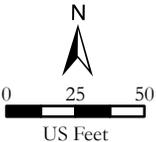
Maxar

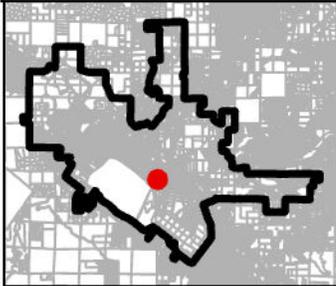


# Aerial Map

**Planning Application No. 2022-02**  
**APNs: 373-153-039 and 041**

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet

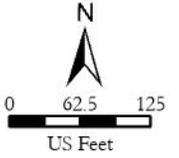


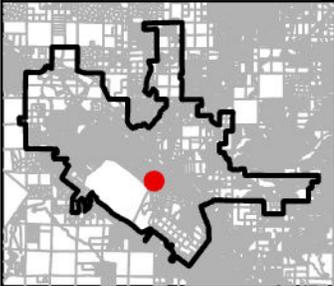
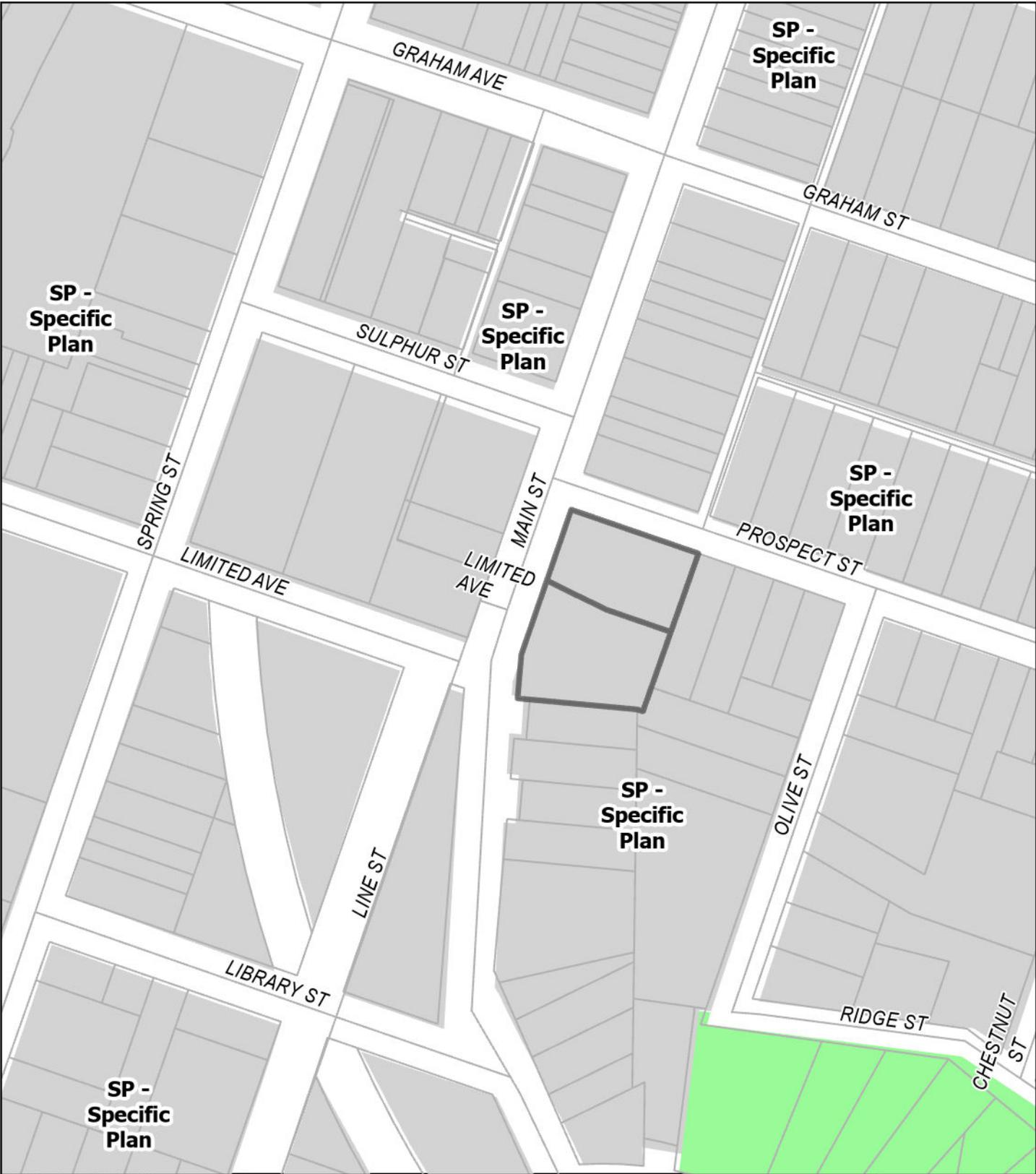


# General Plan Exhibit

Planning Application No. 2022-02  
 APNs: 373-153-039 and 041

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet

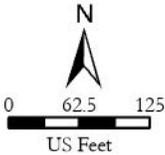


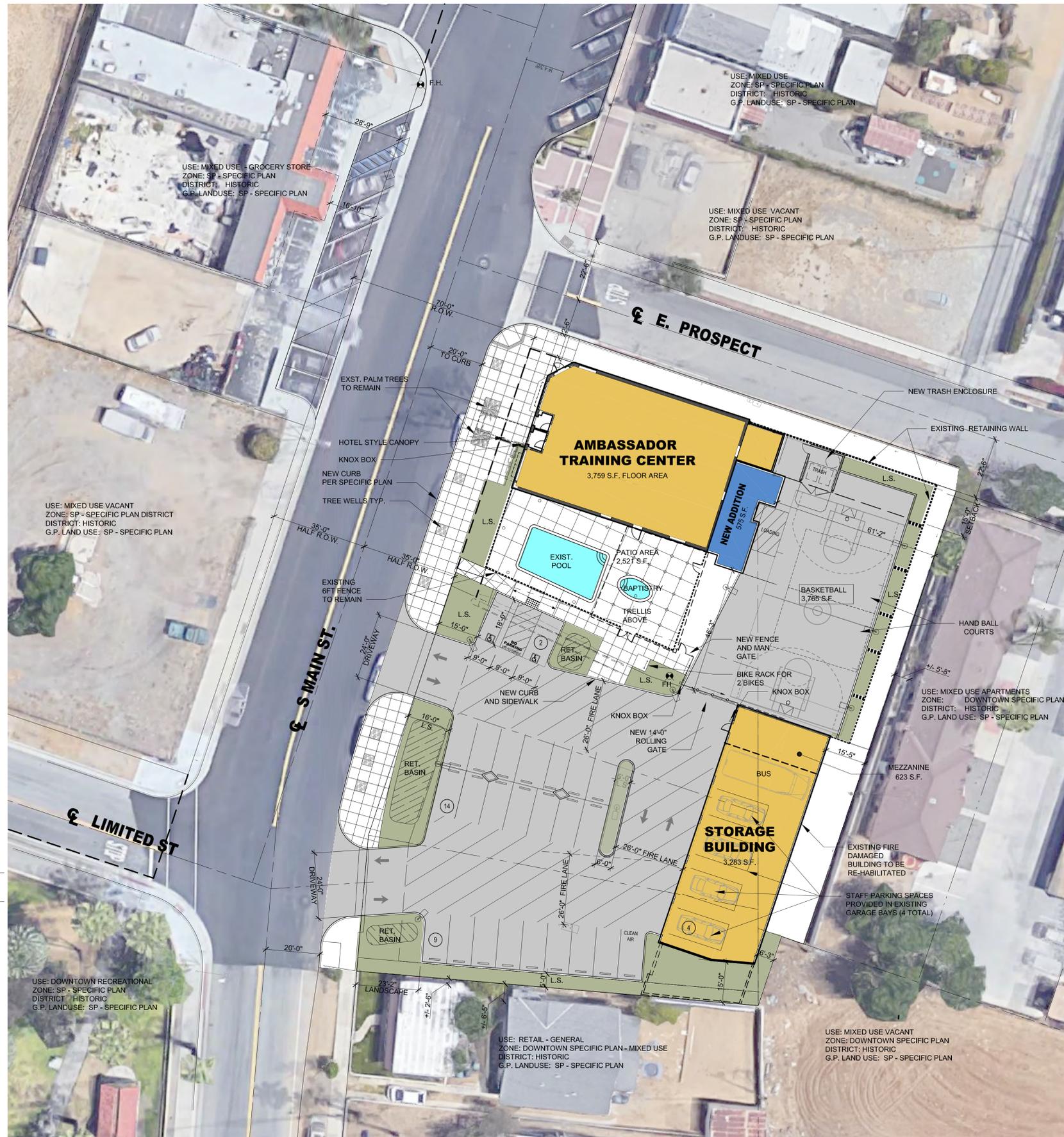


# Zoning Exhibit

Planning Application No. 2022-02  
 APNs: 373-153-039 and 041

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet





**SITE PLAN LEGENDS**

- FENCE
- PROPERTY LINE
- EASEMENT LINE
- PATH OF TRAVEL
- BLDG SETBACK LINE
- LANDSCAPE SETBACK LINE
- FIRE HYDRANT
- WOMP RETENTION BASIN
- NEW CONC SIDEWALK
- ACCESSIBLE AISLE OR LOADING ZONE
- EXISTING BUILDING
- NEW ADDITION TO BUILDING

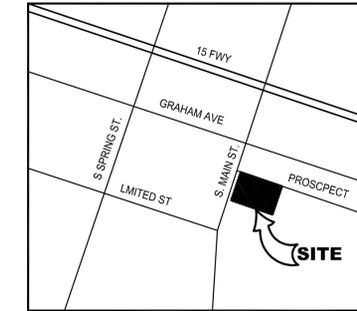
**CONCEPTUAL SITE PLAN**

1" = 20'



**VICINITY MAP**

NOT TO SCALE



**SHEET INDEX**

DR-0.1 CONCEPTUAL SITE PLAN	DR-3.1 EXTERIOR ELEVATIONS EXTERIOR
DR-0.2 CONCEPTUAL SITE DEMO PLAN	DR-3.2 ELEVATIONS GARAGE BUILDING
DR-0.3 CONCEPTUAL SITE PLAN	DR-3.3 SECTIONS
DR-1.1 GROUND FLOOR PLAN	DR-3.4 GARAGE EXTERIOR ELEVATIONS
DR-1.2 SECOND FLOOR PLAN	DR-3.5 STORAGE BUILDING ELEVATION
DR-1.3 THIRD FLOOR PLAN	DR-3.6 STORAGE BLDG. DEMO ELEVATION
DR-1.4 FOURTH FLOOR PLAN	DR-3.7 SITE WALL ELEVATIONS
DR-1.5 ROOF PLAN	DR-3.8 SITE WALL ELEVATIONS
DR-1.6 GARAGE FLOOR & DEMO PLAN	C1 FENCE ELEVATIONS
DR-1.7 GARAGE ROOF PLAN	C2 CONCEPTUAL GRADING PLAN
DR-2.1 GROUND FLOOR DEMO PLAN	L1 CONCEPTUAL UTILITY PLAN
DR-2.2 SECOND FLOOR DEMO PLAN	
DR-2.3 THIRD FLOOR DEMO PLAN	
DR-2.4 FOURTH FLOOR DEMO PLAN	
DR-2.5 ROOF DEMO PLAN	

**PROJECT DATA**

**PROJECT DESCRIPTION**

CUP FOR FOR THE RENOVATION OF AN EXISTING 4-STORY HOTEL BUILDING INTO A NEW DISCIPLESHIP CENTER WITH RESIDENTIAL NON-TRANSIENT SUPPORT (CONGREGATE RESIDENCE), TRAINING ROOMS, OFFICE AND A DINER. THE PROJECT INCLUDES A NEW ADDITION ON THE REAR OF THE BUILDING FOR CIRCULATION AND EGRESS. THE TOTAL SQUARE FOOTAGE IS AS INDICATED BELOW.

**PROJECT ADDRESS**

164 S MAIN ST  
LAKE ELSINORE, CA 92530

**PARCEL AREA:**

**0.85 AC**  
37,025 S.F.

**OWNER:**

DREAM CENTER LAKE ELSINORE  
114 E. PECK STREET  
LAKE ELSINORE, CA 92530  
PHONE: 951-376-3703

**APPLICANT:**

DREAM CENTER LAKE ELSINORE  
114 E. PECK STREET  
LAKE ELSINORE, CA 92530  
CONTACT: BRETT MASTERS  
PHONE: 951-376-3703

**APPLICANT'S REPRESENTATIVE:**

TR DESIGN GROUP  
2900 ADAMS STREET, STE. A-400  
RIVERSIDE, CA 92504  
CONTACT: JIM STANARD  
PHONE: 951-742-7179  
FAX: 951-742-7178

**APN:**

373-153-041 & 373-153-039

**OCCUPANCY:**

RESIDENTIAL GROUP	R2
ASSEMBLY GROUP	A3
BUSINESS GROUP	B
STORAGE	S1

**TYPE OF CONSTRUCTION**

TYPE VA  
SPRINKLERED

**EXISTING & PROPOSED ZONE/LAND USE:**

EXISTING / PROPOSED:  
DOWNTOWN CORE OVERLAY/MIXED USE

**F.A.R.:**

0.55

**SLEEPING UNIT BREAKDOWN:**

RESIDENT SLEEPING ROOMS TOTAL:	13
RESIDENT BED COUNT:	12 @ 4RM = 48
	1 @ 3RM = 3
TOTAL	51
STAFF SLEEPING ROOMS TOTAL:	3
STAFF BED COUNT:	2RM = 6

**TOTAL BUILDING AREA:**

RESIDENCE BUILDING	STORAGE/ PARKING BLDG.
1ST ADDITION 575 SF	MAIN FLOOR 3,283 S.F.
1ST EXISTING 3759 SF	MEZZANINE 623 S.F.
2ND ADDITION 504 SF	TOTAL 3,906 S.F.
2ND EXISTING 3602 SF	
3RD ADDITION 504 SF	
3RD EXISTING 3602 SF	
4TH ADDITION 504 SF	
4TH EXISTING 3602 SF	
TOTAL 16,652 SF	

ALL BUILDINGS AREA	RESIDENCE 16,652 S.F.
	STOR. / PARKING 3,906 S.F.
	TOTAL 20,558 S.F.

**LOT COVERAGE:**

BUILDING COVERAGE	3,906+3,759+575 = 8,240 S.F. / 37,025 S.F. = 22%
LANDSCAPE AREA	6,051 S.F. / 37,025 S.F. = 17%
PAVED AREAS (PARKING & CIRC.)	22,734 S.F. / 37,025 S.F. = 61%
	37,025 S.F. = 100%

**PARKING :**

RESIDENTIAL (HOTEL)	UNITS	PARKING REQ'T	REQD.	PROVIDED	DIFFERENCE
	16	1/UNIT	16	18	+2
OFFICE	S.F.	REQ'T	REQD.	PROVIDED	DIFFERENCE
	2,960	1/333 SF	9	11	+2
TOTAL			25	29	+4



951.742.7179

2900 ADAMS STREET  
STUDIO A-400  
RIVERSIDE, CA 92504  
www.trdesigngroup.com

APPLICANT:



DREAM CENTER

114 E. PECK STREET  
LAKE ELSINORE, CA 92530

PROJECT:



AMBASSADOR DISCIPLESHIP CENTER

164 S MAIN ST,  
LAKE ELSINORE, CA 92530

CONCEPTUAL SITE PLAN

SCALE:  
DATE: 7/10/2023  
JOB #: 21-036

© 2022 TR DESIGN GROUP, INC.  
ALL RIGHTS RESERVED

**DR-0.1**

**DEMOLITION NOTES**

1. THE FOLLOWING NOTES DESCRIBE THE CONCEPTUAL REQUIREMENTS FOR THE PROPOSED DEMOLITION WORK. THESE REQUIREMENTS ARE NOT ALL INCLUSIVE OF ALL THE WORK NECESSARY TO COMPLETE ANY DEMO WORK.
2. EXACT DEMO WORK SCHEDULING AND PHASING SHALL BE DEFINED ON THE WORKING DRAWINGS WHERE THE G.C. WILL PRESENT A PROGRAM WHICH WILL OUTLINE THE ORDER OF PRECEDENCE FOR THE WORK IN ACCORDANCE WITH THE OWNERS REQUIREMENTS.
3. ALL DEMOLISHED MATERIALS WILL BE REMOVED FROM THE SITE AND DISPOSE OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
4. DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND ORDINANCES AS SET FORTH BY ALL AUTHORITIES HAVING JURISDICTION.
5. RECYCLING OF DEMOLISHED CONSTRUCTION MATERIALS SHALL BE CONDUCTED AS OUTLINED IN SECTION 5.408 OF THE CALIFORNIA GREEN CODE FOR CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING.



951.742.7179

2900 ADAMS STREET  
STUDIO A-400  
RIVERSIDE, CA 92504

www.trdesigngroup.com

APPLICANT:



**DREAM CENTER**  
114 E. PECK STREET  
LAKE ELSINORE, CA 92530

PROJECT:

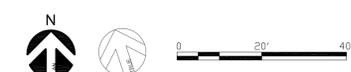


**AMBASSADOR DISCIPLESHIP CENTER**  
164 S MAIN ST,  
LAKE ELSINORE, CA 92530



**CONCEPTUAL SITE DEMO PLAN**

1" = 20'



**SITE PLAN LEGENDS**

- FENCE
- DEMO FENCE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CURB TO DEMO
- DEMO WALL
- WALL OR FENCE TO REMAIN
- EXISTING BUILDING TO REMAIN
- DEMO BUILDING OR PORTION OF BUILDING
- FIRE HYDRANT

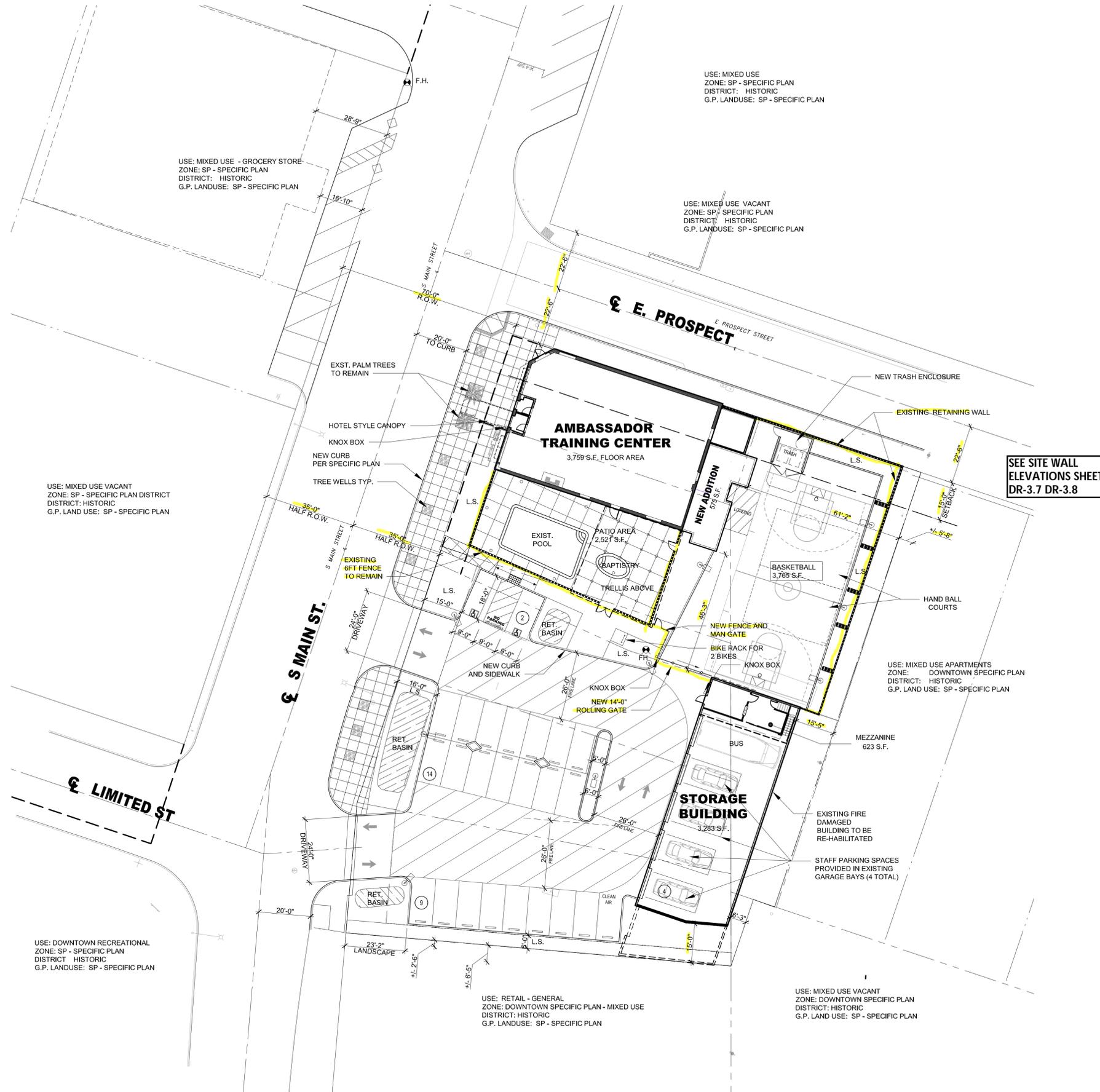
USE: VACANT RESIDENTIAL LAND  
ZONE: DOWNTOWN SPECIFIC PLAN  
DISTRICT: HISTORIC  
G.P. LANDUSE: SP - SPECIFIC PLAN

SCALE: 1/4"=1'-0"  
JOB #: 21-036  
DATE: 5/31/2023  
© 2023 TR DESIGN GROUP, INC.  
ALL RIGHTS RESERVED

**CONCEPTUAL SITE DEMO PLAN**

SCALE:  
JOB #: 21-036  
DATE: 5/31/2023  
© 2023 TR DESIGN GROUP, INC.  
ALL RIGHTS RESERVED

**DR-0.2**



USE: MIXED USE - GROCERY STORE  
ZONE: SP - SPECIFIC PLAN  
DISTRICT: HISTORIC  
G.P. LANDUSE: SP - SPECIFIC PLAN

USE: MIXED USE  
ZONE: SP - SPECIFIC PLAN  
DISTRICT: HISTORIC  
G.P. LANDUSE: SP - SPECIFIC PLAN

USE: MIXED USE VACANT  
ZONE: SP - SPECIFIC PLAN  
DISTRICT: HISTORIC  
G.P. LANDUSE: SP - SPECIFIC PLAN

USE: MIXED USE VACANT  
ZONE: SP - SPECIFIC PLAN DISTRICT  
DISTRICT: HISTORIC  
G.P. LAND USE: SP - SPECIFIC PLAN

SEE SITE WALL  
ELEVATIONS SHEETS  
DR-3.7 DR-3.8

USE: MIXED USE APARTMENTS  
ZONE: DOWNTOWN SPECIFIC PLAN  
DISTRICT: HISTORIC  
G.P. LAND USE: SP - SPECIFIC PLAN

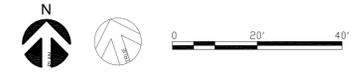
USE: DOWNTOWN RECREATIONAL  
ZONE: SP - SPECIFIC PLAN  
DISTRICT: HISTORIC  
G.P. LANDUSE: SP - SPECIFIC PLAN

USE: RETAIL - GENERAL  
ZONE: DOWNTOWN SPECIFIC PLAN - MIXED USE  
DISTRICT: HISTORIC  
G.P. LANDUSE: SP - SPECIFIC PLAN

USE: MIXED USE VACANT  
ZONE: DOWNTOWN SPECIFIC PLAN  
DISTRICT: HISTORIC  
G.P. LAND USE: SP - SPECIFIC PLAN

**CONCEPTUAL SITE PLAN**

1" = 20'



APPLICANT:



**DREAM CENTER**  
114 E. PECK STREET  
LAKE ELSINORE, CA 92530

PROJECT:



**AMBASSADOR DISCIPLESHIP CENTER**  
164 S MAIN ST,  
LAKE ELSINORE, CA 92530

SITE WALLS  
AND OVERALL  
DIMENSIONS  
CONCEPTUAL  
SITE PLAN

SCALE:  
DATE: 7/10/2023  
JOB #: 21-036

© 2022 TR DESIGN GROUP, INC.  
ALL RIGHTS RESERVED

**DR-0.3**

LAKE ELSINORE DREAM CENTER CONCEPTUAL GRADING PLAN

COUNTY OF RIVERSIDE, CITY OF LAKE ELSINORE, STATE OF CALIFORNIA



LEGAL DESCRIPTION

APN: 373-153-041  
 PARCEL 1:  
 LOT 1 AND THE NORTHEASTERLY 100.00 FEET OF LOT 2, AND 100.00 FEET BEING MEASURED ALONG THE SOUTHERLY LINE OF SAID LOT 2 IN BLOCK 1 OF KIMBALL'S ADDITION TO ELSINORE, IN THE MAP RECORDED IN BOOK 14, PAGE 682 OF MAPS, SAN DIEGO COUNTY RECORDS;  
 EXCEPT FROM SAID LOTS 1 AND 2, THE NORTHERLY 13.00 FEET THEREOF;  
 ALSO EXCEPT FROM SAID LOT 1, THE WESTERLY 10.00 FEET THEREOF.  
 PARCEL 2:  
 LOT 16 IN BLOCK 3 OF HEADL'S SECOND ADDITION TO ELSINORE, AS PER MAP RECORDED IN BOOK 1, PAGE 32 OF MAPS, SAN DIEGO COUNTY RECORDS;  
 EXCEPT THE WESTERLY 10.00 FEET THEREOF.

PARCEL 3:  
 THAT PORTION OF LOT 15 IN BLOCK 3 OF HEADL'S SECOND ADDITION TO ELSINORE, AS PER MAP RECORDED IN BOOK 1, PAGE 32 OF MAPS, SAN DIEGO COUNTY RECORDS, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID LOT 15, 15.78 FEET; THENCE NORTH 71°32'53" WEST, 41.53 FEET; THENCE NORTH 65°38'04" WEST, 20.62 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT 15 THAT IS SOUTH 18°24'30", 6.66 FEET FROM THE NORTHWEST CORNER OF SAID LOT 15; THENCE NORTH 18°24'30" EAST, ALONG THE WESTERLY BOUNDARY OF SAID LOT 15, 6.66 FEET TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE SOUTH 71°32'53" EAST, 116.72 FEET TO THE POINT OF BEGINNING.  
 SAID LAND IS ALSO SITUATED IN THE CITY OF LAKE ELSINORE.

APN: 373-153-034  
 THAT PORTION OF LOTS 13, 14 AND 15 IN BLOCK 3 OF HEADL'S SECOND ADDITION TO ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 32 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA AND THAT PORTION OF LOTS 2 AND 6 IN BLOCK 1 OF KIMBALL'S ADDITION, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 682 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 13;

THENCE NORTH 85°06'34" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 13, A DISTANCE OF 148.28 FEET TO THE SOUTHWESTERLY CORNER THEREOF;  
 THENCE NORTH 4°55'30" EAST ALONG THE WESTERLY LINE OF SAID LOT 13, A DISTANCE OF 50.00 FEET TO THE NORTHWESTERLY CORNER THEREOF;

THENCE NORTH 18°24'30" EAST, ALONG THE WESTERLY LINE OF SAID LOTS 14 AND 15, TO THE SOUTHWESTERLY CORNER OF THE LAND CONVEYED TO MARGARET I. DOHERTY, A WIDOW, BY DEED RECORDED MARCH 10, 1916, AS INSTRUMENT NO. 31301 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

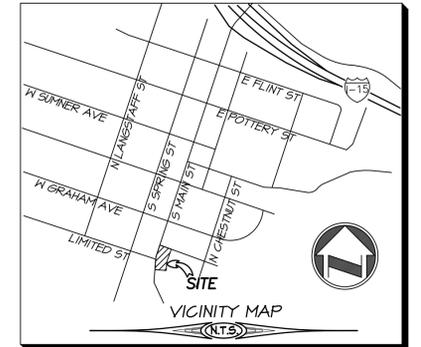
THENCE SOUTH 65°38'04" EAST ALONG THE SOUTHERLY LINE OF SAID LAND CONVEYED TO MARGARET I. DOHERTY, 20.62 FEET TO AN ANGLE POINT;  
 THENCE SOUTH 71°32'53" EAST ALONG THE SOUTHERLY LINE OF SAID LAND CONVEYED TO MARGARET I. DOHERTY, 41.53 FEET TO THE NORTHWESTERLY CORNER OF THE LAND CONVEYED TO WALTER J. GEARHART AND EDNA M. GEARHART, HUSBAND AND WIFE AS JOINT TENANTS, BY DEED RECORDED MARCH 10, 1916, AS INSTRUMENT NO. 31305 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE CONTINUING SOUTH 71°32'53" EAST ALONG THE NORTHERLY LINE OF SAID LAND CONVEYED TO WALTER J. GEARHART, ET UX, 43.41 FEET TO THE NORTHEASTERLY CORNER THEREOF;

THENCE SOUTH 18°24'00" WEST, ALONG THE EASTERLY LINE OF SAID LAND CONVEYED TO WALTER J. GEARHART, ET UX, 75.10 FEET TO THE SOUTHEASTERLY CORNER THEREOF, ALSO BEING A POINT ON THE NORTHERLY LINE OF THE LAND CONVEYED TO WESLEY J. MARSHALL AND FLORENCE MARSHALL, HUSBAND AND WIFE AS JOINT TENANTS, BY DEED RECORDED JUNE 19, 1969, AS INSTRUMENT NO. 58821 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THENCE CONTINUING SOUTH 18°24'00" WEST, 24.51 FEET;  
 THENCE NORTH 85°06'34" WEST, 9.63 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL MINERALS AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF FIVE HUNDRED (500) FEET, WITHOUT THE RIGHT OF SURFACE ENTRY.



CONCEPTUAL GRADING PLAN

PREPARATION DATE: SEPTEMBER 2022  
 OWNER/APPLICANT  
 DREAM CENTER LAKE ELSINORE  
 114 E. PECK STREET  
 LAKE ELSINORE, CA 92530  
 PHONE: 951-316-3103

ENGINEER  
 ADKAN ENGINEERS  
 6879 AIRPORT DRIVE  
 RIVERSIDE, CA 92504  
 TEL: (951) 688-0241  
 FAX: (951) 688-0594

PROJECT AREA  
 PROJECT AREA: 0.85 ACRES  
 DISTURBED AREA: 16258 S.F.  
 PROP. IMPERVIOUS AREA: 19946 S.F.  
 GROSS LOT AREA: 1.06 ACRES  
 NET LOT AREA: 0.74 ACRES

ASSESSORS PARCEL NUMBERS  
 373-153-041, 373-153-034

ZONING/LAND USE  
 EXISTING ZONING: RMU-RESIDENTIAL MIXED USE  
 PROPOSED ZONING: RMU-RESIDENTIAL MIXED USE

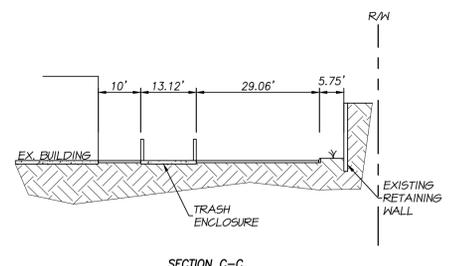
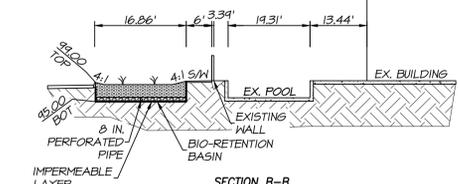
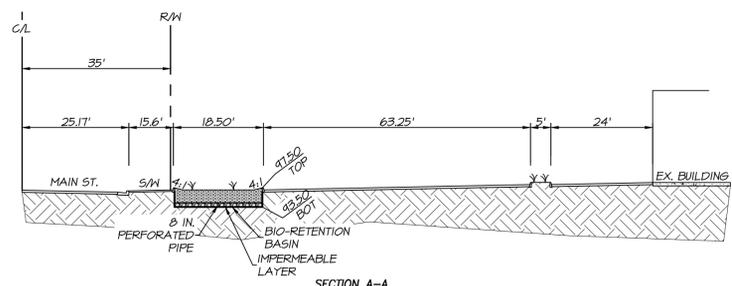
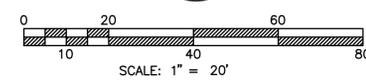
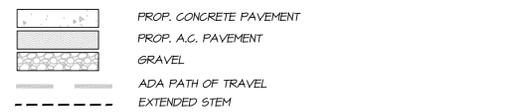
ADJACENT ZONING/LAND USE  
 NORTH: CMU-COMMERCIAL MIXED USE  
 SOUTH: RMU-RESIDENTIAL MIXED USE  
 EAST: RMU-RESIDENTIAL MIXED USE  
 WEST: CMU-COMMERCIAL MIXED USE

UTILITIES  
 CABLE: TIME WARNER CABLE  
 ELECTRIC: SOUTHERN CALIFORNIA EDISON  
 GAS: SOUTHERN CALIFORNIA GAS COMPANY  
 WATER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT  
 SEWER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT

EARTHWORK  
 CUT: 584 CY  
 FILL: 276 CY

LEGEND

ASPH.	ASPHALT
EX. R/W	OFF-SITE EXISTING RIGHT OF WAY
TE	TRASH ENCLOSURE
FF	FINISHED FLOOR
FH	FIRE HYDRANT
P/L	PROPERTY LINE
R/W	ON-SITE RIGHT OF WAY
FL	FLOWLINE
EX. CL	EXISTING CENTERLINE
LS	LANDSCAPE
GB	GRADE BREAK
(XX.XX)	EXISTING TOPO ELEVATION
TG	TOP OF GRATE
D.S.	DOWN SPOUT



Call before you Dig  
 Avoid hitting underground utility lines.  
 Call 811  
 1-800-422-4133

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: MB DRAWN BY: MC CHECKED BY: MB

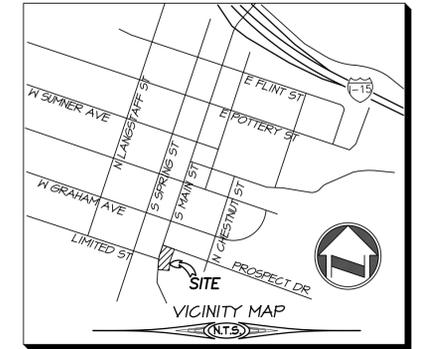
THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE.  
 Approved By: REMON HABIB, RCE NO. 83156  
 CITY ENGINEER  
 CITY OF LAKE ELSINORE

Under the Supervision of: MICHAEL BRANDECKE, R.C.E. 83363, Exp. 3-31-23  
 Date: \_\_\_\_\_

SEAL-DESIGN ENGINEER  
  
 PLANS PREPARED BY: adkan ENGINEERS  
 Civil Engineering • Surveying • Planning  
 6879 Airport Drive, Riverside, CA 92504  
 Tel: (951) 688-0241 • Fax: (951) 688-0599

CITY OF LAKE ELSINORE  
 CONCEPTUAL GRADING PLAN  
 1  
 OF 2 SHEETS  
 FILE NO. \_\_\_\_\_

# LAKE ELSINORE DREAM CENTER CONCEPTUAL UTILITY PLAN



SECTION 01, T.6S, R.4W, S.B.M.  
CONCEPTUAL GRADING PLAN  
PREPARATION DATE: SEPTEMBER 2022



**OWNER/APPLICANT**

DREAM CENTER LAKE ELSINORE  
114 E. PECK STREET  
LAKE ELSINORE, CA 92530  
PHONE: 951-376-3103

**ENGINEER**

ADKAN ENGINEERS  
6879 AIRPORT DRIVE  
RIVERSIDE, CA 92504  
TEL: (951) 688-0241  
FAX: (951) 688-0599

**PROJECT AREA**

PROJECT AREA: 0.85 ACRES  
DISTURBED AREA: 16290 S.F.  
PROP. IMPERVIOUS AREA: 19446 S.F.

**ASSESSORS PARCEL NUMBERS**

373-153-041, 373-153-039

**ZONING/LAND USE**

EXISTING ZONING: RMU  
PROPOSED ZONING: RMU

**ADJACENT ZONING/LAND USE**

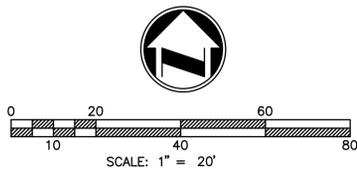
NORTH: MC  
SOUTH: RMU  
EAST: RI  
WEST: CMU

**UTILITIES**

CABLE: TIME WARNER CABLE  
ELECTRIC: SOUTHERN CALIFORNIA EDISON  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
WATER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT  
SEWER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT

**LEGEND**

EX. R/W	OFF-SITE EXISTING RIGHT OF WAY	
FH	FIRE HYDRANT	
P/L	PROPERTY LINE	
R/W	ON-SITE RIGHT OF WAY	
FL	FLOWLINE	
EX. CL	EXISTING CENTERLINE	
LS	LANDSCAPE	
GB	GRADE BREAK	
(XXX)	EXISTING TOPO ELEVATION	
TG	TOP OF GRATE	
D.S.	DOWN SPOUT	
F.S.	PROPOSED FIRE SERVICE	
	PROP. CONCRETE PAVEMENT	
	PROP. A.C. PAVEMENT	
	GRAVEL	
	PROPOSED SEWER LINE	



Call before you Dig  
Avoid hitting underground utility lines. It's costly.  
**Call 811**  
or  
1-800-422-4133

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: MB DRAWN BY: MC CHECKED BY: MB

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE.

Approved By:   
REMON HABIB, RCE NO. 83156  
CITY ENGINEER  
CITY OF LAKE ELSINORE

Date: \_\_\_\_\_

Under the Supervision of:  
  
Michael Brandeche, R.C.E. 83363, Exp. 3-31-23  
Date: \_\_\_\_\_



PLANS PREPARED BY:  
**adkan ENGINEERS**  
Civil Engineering • Surveying • Planning  
6879 Airport Drive, Riverside, CA 92504  
Tel: (951) 688-0241 • Fax: (951) 688-0599

SCALE: \_\_\_\_\_ BENCH MARK: XXX XXXX  
DESCRIPTION DATE: \_\_\_\_\_

CITY OF LAKE ELSINORE  
CONCEPTUAL GRADING PLAN

2  
OF 2 SHEETS  
FILE NO. \_\_\_\_\_

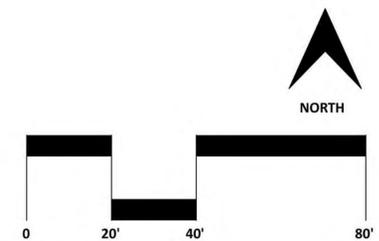


**PLANTING LEGEND:**

BOTANIC NAME	COMMON NAME	SIZE / SPACING	WUCOLS
<b>TREES</b>			
ACACIA BAILEYANA 'PURPUREA'	PURPLE LEAF ACACIA	36" BOX	LOW
PLATANUS ACERFOLIA 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	MODERATE
ULMUS PARVIFOLIA 'TRUE GREEN'	EVERGREEN CHINESE ELM	24" BOX	MOD.
EXISTING TREE TO REMAIN, PROTECT IN PLACE			
<b>SHRUBS / VINES</b>			
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY	5 GAL	LOW
PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	5 GAL	MOD.
RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL	LOW
RUSSELLIA EQUISETIFORMIS	FIRECRACKER PLANT	5 GAL	MOD.
TECOMA X 'ORANGE JUBILEE'	ORANGE JUBILEE TRUMPET FLOWER	5 GAL	LOW
MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	5 GAL	LOW
<b>GROUNDCOVERS</b>			
ANIGOZANTHOS 'BUSH PEARL'	DWARF PINK KANGAROO PAW	1 GAL @ 18" O.C.	LOW
50% CAREX TUMULICOLA 50% JUNCUS PATENS	BERKELEY SEDGE CALIFORNIA GRAY RUSH	1 GAL @ 18" O.C. 1 GAL @ 18" O.C.	LOW LOW
DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL @ 24" O.C.	LOW
GREVILLEA LANIGERA 'COASTAL GEM'	COASTAL GEM GREVILLEA	1 GAL @ 42" O.C.	LOW
MYOPORUM PARVIFOLIUM	MYOPORUM	FLATS @ 48" O.C.	LOW
3" MINIMUM DEPTH 'FOREST FLOOR' WOOD MULCH			

- NOTES:**
- ALL TREES WITHIN 6' OF HARDSCAPE TO RECEIVE ROOTBARRIER
  - ALL PLANTER AREAS TO RECEIVE A 3" MINIMUM DEPTH LAYER OF 'FOREST FLOOR' WOOD MULCH UNLESS OTHERWISE NOTED
  - PLANT WATER USE VALUES ARE PER WUCOLS IV PLANT LIST

CONCEPTUAL LANDSCAPE PLAN  
**AMBASSADOR TRAINING CENTER**  
 164 S. MAIN STREET



APPLICANT:



**DREAM CENTER**  
114 E. PECK STREET  
LAKE ELSINORE, CA 92530

PROJECT:



**AMBASSADOR DISCIPLESHIP CENTER**  
164 S MAIN ST,  
LAKE ELSINORE, CA 92530



**AREA CALC**

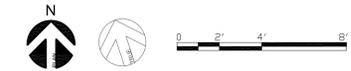
EXISTING AREA:	3,759 SF
NEW AREA:	575 SF
TOTAL:	4,334 SF

**WALL LEGEND**

- EXISTING MASONRY WALLS
- EXISTING CONC. COLUMNS
- EXISTING PARTITIONS
- NEW PARTITIONS
- NEW MASONRY WALLS

**GROUND FLOOR PLAN**

1/4" = 1'-0"



**CONCEPTUAL GROUND FLOOR PLAN**

SCALE: 1/4"=1'-0"  
JOB #: 21-036  
DATE: 5/31/2023

© 2023 TR DESIGN GROUP, INC.  
ALL RIGHTS RESERVED

**DR-1.1**

UPDATED EXISTING FIRE ESCAPE TO REMAIN



APPLICANT:

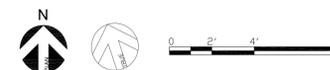


**DREAM CENTER**  
114 E. PECK STREET  
LAKE ELSINORE, CA 92530

PROJECT:



**AMBASSADOR DISCIPLESHIP CENTER**  
164 S MAIN ST,  
LAKE ELSINORE, CA 92530



CONCEPTUAL  
3RD FLOOR PLAN

SCALE: 1/4"=1'-0"  
JOB #: 21-036  
DATE: 5/31/2023

© 2023 TR DESIGN GROUP, INC.  
ALL RIGHTS RESERVED

**DR-1.3**

APPLICANT:



DREAM CENTER  
114 E. PECK STREET  
LAKE ELSINORE, CA 92530

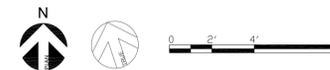
PROJECT:



AMBASSADOR DISCIPLESHIP  
CENTER  
164 S MAIN ST,  
LAKE ELSINORE, CA 92530



**4TH FLOOR PLAN**  
1/4" = 1'-0"



**WALL LEGEND**

- EXISTING MASONRY WALLS
- EXISTING PARTITIONS
- NEW PARTITIONS
- NEW MASONRY WALLS

CONCEPTUAL  
4TH FLOOR PLAN

SCALE: 1/4"=1'-0"  
JOB #: 21-036  
DATE: 5/31/2023

© 2023 TR DESIGN GROUP, INC.  
ALL RIGHTS RESERVED

**DR-1.4**

APPLICANT:



DREAM CENTER

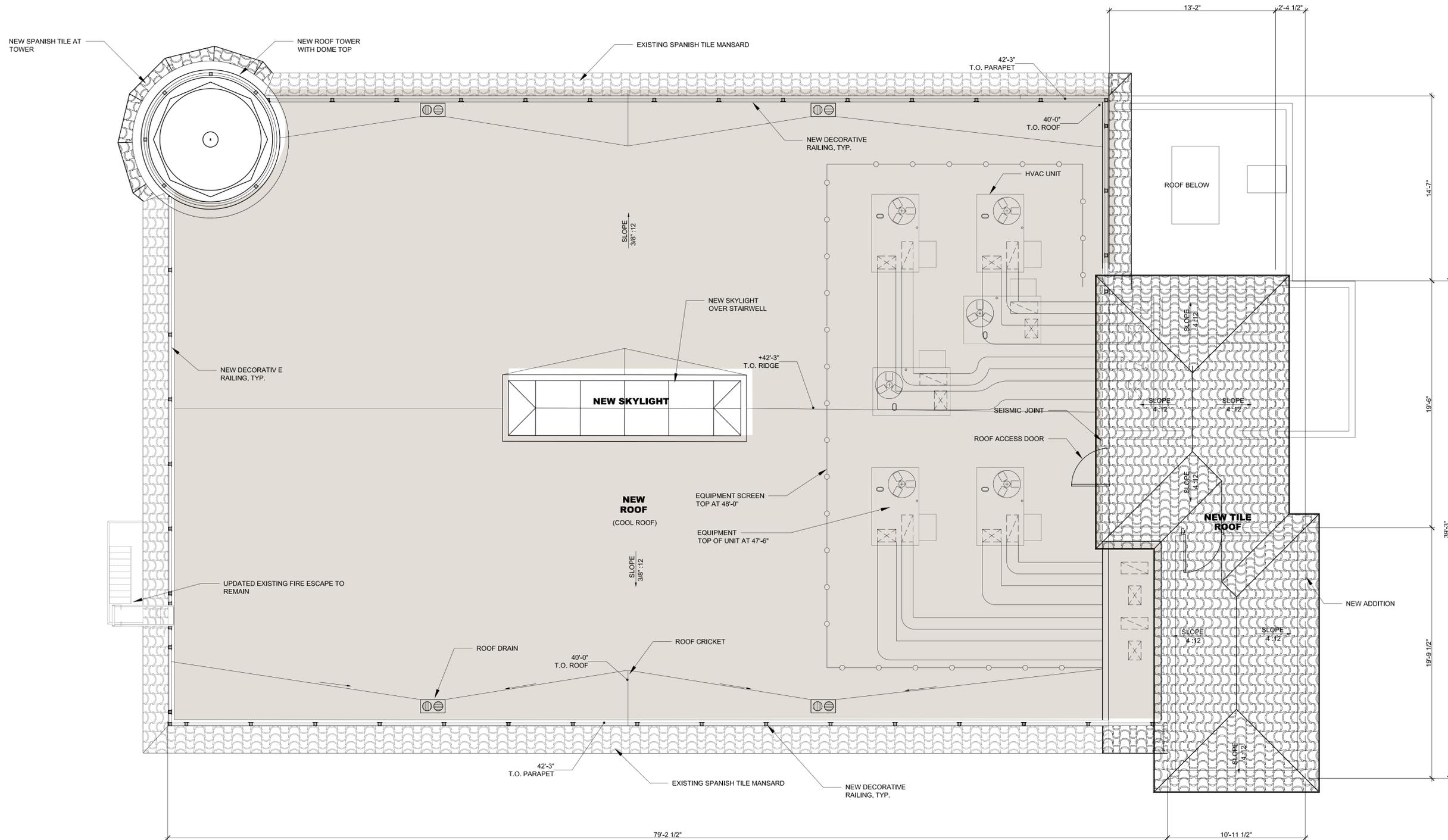
114 E. PECK STREET  
LAKE ELSINORE, CA 92530

PROJECT:



AMBASSADOR DISCIPLESHIP CENTER

164 S MAIN ST,  
LAKE ELSINORE, CA 92530



**ROOF PLAN**

1/4" = 1'-0"



**ROOF LEGEND**

EXISTING WALLS



NEW WALLS



EXISTING TILE ROOF



NEW TILE ROOF



CONCEPTUAL  
ROOF PLAN

SCALE: 1/4"=1'-0"  
JOB #: 21-036  
DATE: 5/31/2023

© 2023 TR DESIGN GROUP, INC.  
ALL RIGHTS RESERVED

**DR-1.5**





951.742.7179

2900 ADAMS STREET  
STUDIO A-400  
RIVERSIDE, CA 92504

www.trdesigngroup.com

APPLICANT:

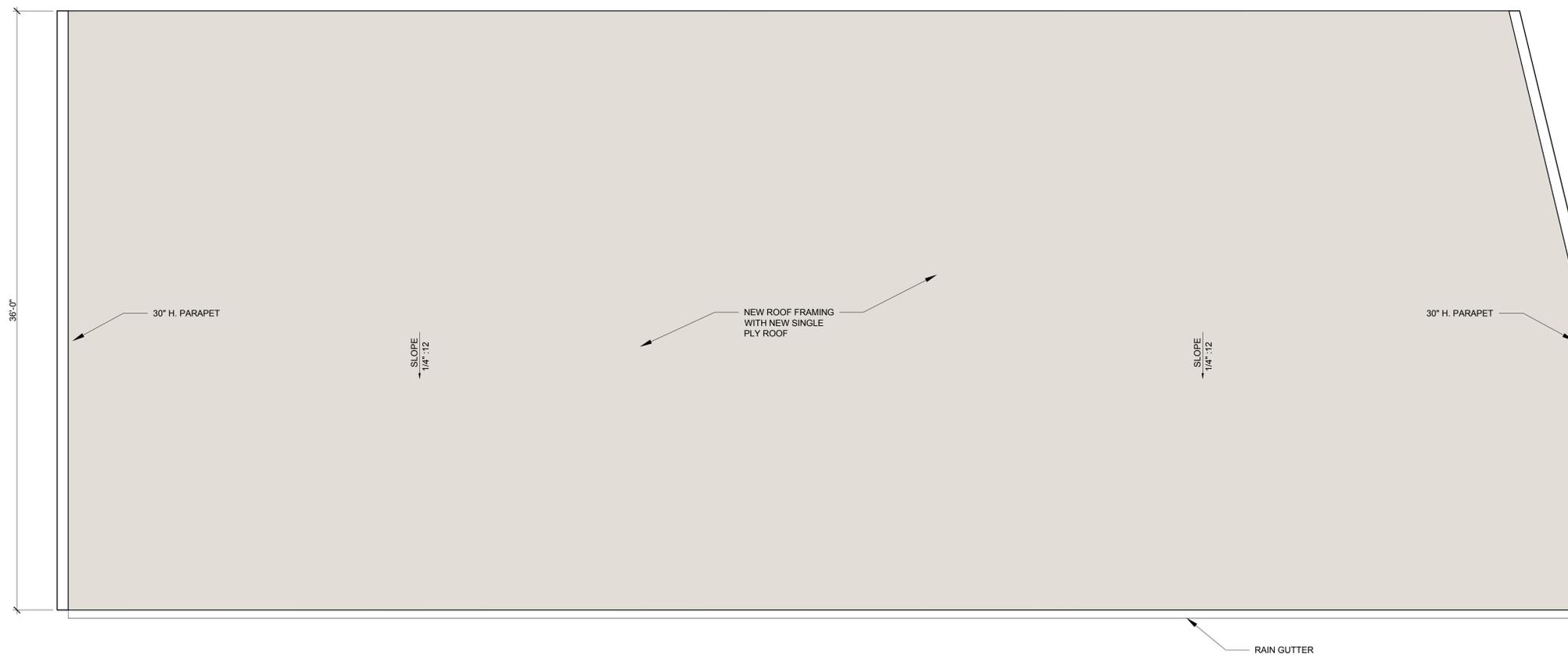


**DREAM CENTER**  
114 E. PECK STREET  
LAKE ELSINORE, CA 92530

PROJECT:



**AMBASSADOR DISCIPLESHIP CENTER**  
164 S MAIN ST,  
LAKE ELSINORE, CA 92530



**GARAGE CONCEPTUAL ROOF PLAN**

1/4" = 1'-0"



GARAGE  
CONCEPTUAL  
ROOF PLAN  
SCALE: 1/4"=1'-0"  
JOB #: 21-036  
DATE: 5/31/2023

© 2023 TR DESIGN GROUP, INC.  
ALL RIGHTS RESERVED

**DR-1.7**

APPLICANT:

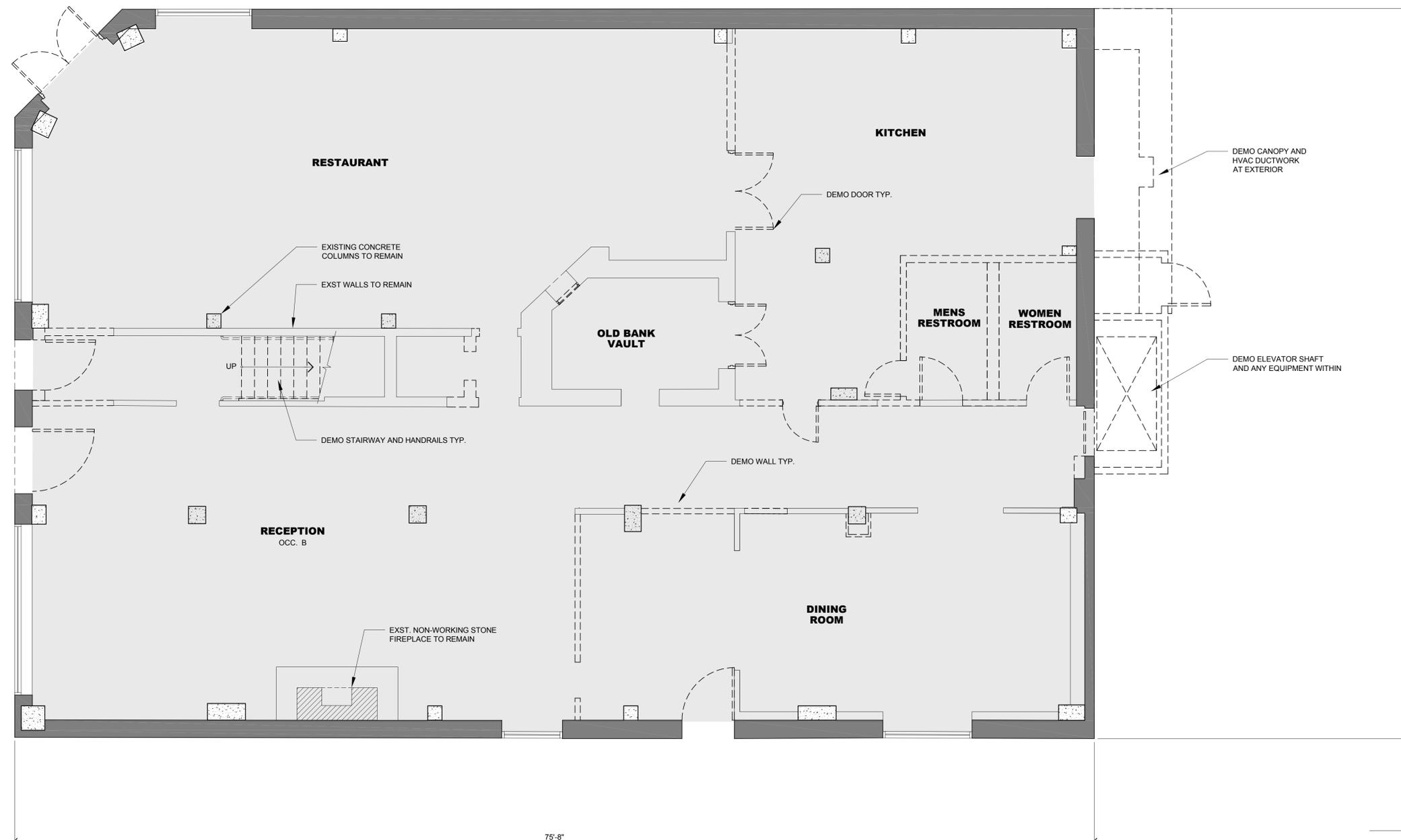


**DREAM CENTER**  
114 E. PECK STREET  
LAKE ELSINORE, CA 92530

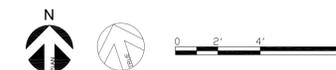
PROJECT:



**AMBASSADOR DISCIPLESHIP CENTER**  
164 S MAIN ST,  
LAKE ELSINORE, CA 92530



**GROUND FLOOR DEMO PLAN**  
1/4" = 1'-0"



**WALL LEGEND**

- EXISTING MASONRY WALLS
- EXISTING CONC. COLUMNS
- EXISTING PARTITIONS
- DEMO'D PARTITIONS
- DEMO'D DOORS

**CONCEPTUAL GROUND FLOOR DEMO PLAN**

SCALE: 1/4"=1'-0"  
JOB #: 21-036  
DATE: 5/31/2023  
© 2023 TR DESIGN GROUP, INC.  
ALL RIGHTS RESERVED

APPLICANT:

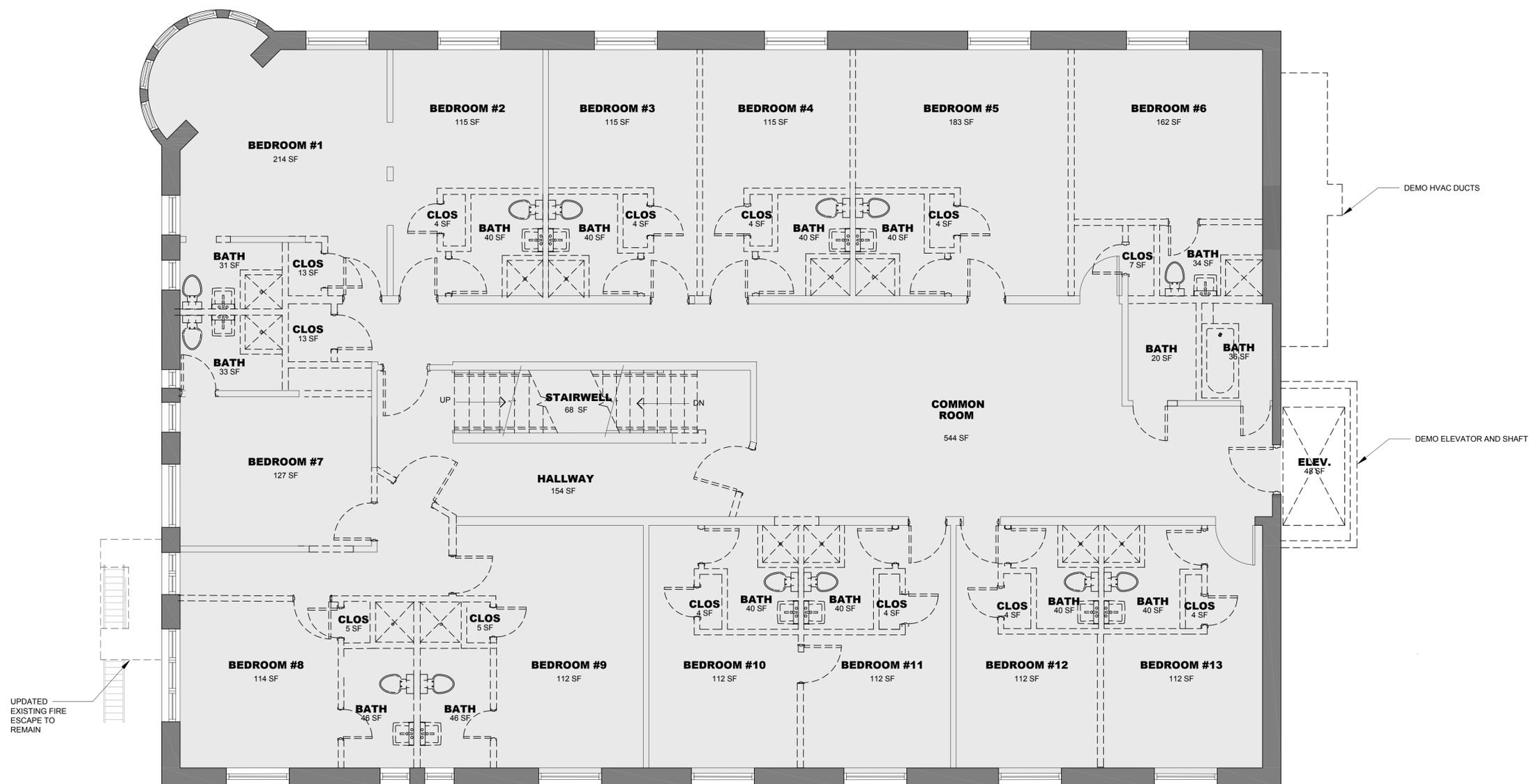


**DREAM CENTER**  
114 E. PECK STREET  
LAKE ELSINORE, CA 92530

PROJECT:



**AMBASSADOR DISCIPLESHIP CENTER**  
164 S MAIN ST,  
LAKE ELSINORE, CA 92530



**2ND FLOOR DEMO PLAN**

1/4" = 1'-0"



**WALL LEGEND**

- EXISTING MASONRY WALLS
- EXISTING PARTITIONS
- DEMO'D PARTITIONS
- DEMO'D DOORS

CONCEPTUAL 2ND FLOOR DEMO PLAN

SCALE: 1/4"=1'-0"  
JOB #: 21-036  
DATE: 5/31/2023

© 2023 TR DESIGN GROUP, INC.  
ALL RIGHTS RESERVED

**DR-2.2**

APPLICANT:

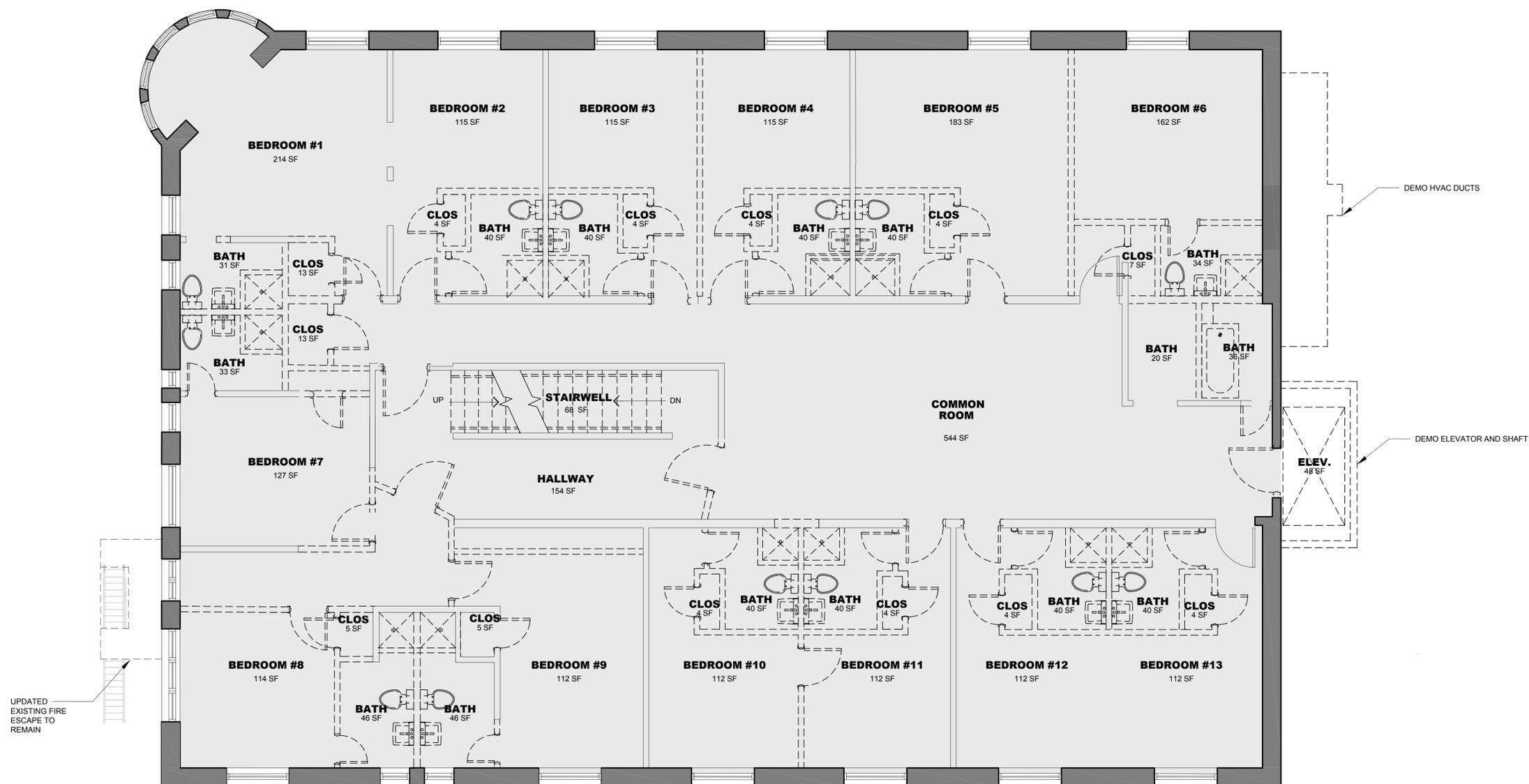


**DREAM CENTER**  
114 E. PECK STREET  
LAKE ELSINORE, CA 92530

PROJECT:



**AMBASSADOR DISCIPLESHIP CENTER**  
164 S MAIN ST,  
LAKE ELSINORE, CA 92530



**3RD FLOOR DEMO PLAN**

1/4" = 1'-0"



**WALL LEGEND**

- EXISTING MASONRY WALLS
- EXISTING PARTITIONS
- DEMO'D PARTITIONS
- DEMO'D DOORS

**CONCEPTUAL 3RD FLOOR DEMO PLAN**

SCALE: 1/4"=1'-0"  
JOB #: 21-036  
DATE: 5/31/2023

© 2023 TR DESIGN GROUP, INC.  
ALL RIGHTS RESERVED

APPLICANT:

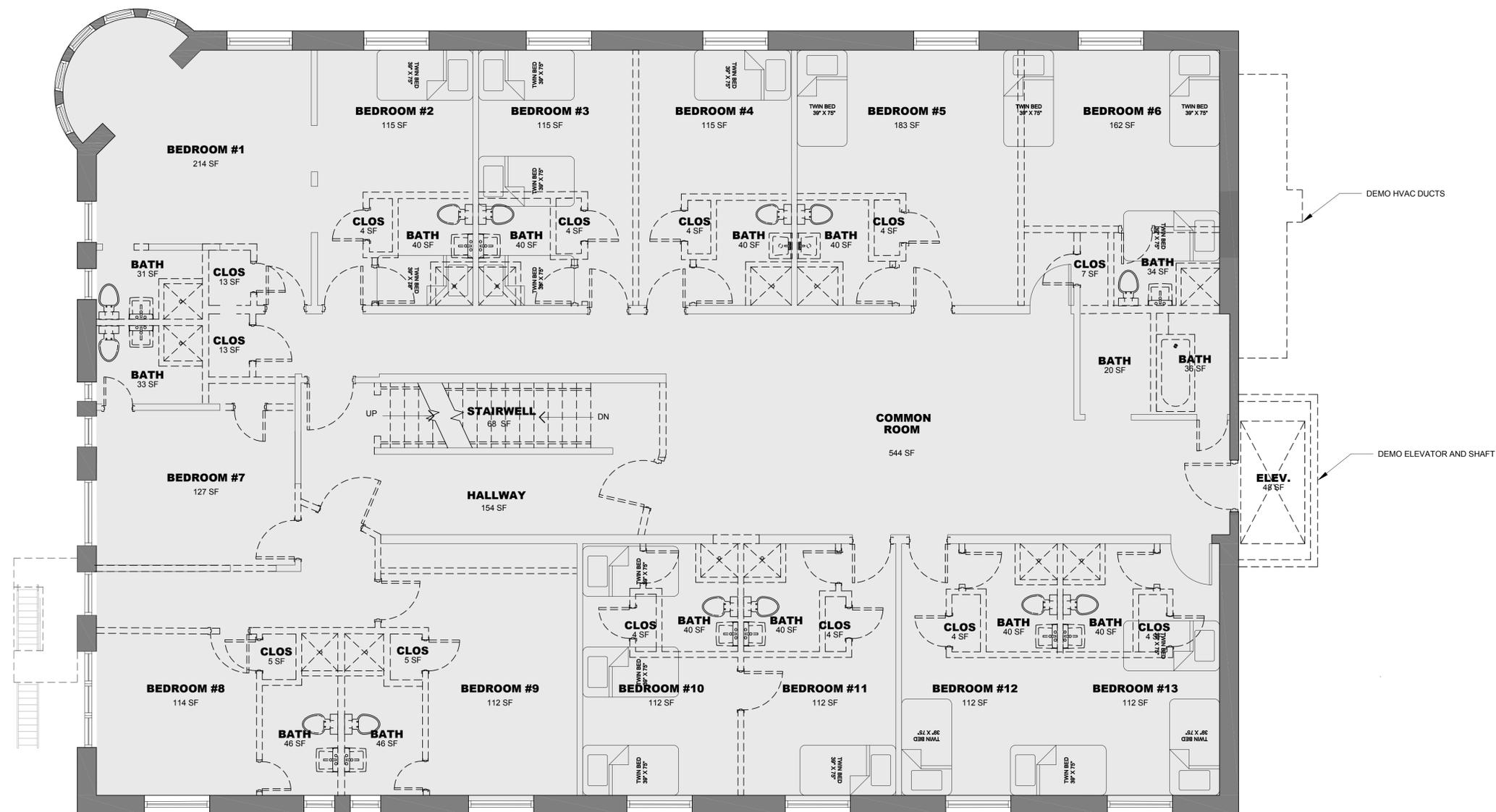


**DREAM CENTER**  
114 E. PECK STREET  
LAKE ELSINORE, CA 92530

PROJECT:



**AMBASSADOR DISCIPLESHIP CENTER**  
164 S MAIN ST,  
LAKE ELSINORE, CA 92530



**4TH FLOOR DEMO PLAN**

1/4" = 1'-0"



**WALL LEGEND**

EXISTING MASONRY WALLS

EXISTING PARTITIONS

DEMO'D PARTITIONS

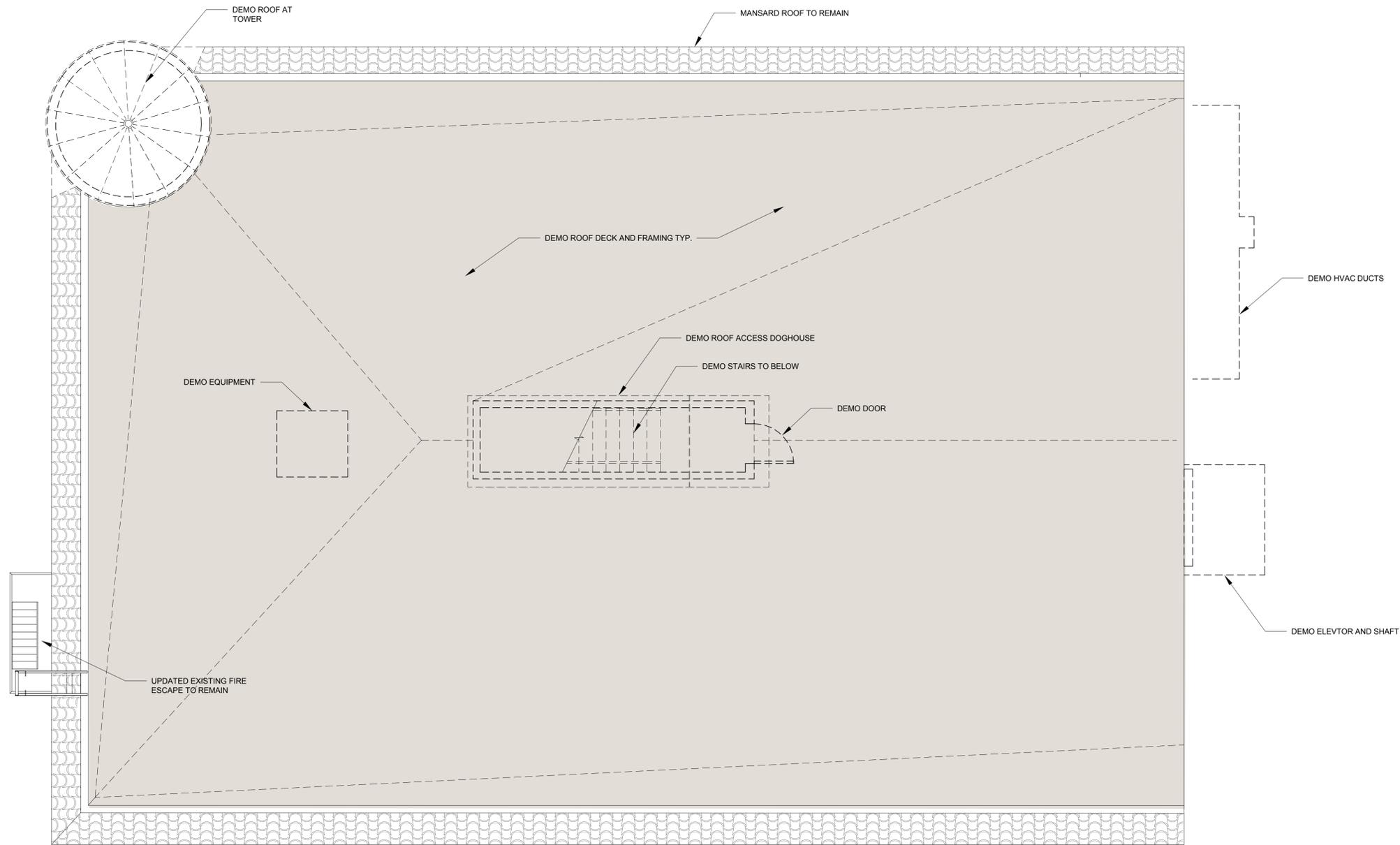
DEMO'D DOORS

CONCEPTUAL 4TH FLOOR DEMO PLAN

SCALE: 1/4"=1'-0"  
JOB #: 21-036  
DATE: 5/31/2023

© 2023 TR DESIGN GROUP, INC.  
ALL RIGHTS RESERVED

**DR-2.4**



APPLICANT:



**DREAM CENTER**  
114 E. PECK STREET  
LAKE ELSINORE, CA 92530

PROJECT:



**AMBASSADOR DISCIPLESHIP CENTER**  
164 S MAIN ST,  
LAKE ELSINORE, CA 92530

**LEGEND**

- EXISTING ITEMS
- DEMO'D ITEMS
- DEMO'D DOORS

**ROOF DEMO PLAN**  
1/4" = 1'-0"



**CONCEPTUAL ROOF DEMO PLAN**

SCALE: 1/4"=1'-0"  
JOB #: 21-036  
DATE: 5/31/2023

© 2023 TR DESIGN GROUP, INC.  
ALL RIGHTS RESERVED

**FLOOR PLAN NOTES**

1. THIS IS AN EXISTING BUILDING BURNED OUT BY FIRE. ONLY THE SHELL WALLS ARE LEFT STANDING.
2. THE ROOF, MEZZANINE, DOORS, WINDOWS AND INTERIORS WILL BE ALL NEW.



APPLICANT:



**DREAM CENTER**  
114 E. PECK STREET  
LAKE ELSINORE, CA 92530

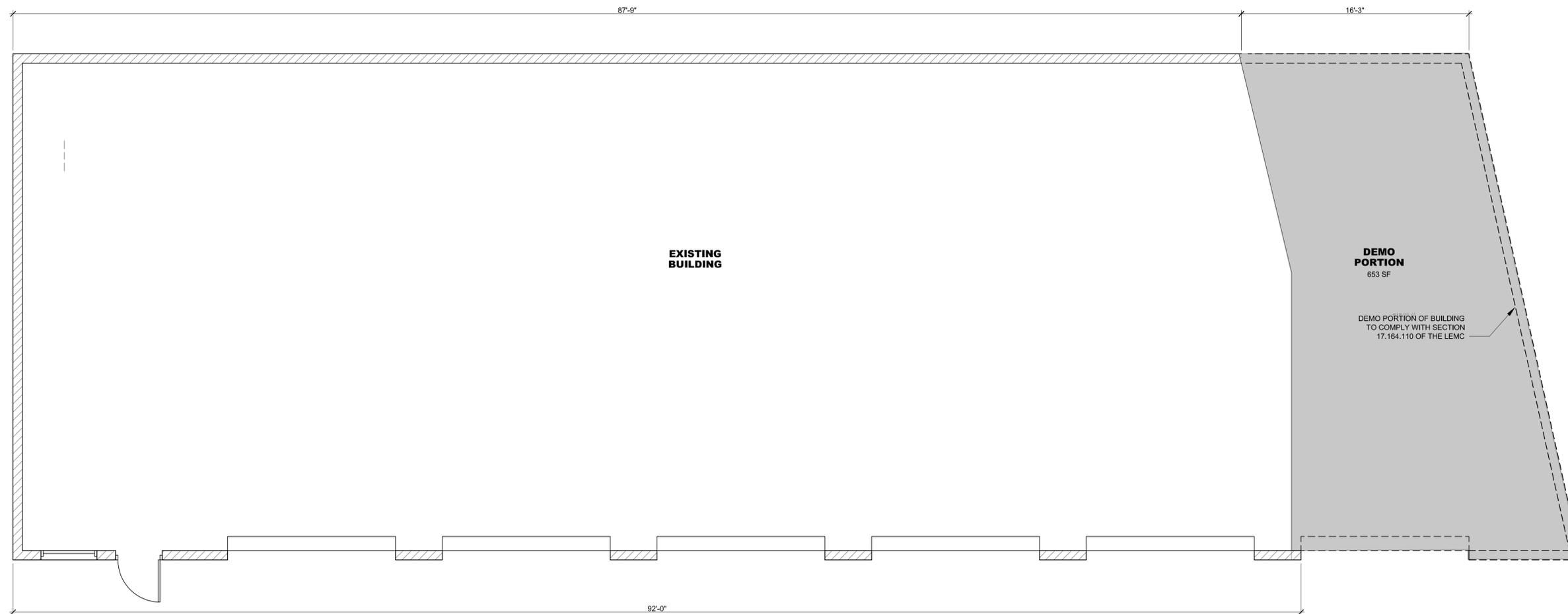
PROJECT:



**AMBASSADOR DISCIPLESHIP CENTER**  
164 S MAIN ST,  
LAKE ELSINORE, CA 92530

**WALL LEGEND**

<b>EXISTING WALLS</b>	
<b>NEW WALLS</b>	
<b>NEW MASONRY WALLS</b>	
<b>EXISTING MASONRY WALLS</b>	
<b>DEMO'D PARTITIONS</b>	
<b>DEMO'D DOORS</b>	



**GARAGE/STORAGE CONCEPTUAL DEMO PLAN**

1/4" = 1'-0"



**GARAGE/STORAGE CONCEPTUAL DEMO PLAN**  
SCALE: 1/4"=1'-0"  
JOB #: 21-036  
DATE: 5/31/2023

© 2023 TR DESIGN GROUP, INC.  
ALL RIGHTS RESERVED

**DR-2.6**

**EXTERIOR FINISH SCHEDULE**

- 1 LA HABRA STUCCO NAVAJO WHITE P-525, Sand Float 20/30
- 2 LA HABRA STUCCO ALAMO X-524, 36"x18" SCORED RUNNING BOND PATTERN AT BASE
- 3 STUCCO / FOAM CORNICE LA HABRA STUCCO ALAMO X-524
- 4 ROOF TILE, US TILE 2 PIECE MISSION CLAY TILE - PALERMO BLEND
- 5 METAL DOME ROOF TO MATCH BERRIDGE PATINA COPPER METAL
- 6 RAILINGS AND METALS PAINTED, DUNN EDWARDS DARK ENGINE | DE6350
- 7 TERRA COTTA DECO TILE IN STAGGERED PATTERN OVER STUCCO (LA HABRA ALAMO)
- 8 WOOD TRELLIS - STAINED BEHR WRANGLER BROWN SC-109
- 9 STRIPED FABRIC AWNINGS, SUNBRELLA, BAYCREST PACIFIC PATTERN
- 10 SOLID FABRIC AWNINGS, SUNBRELLA, CAPRI
- 11 ROOF EQUIPMENT METAL SCREENING, COLOR TO MATCH ALAMO X-524

APPLICANT:

**THE DREAM CENTER**

114 E. PECK STREET  
LAKE ELSINORE, CA 92530  
CONTACT: BRETT MASTERS  
951.376.3703

PROJECT:

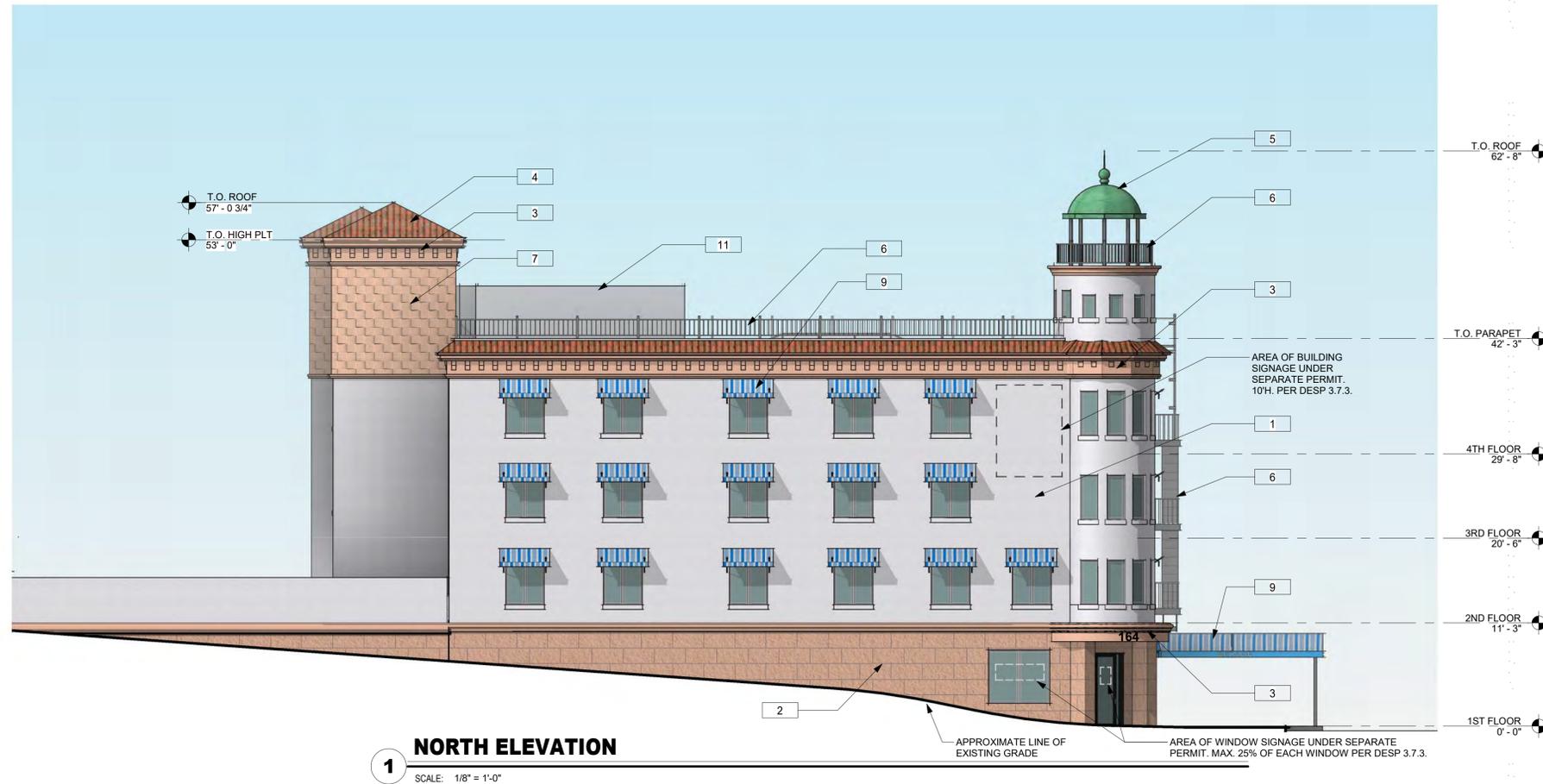
**AMBASSADOR DISCIPLESHIP CENTER**

164 SOUTH MAIN STREET,  
LAKE ELSINORE, CA

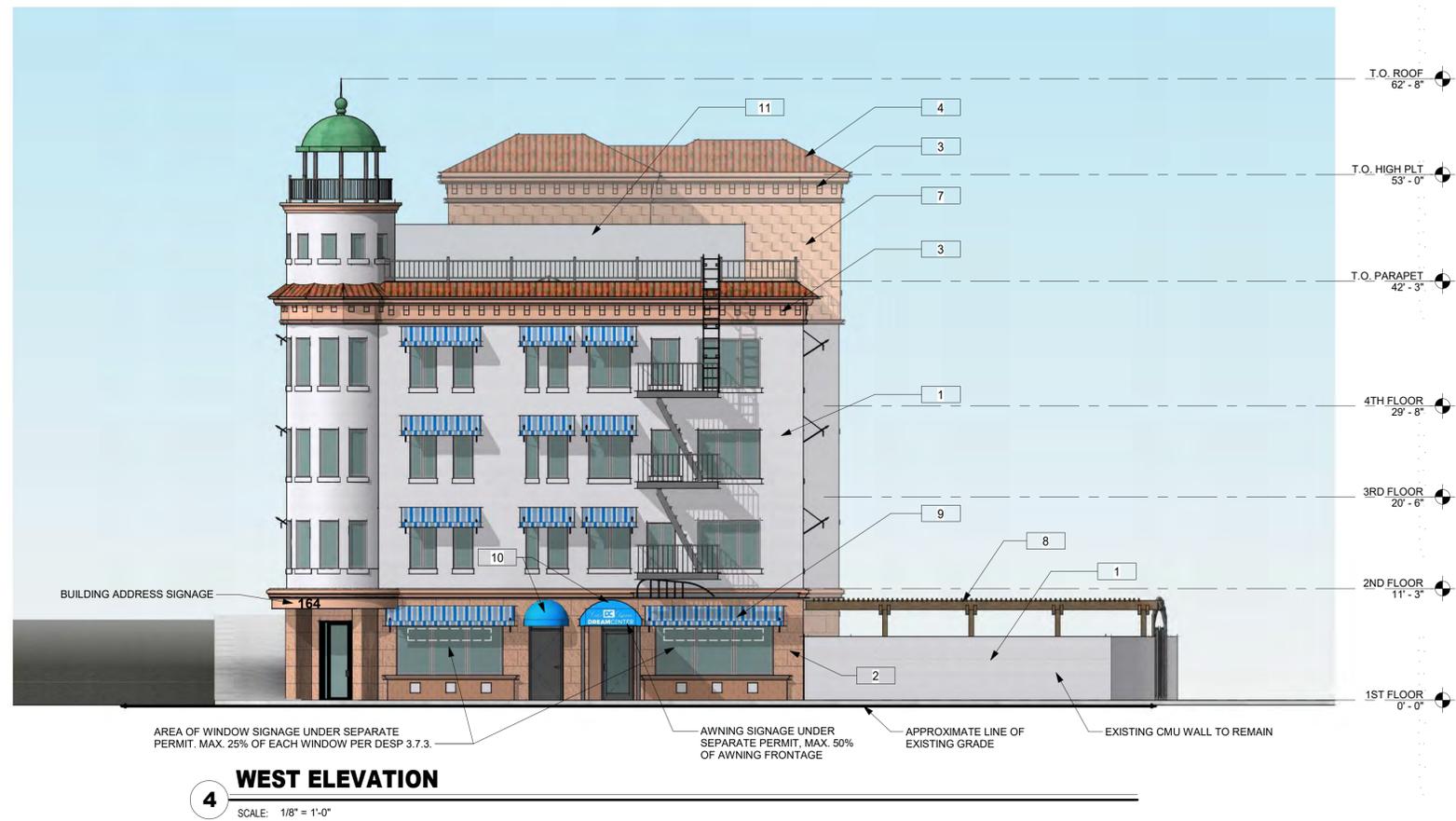
**ELEVATIONS**

SCALE: 1/8" = 1'-0"  
JOB #: 21-036  
DATE: 06/18/19

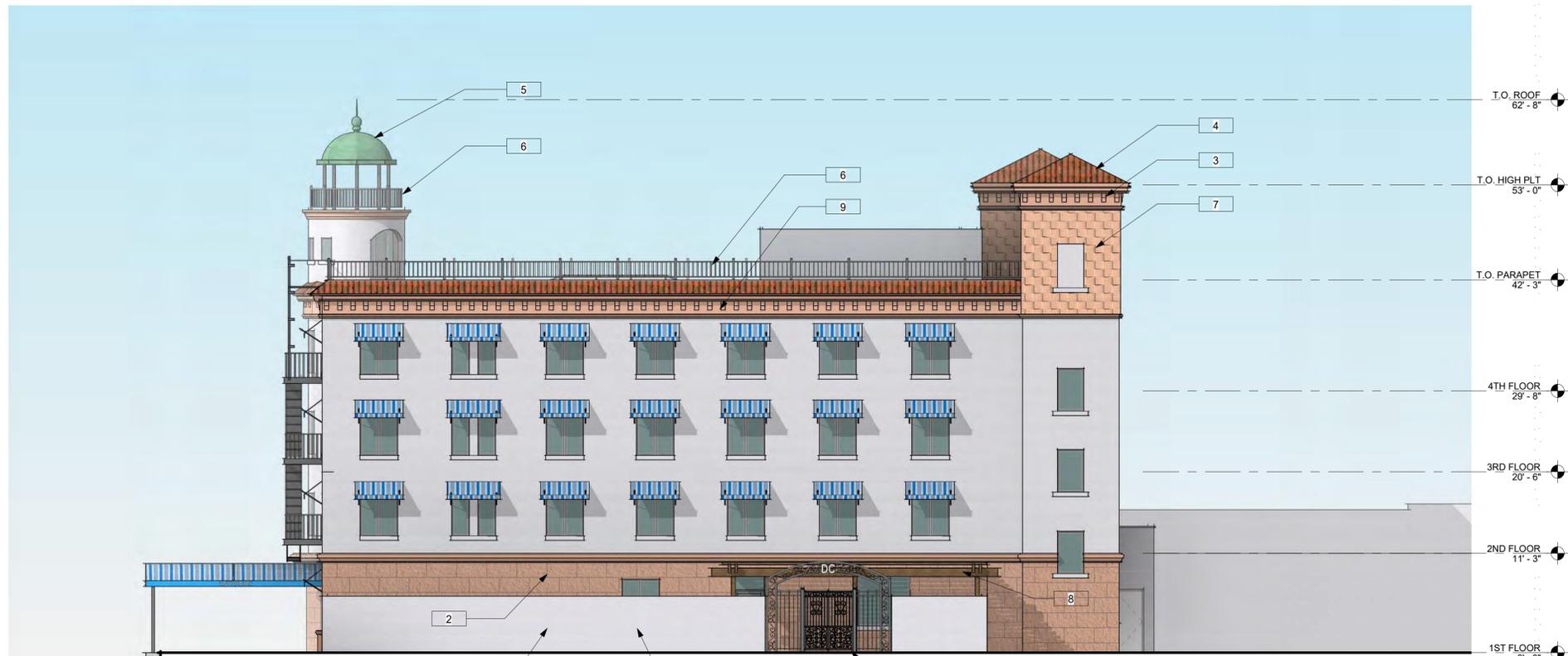
© 2023 TR DESIGN GROUP, INC.  
ALL RIGHTS RESERVED



**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**4 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**EXTERIOR FINISH SCHEDULE**

1	LA HABRA STUCCO NAVAJO WHITE P-525, Sand Float 20/30
2	LA HABRA STUCCO ALAMO X-524, 36"x18" SCORED RUNNING BOND PATTERN AT BASE
3	STUCCO / FOAM CORNICE LA HABRA STUCCO ALAMO X-524
4	ROOF TILE, US TILE 2 PIECE MISSION CLAY TILE - PALERMO BLEND
5	METAL DOME ROOF TO MATCH BERRIDGE PATINA COPPER METAL
6	RAILINGS AND METALS PAINTED, DUNN EDWARDS DARK ENGINE   DE6350
7	TERRA COTTA DECO TILE IN STAGGERED PATTERN OVER STUCCO (LA HABRA ALAMO)
8	WOOD TRELLIS - STAINED BEHR WRANGLER BROWN SC-109
9	STRIPED FABRIC AWNINGS, SUNBRELLA, BAYCREST PACIFIC PATTERN
10	SOLID FABRIC AWNINGS, SUNBRELLA, CAPRI
11	ROOF EQUIPMENT METAL SCREENING, COLOR TO MATCH ALAMO X-524

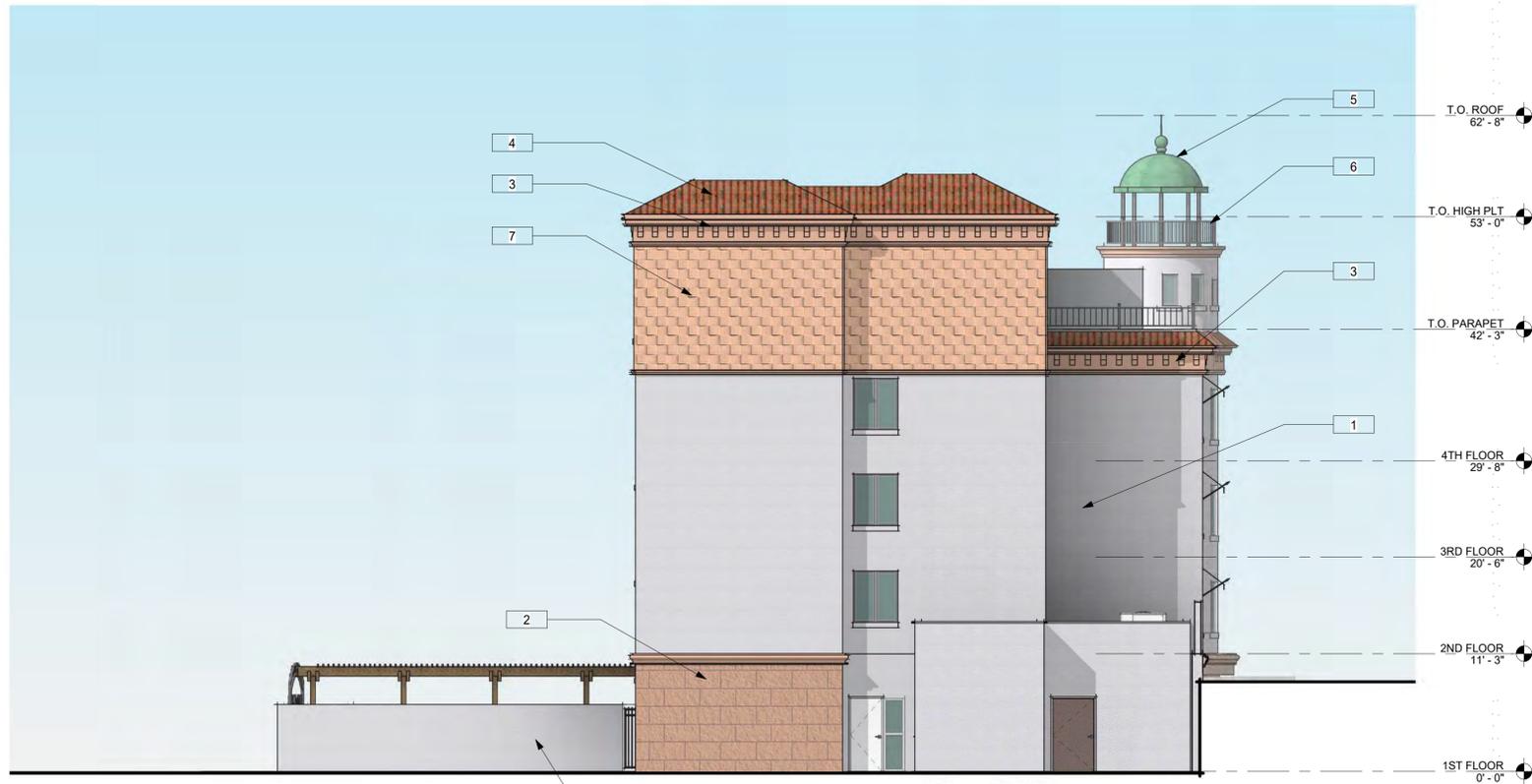
**TR DESIGN GROUP ARCHITECTURE**  
951.742.7179  
2900 ADAMS STREET  
STUDIO A-400  
RIVERSIDE, CA 92504  
www.trdesigngroup.com  
MADE IN THE USA

APPLICANT:

**THE DREAM CENTER**  
114 E. PECK STREET  
LAKE ELSINORE, CA 92530  
CONTACT: BRETT MASTERS  
951.376.3703

PROJECT:

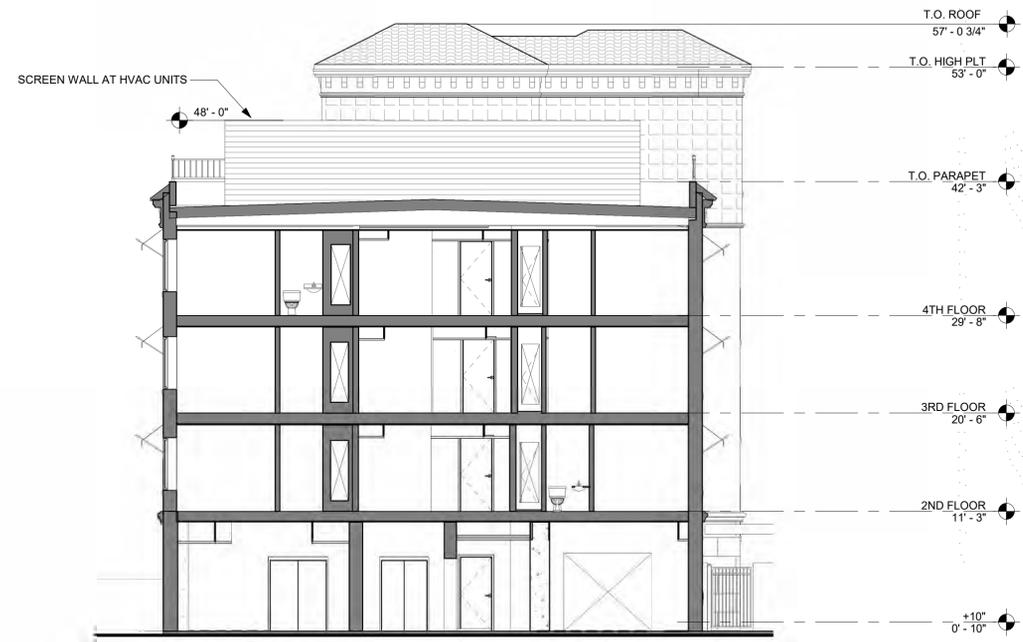
**AMBASSADOR DISCIPLESHIP CENTER**  
164 SOUTH MAIN STREET,  
LAKE ELSINORE, CA



**2 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

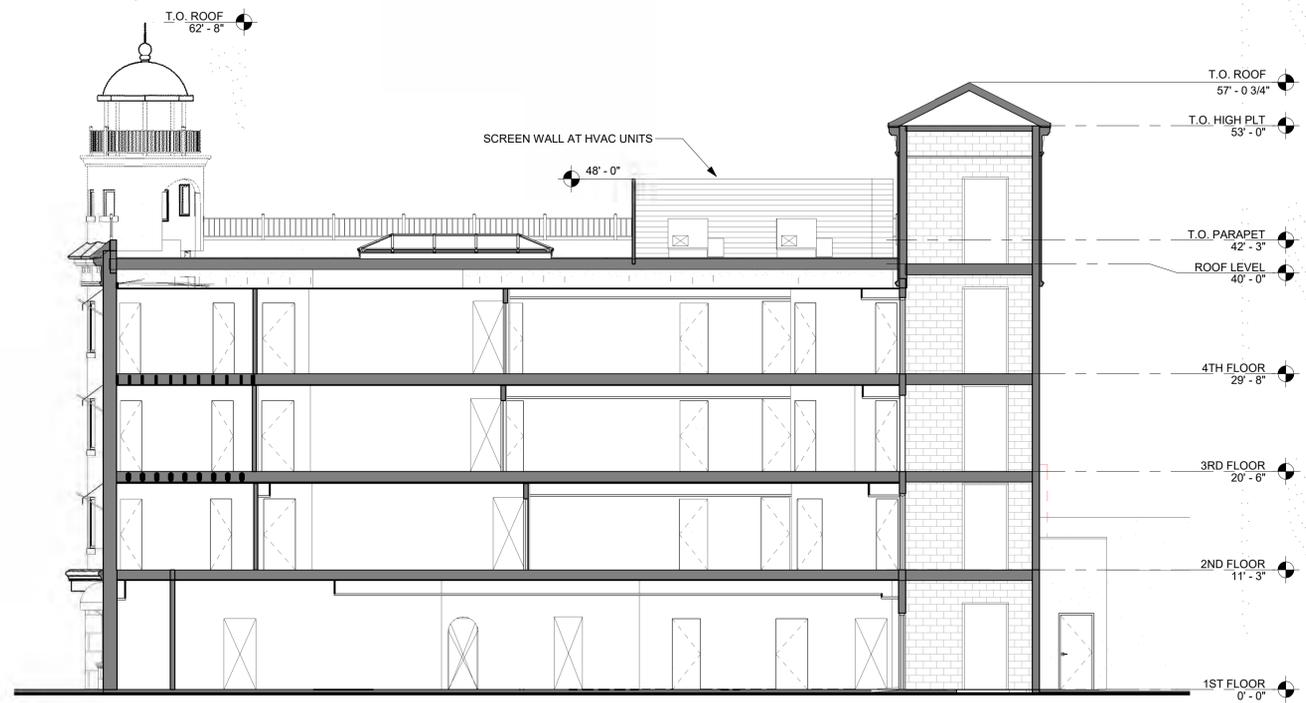
**ELEVATIONS**  
SCALE: 1/8" = 1'-0"  
JOB #: 21-036  
DATE: 05/23/19  
© 2023 TR DESIGN GROUP, INC.  
ALL RIGHTS RESERVED

**DR-3.2**



**1 BUILDING CROSS SECTION**

SCALE: 1/8" = 1'-0"



**2 LONGITUDINAL SECTION**

SCALE: 1/8" = 1'-0"

APPLICANT:

**THE DREAM CENTER**

114 E. PECK STREET  
LAKE ELSINORE, CA 92530  
CONTACT: BRETT MASTERS  
951.376.3703

PROJECT:

**AMBASSADOR  
DISCIPLESHIP CENTER**  
164 SOUTH MAIN STREET,  
LAKE ELSINORE, CA

**BUILDING SECTIONS**

SCALE: 1/8" = 1'-0"  
JOB #: 21-036  
DATE: 5/31/23

© 2023 TR DESIGN GROUP, INC.  
ALL RIGHTS RESERVED

**DR-3.3**

APPLICANT:



THE DREAM CENTER

114 E. PECK STREET  
LAKE ELSINORE, CA 92530  
CONTACT: BRETT MASTERS  
951.376.3703

PROJECT:

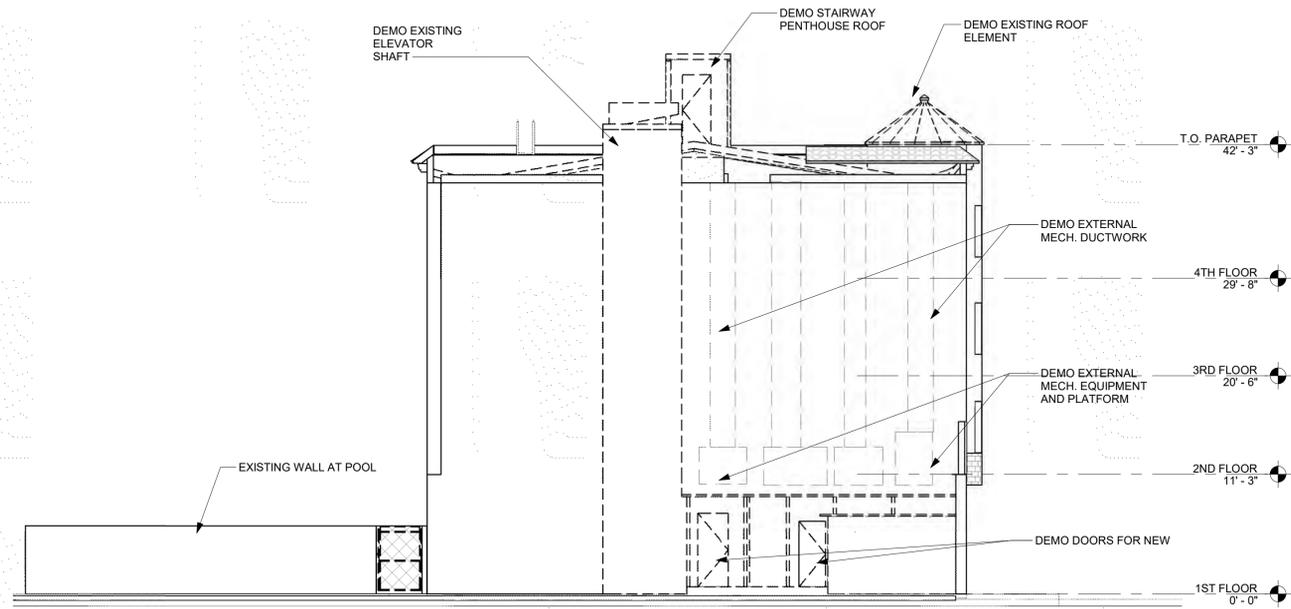


AMBASSADOR  
DISCIPLESHIP CENTER  
164 SOUTH MAIN STREET,  
LAKE ELSINORE, CA

DEMO ELEVATIONS

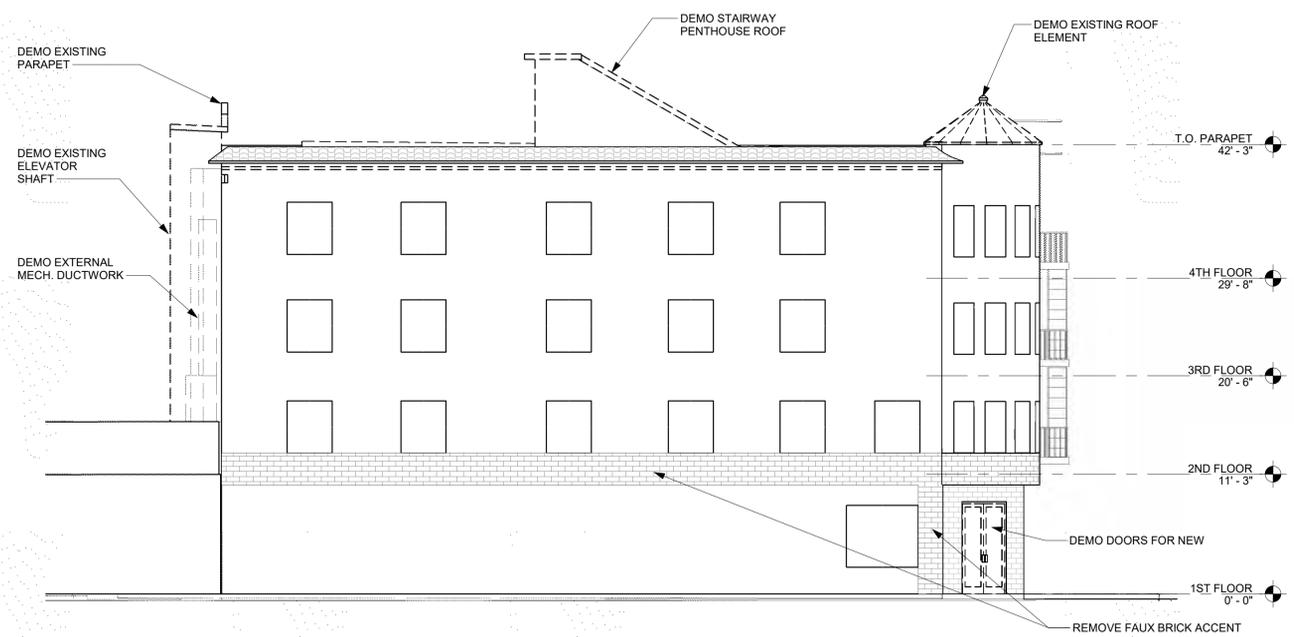
SCALE: 1/8" = 1'-0"  
JOB #: 21-036  
DATE: 5/31/2023 2:41:44 PM  
© 2023 TR DESIGN GROUP, INC.  
ALL RIGHTS RESERVED

DR-3.4



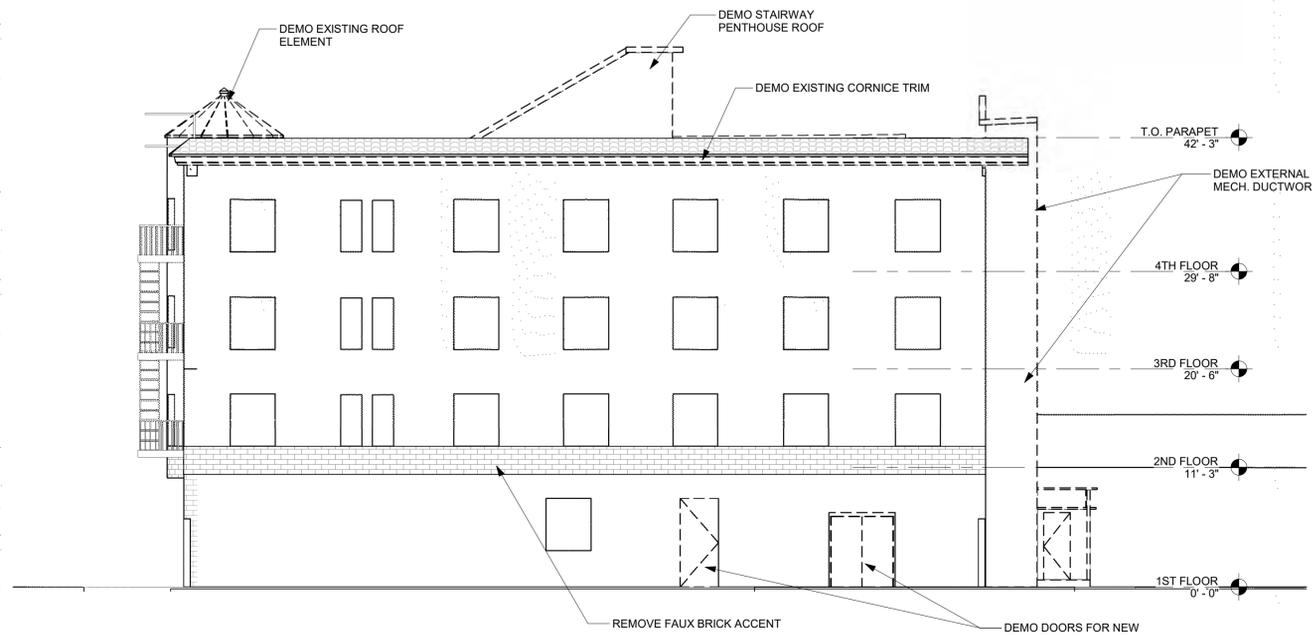
**1 EAST ELEVATION**

SCALE: 1/8" = 1'-0"



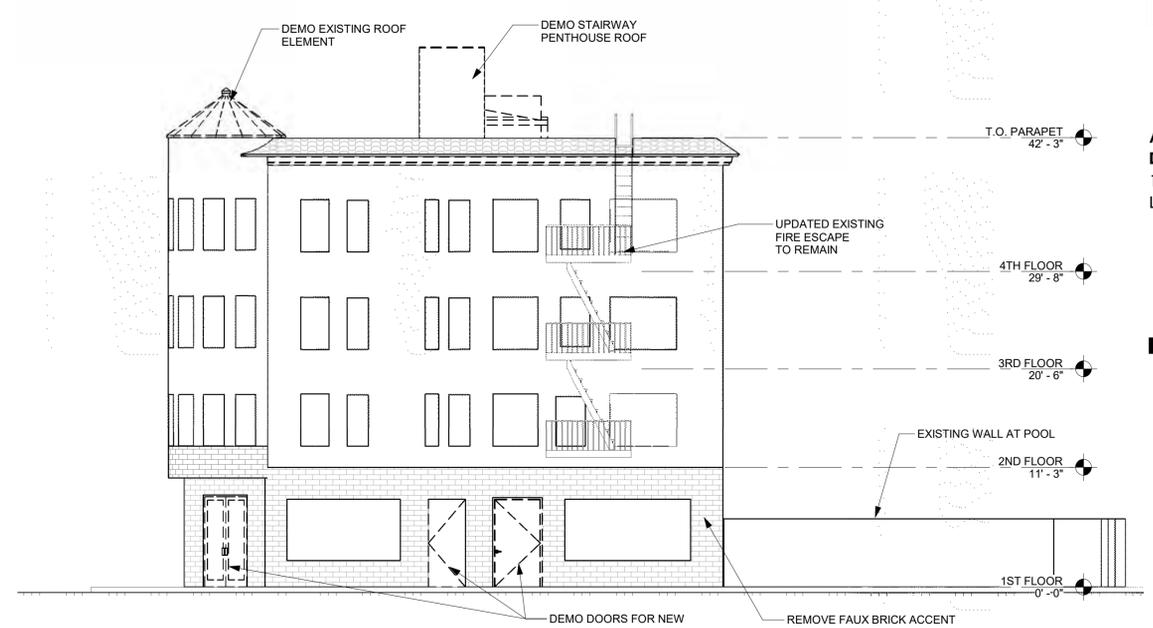
**2 NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



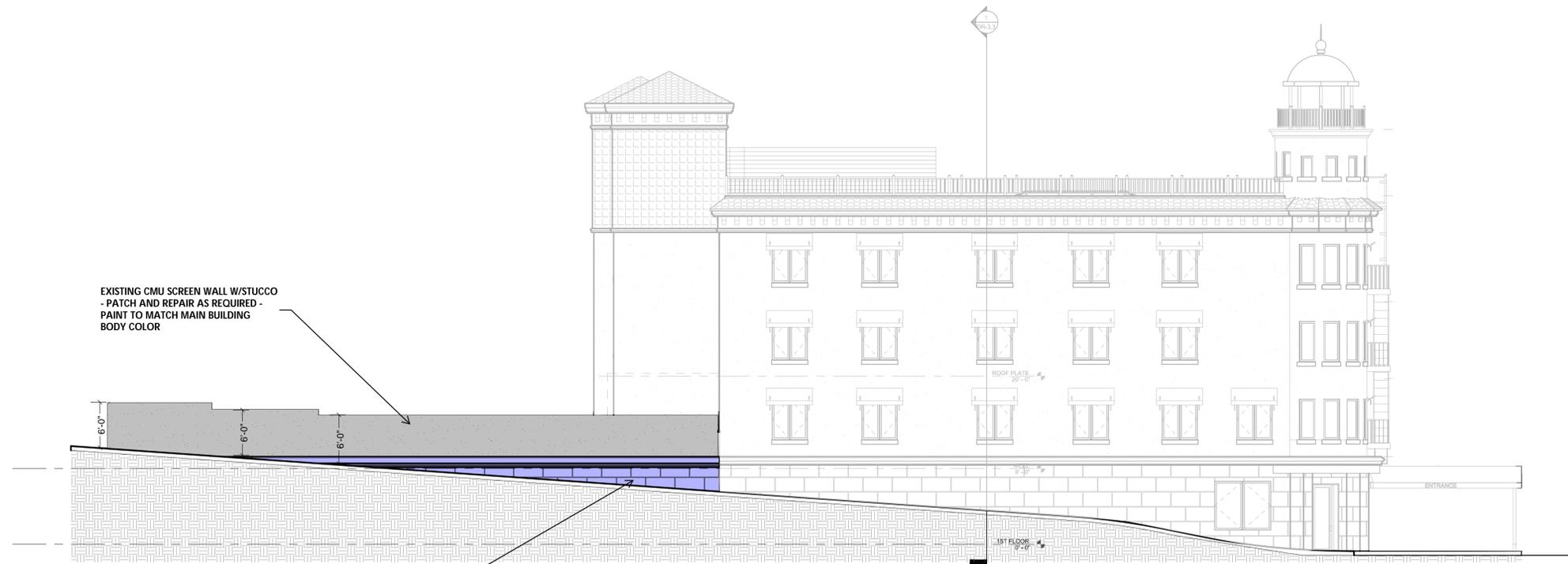
**3 SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



**4 WEST ELEVATION**

SCALE: 1/8" = 1'-0"



EXISTING CMU SCREEN WALL W/STUCCO  
- PATCH AND REPAIR AS REQUIRED -  
PAINT TO MATCH MAIN BUILDING  
BODY COLOR

EXISTING CMU SCREEN WALL - PATCH  
AND REPAIR AS REQUIRED - FINISH TO  
MATCH LOWER PANEL OF MAIN  
BUILDING

**NORTH ELEVATION**

1/8" = 1'-0"



EXISTING CMU SCREEN WALL W/STUCCO  
- PATCH AND REPAIR AS REQUIRED -  
PAINT TO MATCH MAIN BUILDING  
BODY COLOR

**WEST ELEVATION**

1/8" = 1'-0"



APPLICANT:



**DREAM CENTER**  
114 E. PECK STREET  
LAKE ELSINORE, CA 92530

PROJECT:



**AMBASSADOR DISCIPLESHIP  
CENTER**  
164 S MAIN ST,  
LAKE ELSINORE, CA 92530

**SITE WALLS AND  
FENCING  
CONCEPTUAL  
ELEVATIONS**

SCALE:  
DATE: 7/7/2023  
JOB #: 21-036

© 2022 TR DESIGN GROUP, INC.  
ALL RIGHTS RESERVED

**DR-3.7**

APPLICANT:

**THE DREAM CENTER**

114 E. PECK STREET  
LAKE ELSINORE, CA 92530  
CONTACT: BRETT MASTERS  
951.376.3703

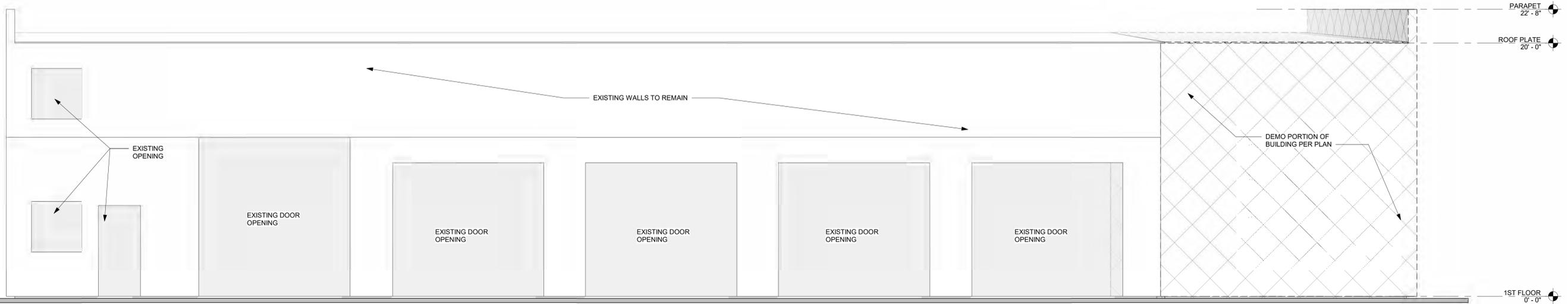
PROJECT:

**AMBASSADOR TRAINING CENTER**  
164 SOUTH MAIN STREET,  
LAKE ELSINORE, CA

**STORAGE BUILDING DEMO ELEVATIONS**

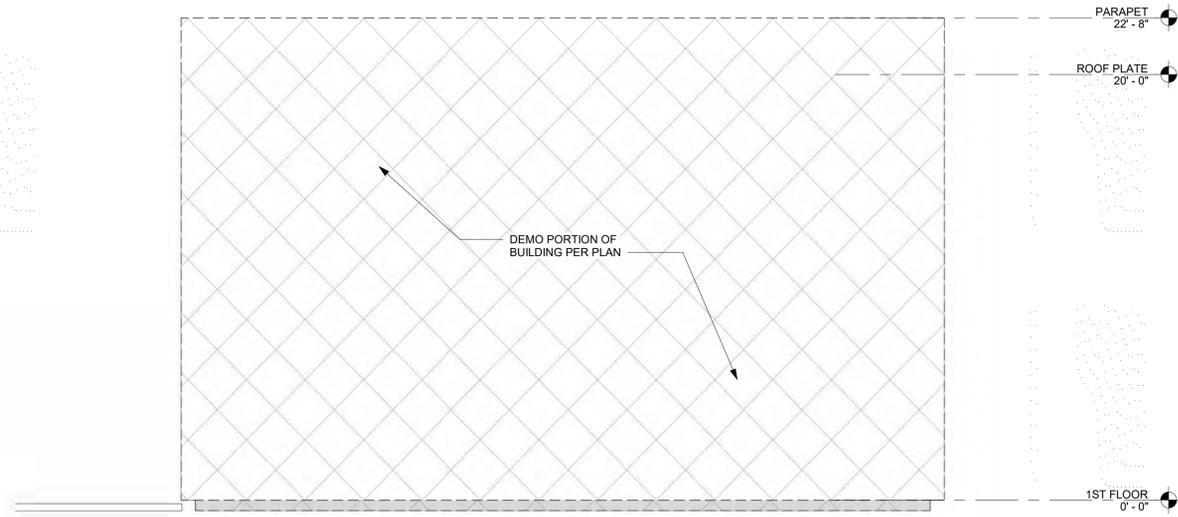
SCALE: 1/4" = 1'-0"  
JOB #: 21-036  
DATE: 7/10/2023 10:10:11 AM  
© 2023 TR DESIGN GROUP, INC.  
ALL RIGHTS RESERVED

**DR-3.6**



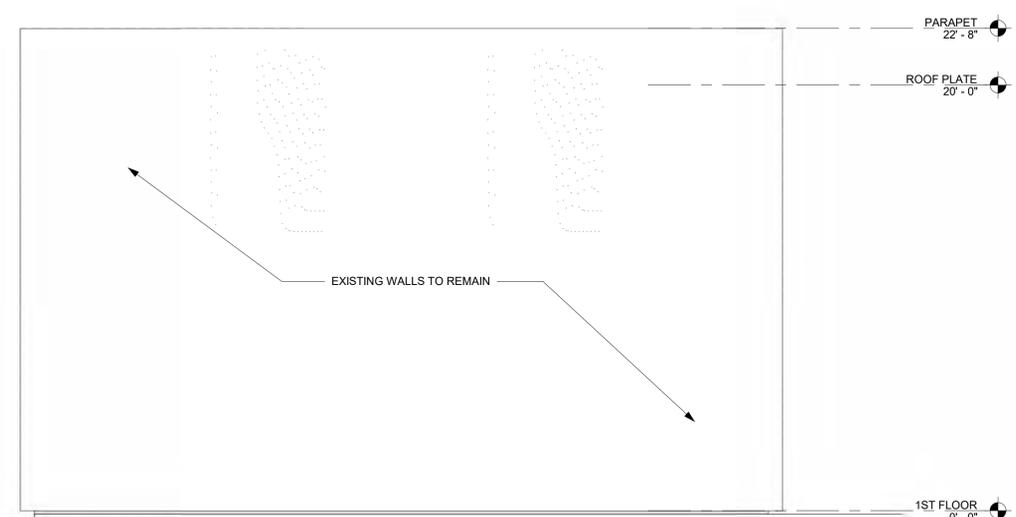
**4 WEST ELEVATION**

SCALE: 1/4" = 1'-0"



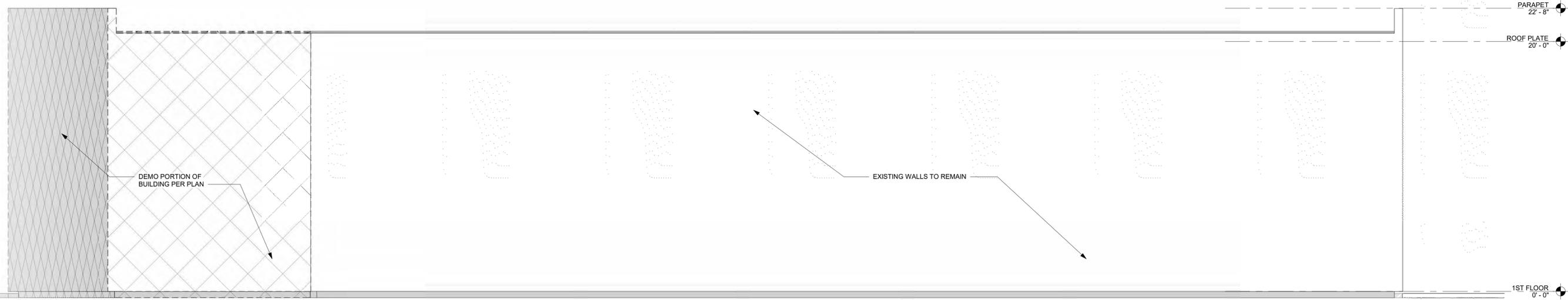
**2 SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



**1 NORTH ELEVATION**

SCALE: 1/4" = 1'-0"

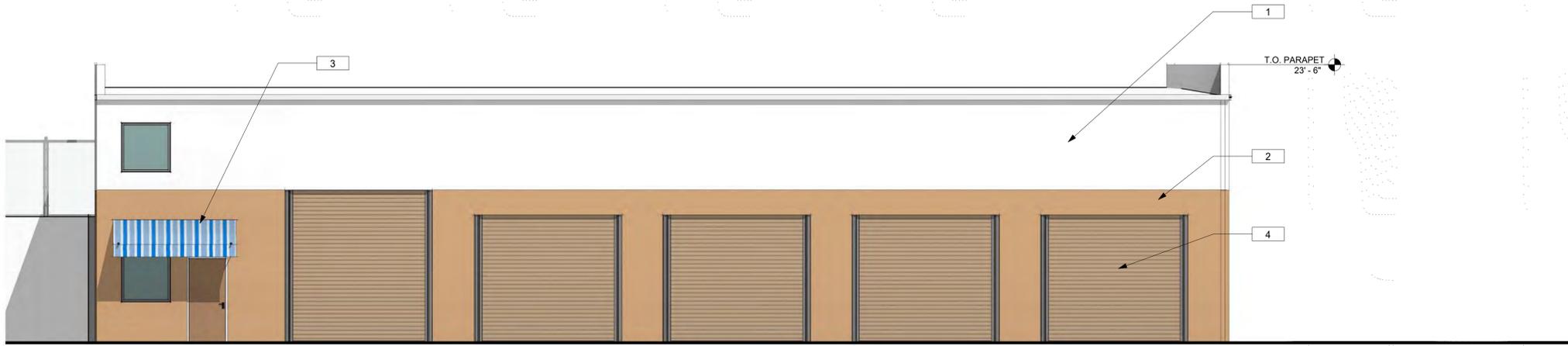


**3 EAST ELEVATION**

SCALE: 1/4" = 1'-0"

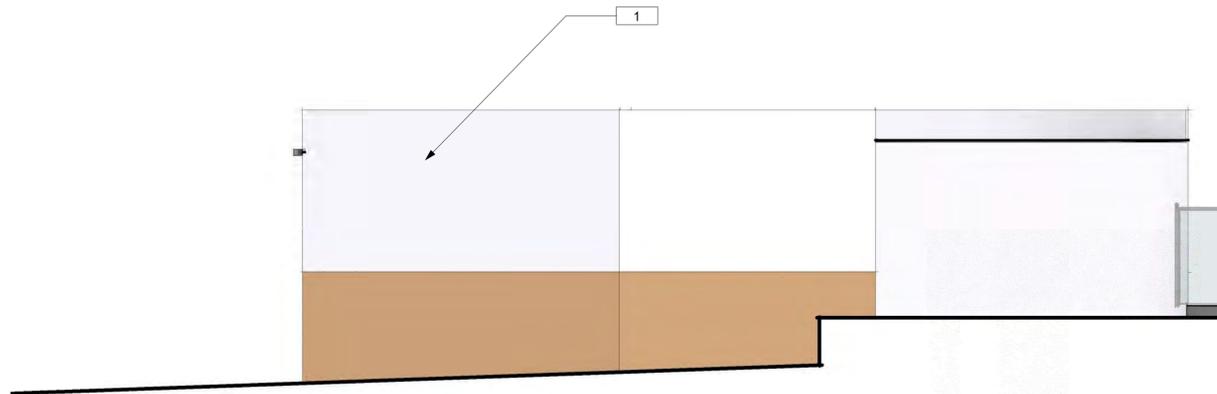
**EXTERIOR FINISH SCHEDULE**

- 1 PAINT TO MATCH LA HABRA STUCCO NAVAJO WHITE P-525, Sand Float 20/30
- 2 PAINT TO MATCH LA HABRA STUCCO ALAMO X-524
- 3 STRIPED FABRIC AWNINGS, SUNBRELLA, BAYCREST PACIFIC PATTERN
- 4 PAINT METAL DOORS, DUNN EDWARDS DEC774, SHADY
- 5 RAILINGS AND METALS PAINTED, DUNN EDWARDS DARK ENGINE | DE6350



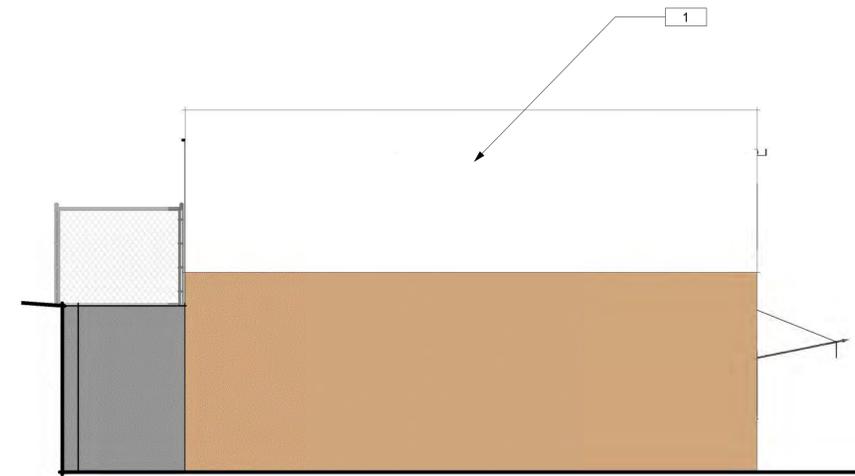
**WEST ELEVATION**

SCALE 3/16" = 1'-0"



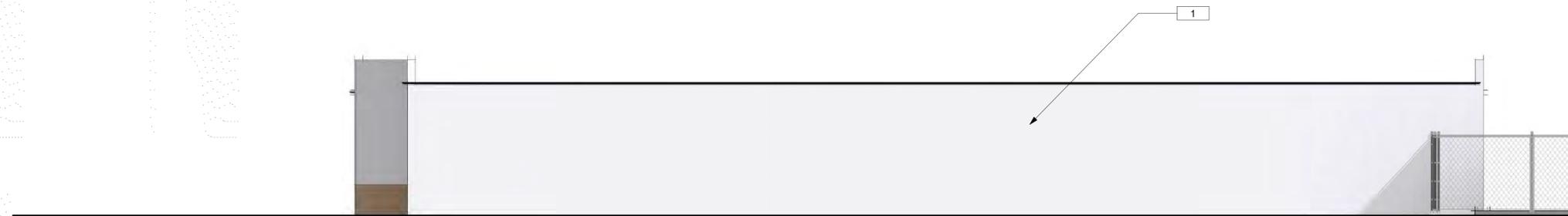
**SOUTH ELEVATION**

SCALE 3/16" = 1'-0"



**NORTH ELEVATION**

SCALE 3/16" = 1'-0"



**EAST ELEVATION**

SCALE 3/16" = 1'-0"

APPLICANT:

**THE DREAM CENTER**

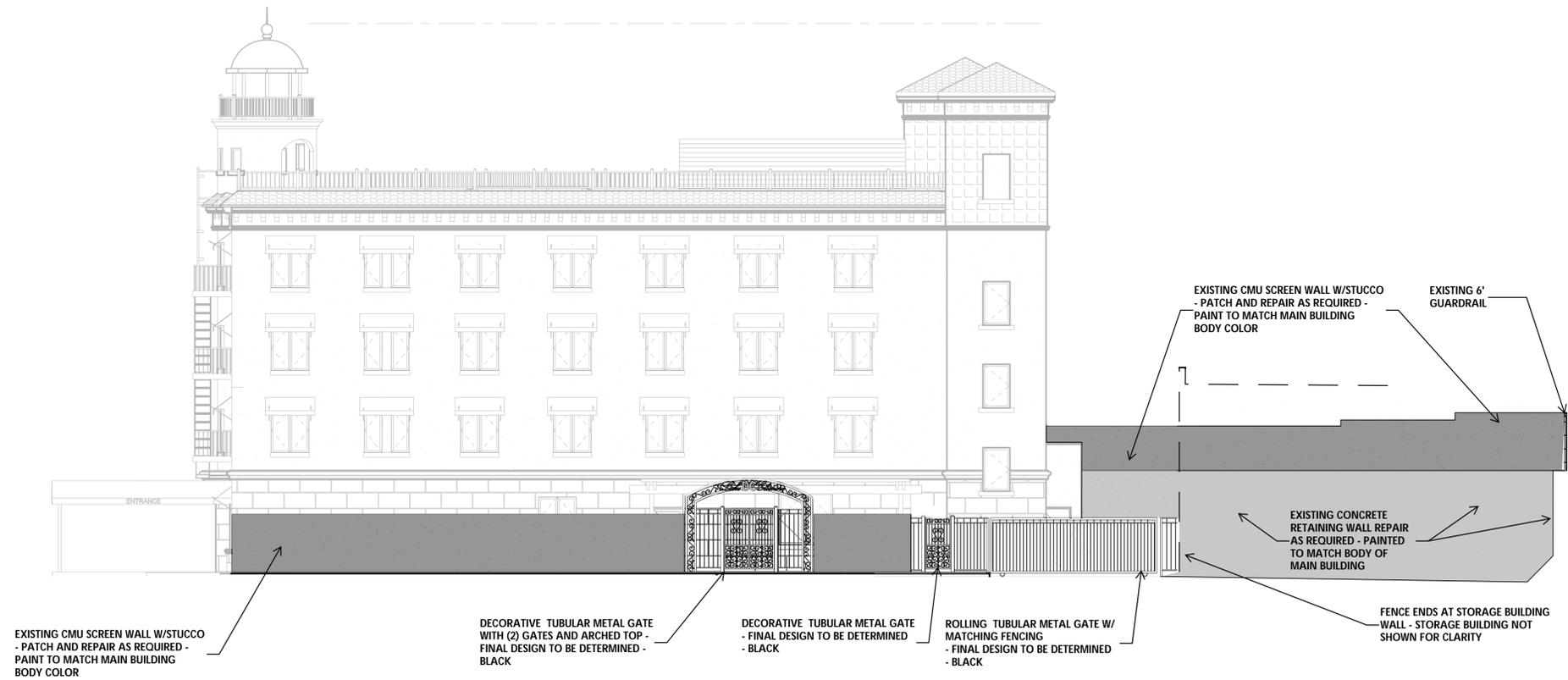
114 E. PECK STREET  
LAKE ELSINORE, CA 92530  
CONTACT: BRETT MASTERS  
951.376.3703

PROJECT:

**AMBASSADOR  
DISCIPLESHIP CENTER**  
164 SOUTH MAIN STREET,  
LAKE ELSINORE, CA

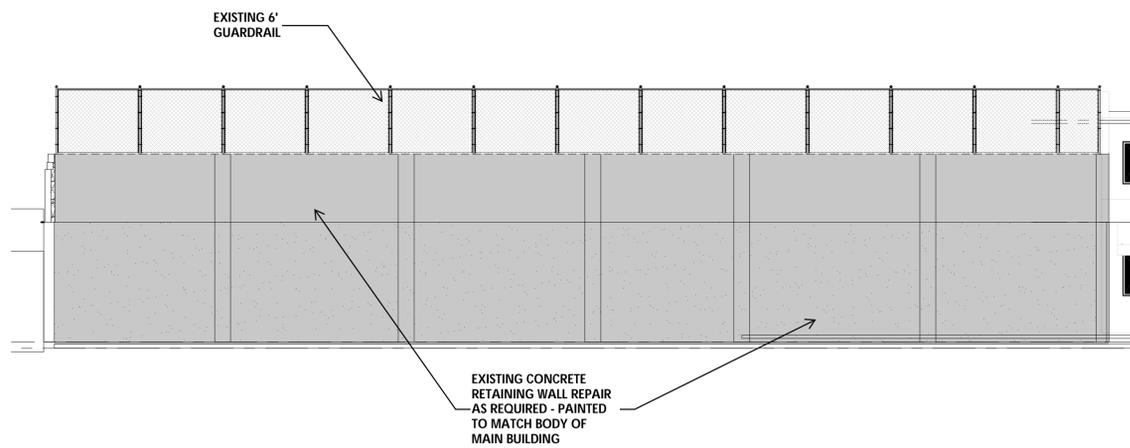
**STORAGE BLDG.  
ELEVATIONS**

SCALE: As indicated  
JOB #: 21-036  
DATE: 08/31/22  
© 2023 TR DESIGN GROUP, INC.  
ALL RIGHTS RESERVED



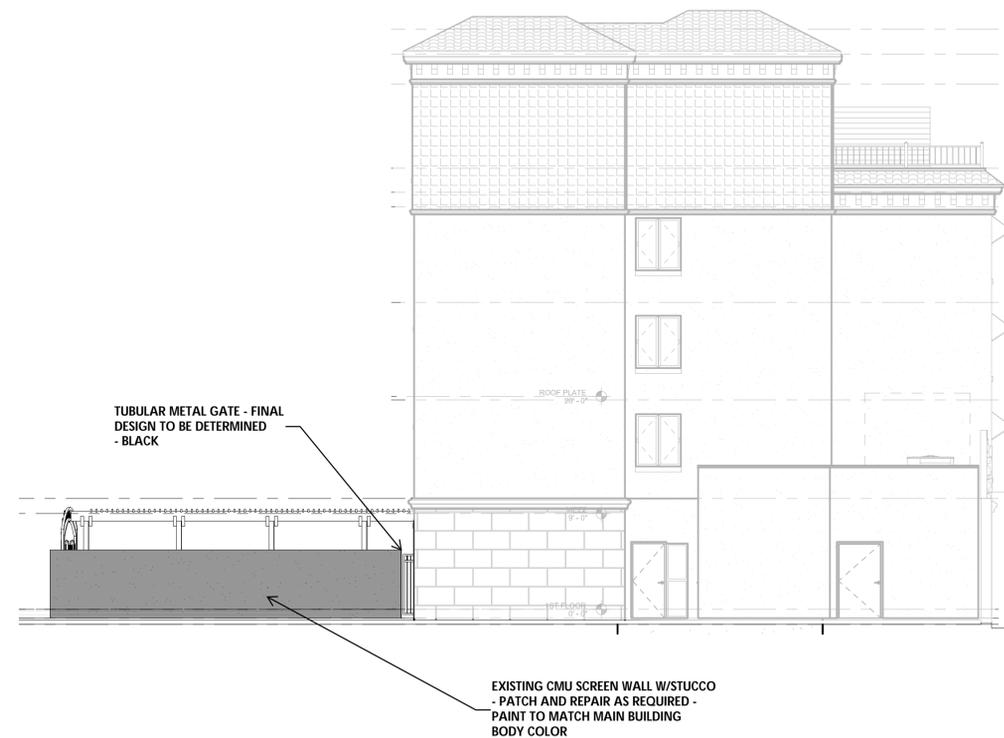
**SOUTH ELEVATION**

1/8" = 1'-0"



**WEST ELEVATION**

1/8" = 1'-0"



**EAST ELEVATION**

1/8" = 1'-0"



APPLICANT:



**DREAM CENTER**  
114 E. PECK STREET  
LAKE ELSINORE, CA 92530

PROJECT:



**AMBASSADOR DISCIPLESHIP CENTER**  
164 S MAIN ST,  
LAKE ELSINORE, CA 92530

**SITE WALLS AND FENCING CONCEPTUAL ELEVATIONS**

SCALE:  
DATE: 7/7/2023  
JOB #: 21-036

© 2022 TR DESIGN GROUP, INC.  
ALL RIGHTS RESERVED

**DR-3.8**



951.742.7179

2900 ADAMS STREET  
STUDIO A-400  
RIVERSIDE, CA 92504

www.trdesigngroup.com

"MADE IN THE U.S.A."



**THE DREAM CENTER**

114 E. PECK STREET  
LAKE ELSINORE, CA 92530  
CONTACT: BRETT MASTERS  
951.376.3703



**AMBASSADOR DISCIPLESHIP CENTER**

164 SOUTH MAIN STREET,  
LAKE ELSINORE, CA

**MATERIALS**

JOB#: 21-036  
2022 TR DESIGN GROUP, INC.  
ALL RIGHTS RESERVED

**SHEET NO:**

**MAT**



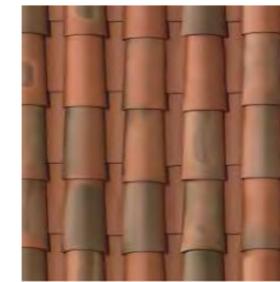
METAL DOME ROOF  
PATINA COPPER METAL



LA HABRA STUCCO  
NAVAJO WHITE P-525



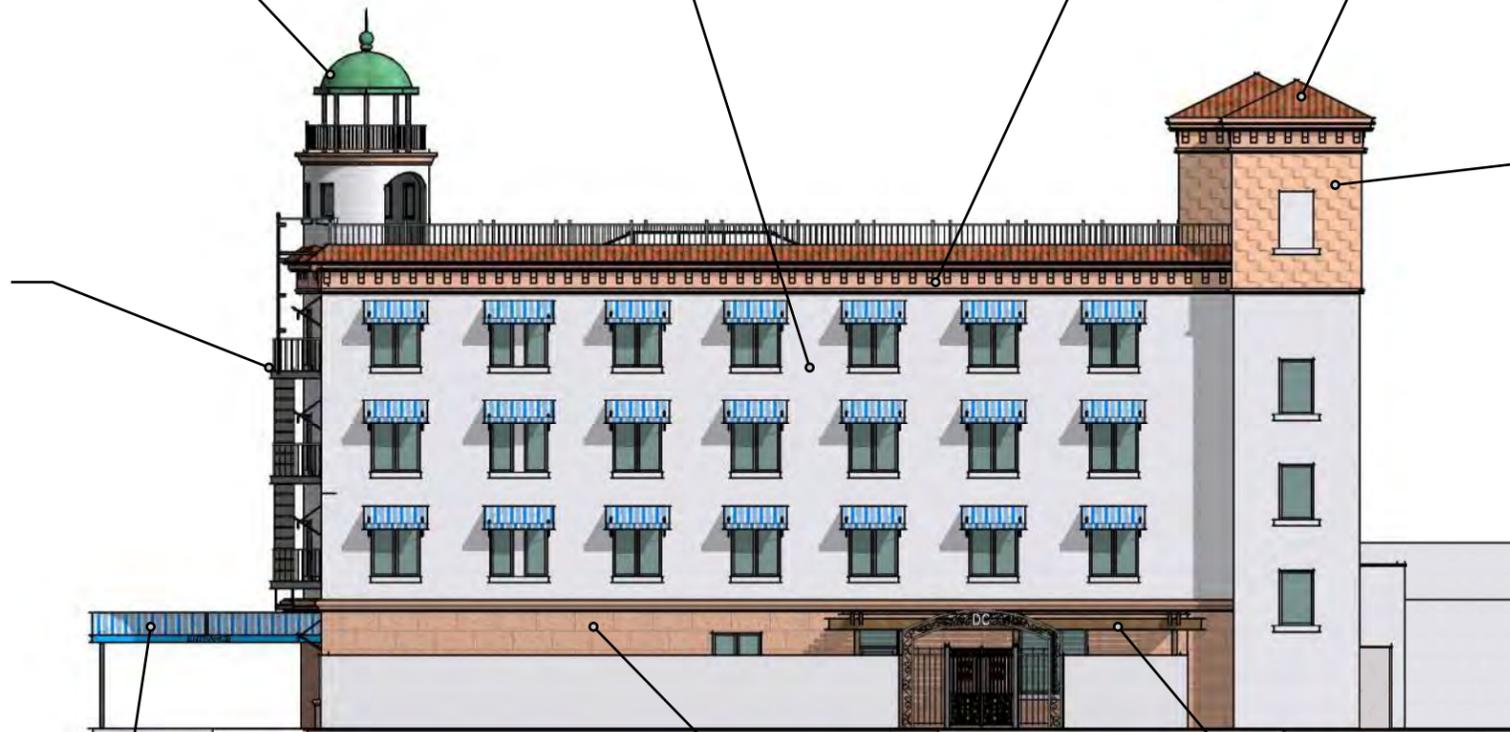
STUCCO / FOAM CORNICE  
LA HABRA STUCCO  
ALAMO X-524



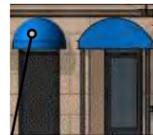
US TILE  
2 PIECE MISSION CLAY  
TILE - PALERMO BLEND



RAILINGS AND METALS  
PAINTED  
DUNN EDWARDS  
DARK ENGINE | DE6350



TERRA COTTA DECO TILE  
IN STAGGERED PATTERN  
OVER STUCCO TO MATCH  
LA HABRA ALAMO



FABRIC AWNINGS  
SUNBRELLA  
SOLID "CAPRI"



FABRIC AWNINGS  
SUNBRELLA PATTERN  
BAYCREST PACIFIC

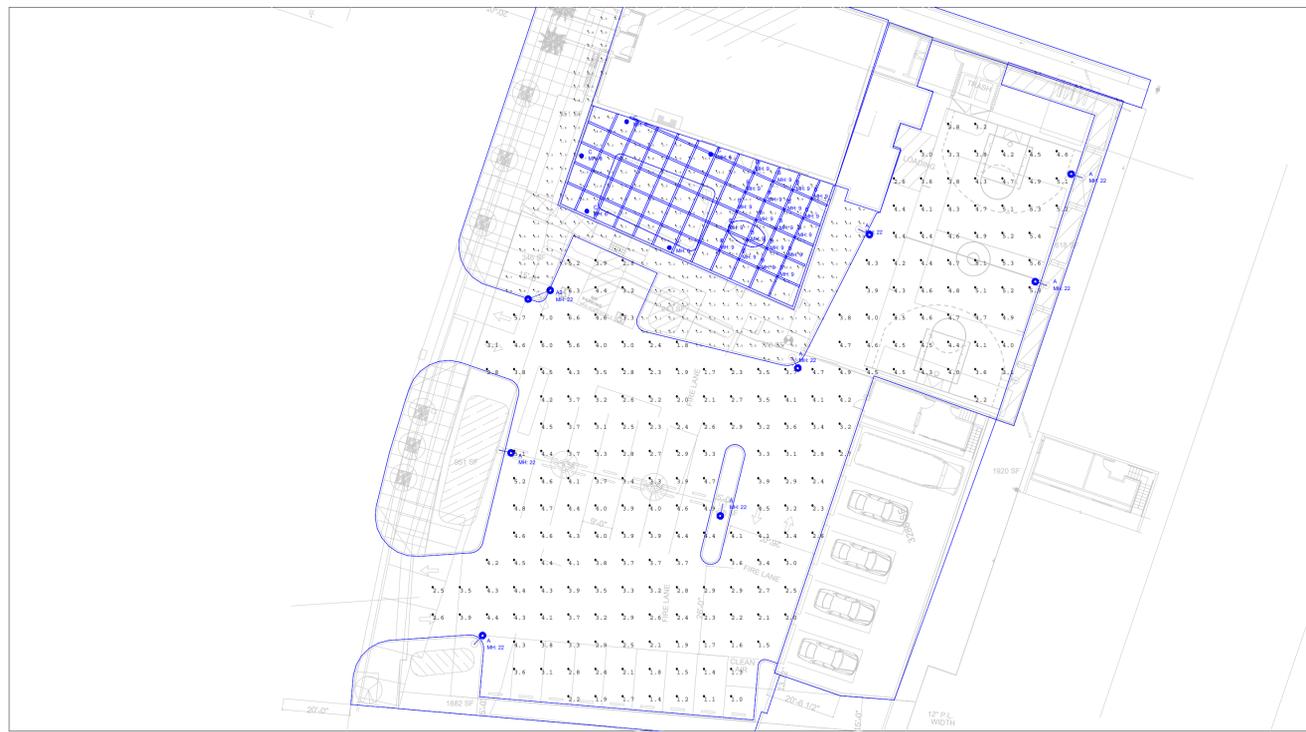


36"X18" SCORED RUNNING  
BOND STUCCO BASE  
LA HABRA STUCCO  
Alamo X-524



WOOD TRELLIS  
BEHR WRANGLER BROWN  
SC-109



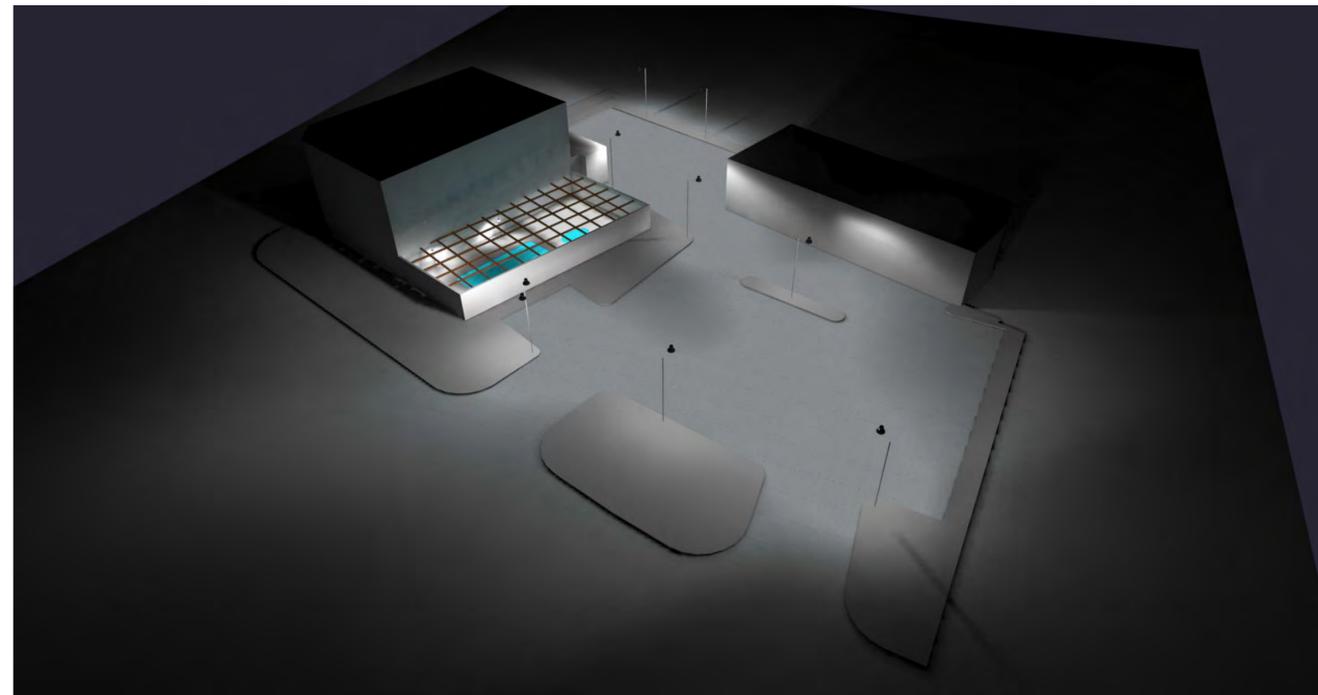
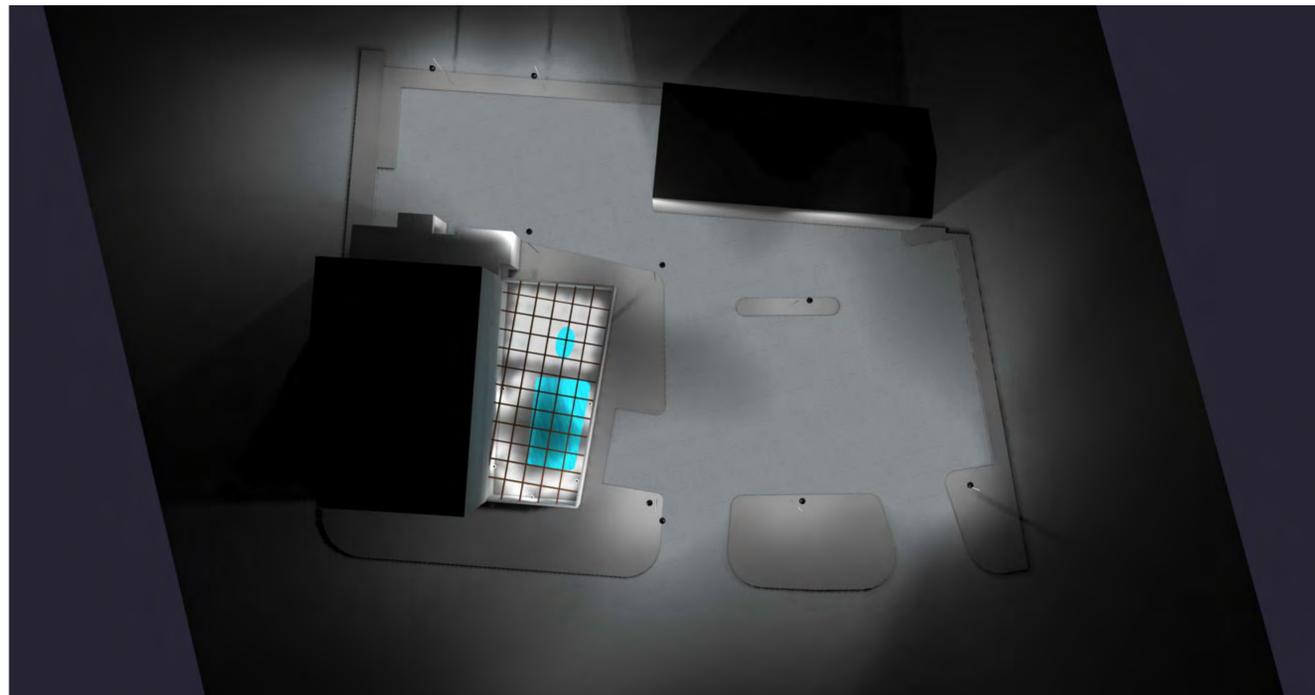


Scale: 1 inch= 25 Ft.

### LIGHTING DETAILS:

Luminaire Schedule						
Label	Symbol	Qty	LLF	Description	Luminaire Lumens	Luminaire Watts
A		7	0.900	DS10C-PLED-III-W-48LED-700mA-40K	13369	108
A2		1	0.900	DS10C-PLED-III-W-48LED-700mA-40K	13369	108
B		20	0.900	DL 105B LEDMR16 7 30 60	500	7
C		5	0.900	MOZB-PLED-II-FR-20LED-350mA-30K	2144	22

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
Driveway	Illuminance	Fc	3.66	7.0	1.0	3.66	7.00	0
Pool Perimeter Walkway_Top	Illuminance	Fc	2.39	7.5	0.0	N.A.	N.A.	0.5
Pool Surface Area	Illuminance	Fc	6.81	15.9	0.5	13.62	31.80	0.5



**Note on this Design:**  
This report makes no representations in regard to Lighting Design or Specification, rather it attempts to accurately reflect the photometric results of a design, as approved by others.

**Note on these Photometric Calculations:**  
This analysis is a mathematical model and can be only as accurate as is permitted by the third-party software and the IES standards used. All digital CAD data appear to be accurate, however, this apparent accuracy is an artifact of the techniques used to generate it and is in no way intended to imply accuracy in the real world.

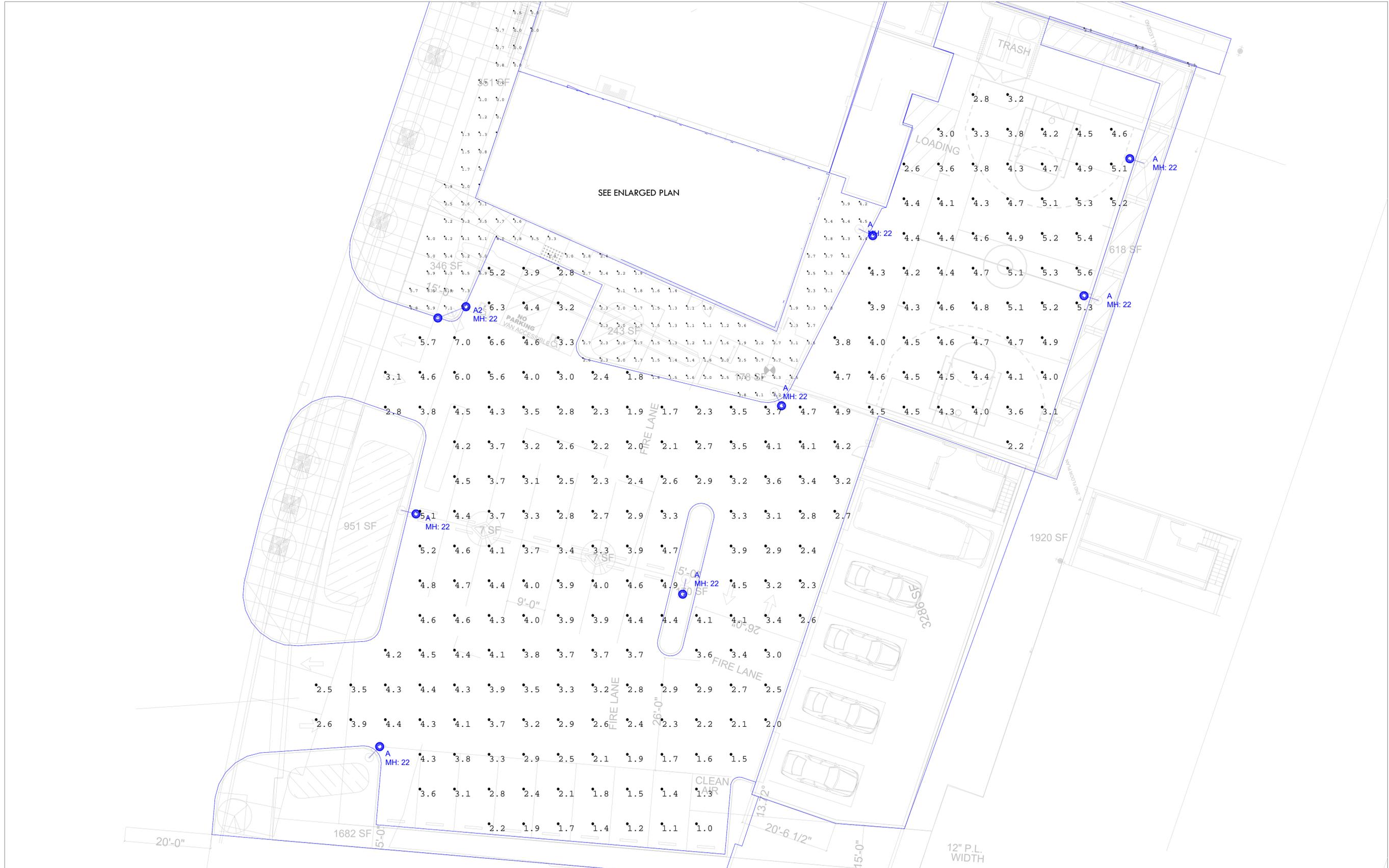
There are many factors that will impact the actual performance of Lighting in the constructed space, including: the accuracy of the original source (.ies) files supplied by the manufacturer, input voltage ballast variances, actual finish values in the constructed environment, manufacturing variations in both the source (lamp) and the luminaire, final luminaire placement, obstructions, and installation quality. Further, field measurement itself is subject to errors arising from measuring methods and/or technology selected, and the knowledge/ability of the measuring party. While the creator of this lighting study makes every effort to ensure accuracy, they cannot be held liable for any errors. The recipient of this lighting study understands and accepts that the likelihood of scaling error increases when no .DWG file or other properly-dimensioned drawing is provided to the designer.

Reflective Values have a significant effect on light levels, the end-user of the document should confirm these values before accepting the results of any photometric report. The managing contractor/architect/engineer is responsible for ensuring compliance to all relevant lighting ordinance(s) and energy codes required on this project.

### DESIGN NOTES:

1. MOUNTING HEIGHTS: SEE FIXTURE LOCATIONS
2. MEASUREMENTS TAKEN @ GRADE
3. OUTDOOR SURFACE REFLECTANCE: .2 / .2 / .2
4. POOL AREA SURFACE REFLECTANCE: .8 / .5 / .2

# Overall Layout:



Scale: 1 inch= 10 Ft.

## Ambassador Hotel

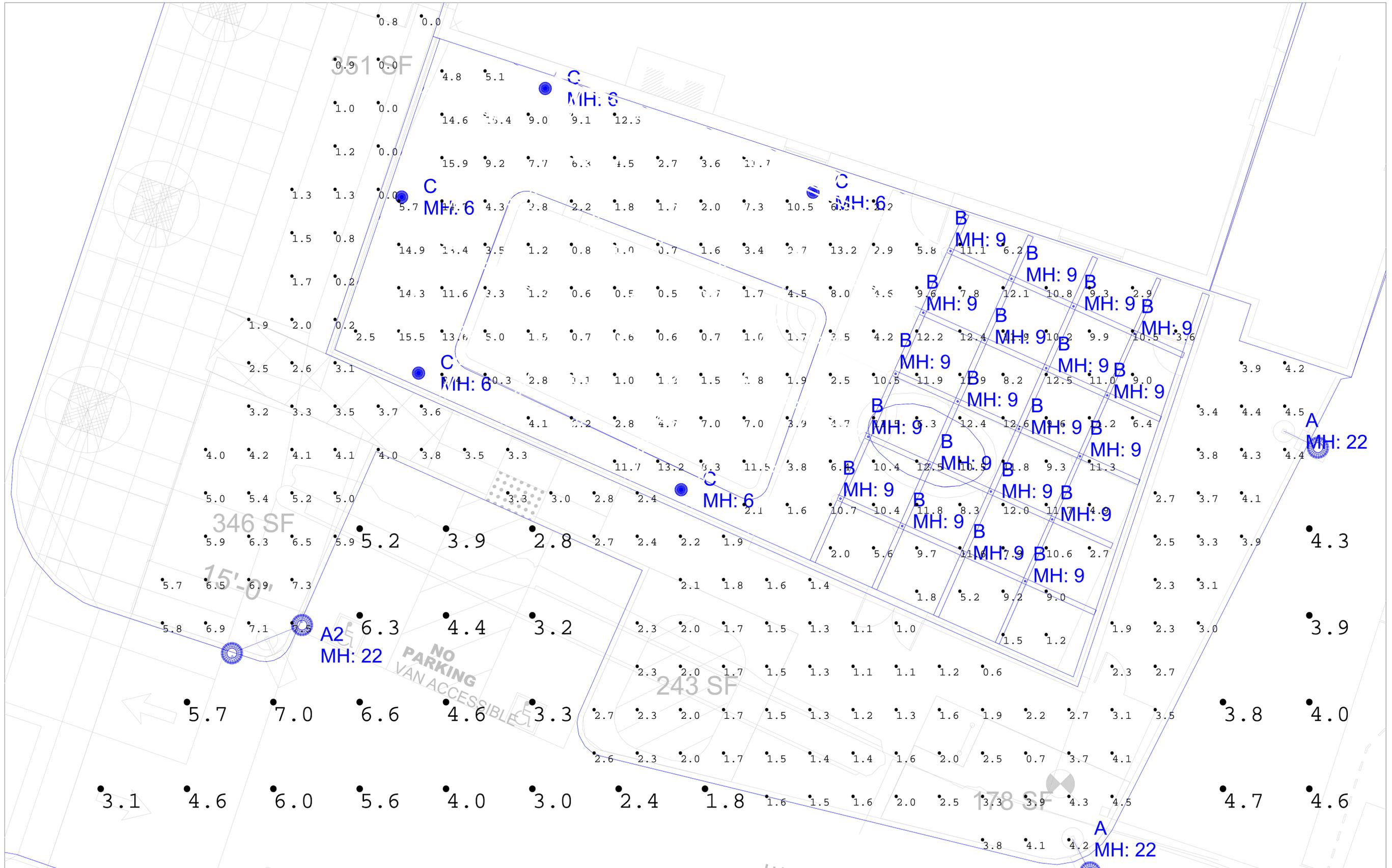
Date: 7/31/2023

Drawn By: AG

Revision #: 0

Page 2 of 3

# Pool Layout:



Ambassador Hotel

Scale: 1 inch= 4 Ft.

Date: 7/31/2023

Drawn By: AG

Revision #: 0

Page 3 of 3



## Large Neoclassical, Domed Bell Luminaire

### Features

The NEW Deziner Series is a flexible, configurable pedestrian scale decorative pendant luminaire with an 10" diameter upper housing of 0.125" thick formed aluminum with a large assortment of spun aluminum shades and ornamental options. Each lower housing is comprised of a 0.080" thick spun aluminum reflector with an integrated LED module seat, thermal management for long LED life and a thermally isolated solid state power supply chamber. Trulevel™ ball coupling.

### PLED™ Optics

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. All optics are U0, Zero Uplight and are Dark Sky compliant. Panels are field replaceable and field rotatable in 90° increments.

### LED Emitters

High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED's are available in standard Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of L93 at 100,000 hours (TM-21 calculated at 6x Test Time) for all LED options.

**True Amber LED's** TRA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

### LED Driver

Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V (UNV), 50/60Hz or 347V & 480V, 50,60Hz. 0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

### Finish

Super TGIC polyester powder coating is applied onto a metal substrate this has been pretreated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400° F for maximum hardness and exterior durability.



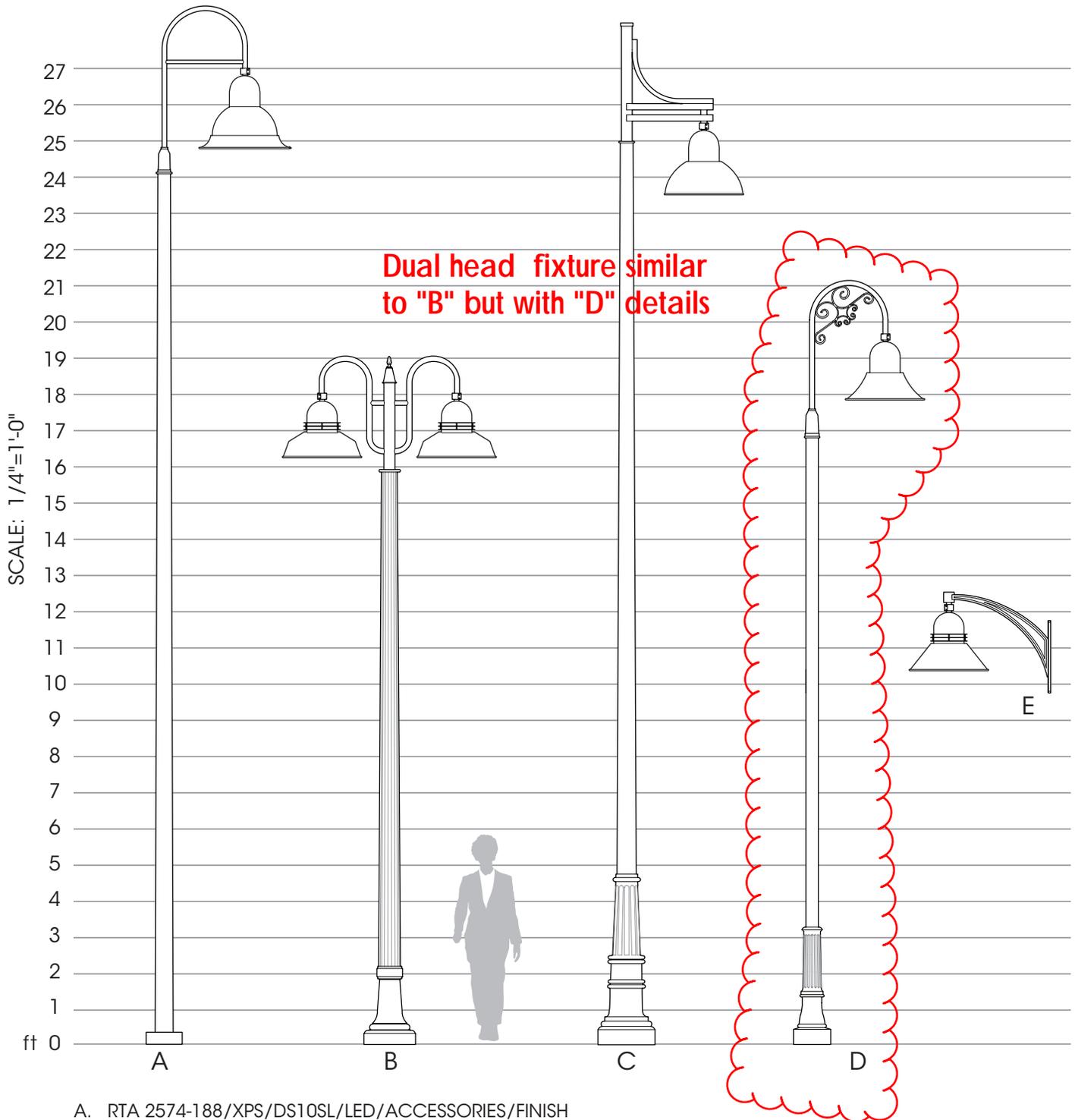
The largest models within the Deziner Series, offer 5 customizable styles available with optional Ambience™ Low Luminance Lens and unlit Bands.



2023129

# DEZİNER SERIES 10 - PLED LARGE

## SAMPLE ASSEMBLIES



- A. RTA 2574-188/XPS/DS10SL/LED/ACCESSORIES/FINISH
- B. 7500/1058C/XPJ-2/DS10TB-AL/LED/ACCESSORIES/FINISH
- C. 3600SB/TFS 2564/XBC/DS10D/LED/ACCESSORIES/FINISH
- D. 3200/1040-17' XPC-2/DS10C/LED/ACCESSORIES/FINISH
- E. WM-XWB/DS10AB-AL/LED/ACCESSORIES/FINISH

Sample Assemblies show a small offering of the Sun Valley Line of Poles, Bases, Shafts, Arms, & Luminaires. Please visit [usalgtg.com](http://usalgtg.com) for the full product offering.



PROJECT	DATE
TYPE <b>B</b>	CATALOG #

## BIG SMOKY DOWNLIGHT DL-105B

### KEY FEATURES

- SURFACE MOUNT BASE INCLUDED (AX-803B)
- FULLY ADJUSTABLE SHROUD FOR GLARE CONTROL
- CAST BRASS
- NATURAL BRONZE OR BLACK FINISH GUARANTEED NOT TO CHIP, FLAKE OR PEEL
- TEMPERED, SHOCK AND HEAT RESISTENT LENS
- HIGH TEMPERATURE CERAMIC SOCKET
- FIELD REPLACEABLE LED LAMP
- DIMMABLE+

### PRODUCT SPECIFICATIONS

MATERIAL	CAST BRASS
FINISH	NATURAL BRONZE OR BLACK
LENS	CLEAR CONVEX
SOCKET	BI PIN
LAMP	MR16
VOLTAGE	12V
PROJECTION	UP TO 50 FT
LEAD WIRE	3 FT

#### STEP 1

#### FIXTURE CONFIGURATION

**DL-105B** **BK**

FINISH

NBZ NATURAL BRONZE  
BK BLACK

#### STEP 2

#### LED LAMP CONFIGURATION

**LED-MR16** **7** **27K** **45D**

LED WATTAGE

3.5W 250 LM  
4.5W 350 LM  
5.5W 420 LM  
7W 500 LM

KELVIN TEMPERATURE

27K 2700K  
30K 3000K

BEAM ANGLE

15D 15° NARROW \*  
45D 45° STANDARD  
60D 60° WIDE

\* 15° Only available in 3.5w and 5.5w - 2700k or 3000k

+Fully tested with Lutron Diva (DVLV-600P) dimmer and Lightcraft dimmable transformers and LED lamps.

# SOLID STATE LIGHTING

## MOZART BOLLARD-LED

### S P E C I F I C A T I O N S

#### FIXTURE HOUSING

Optical Crown, Arms and Hub are welded to create a one piece unitized Housing consisting of precise heavy wall cast low copper (A356 alloy; < 0.2%Cu) aluminum. Hood is fastened to the Housing with a stainless steel hinge and secured with a single stainless steel hex head cap screw 180° opposite the hinge. Hood and Optical Crown are sealed with an extruded closed cell silicone gasket. Driver/wiring accessed through top of Electrical Access Hub. All exposed hardware is stainless steel.

#### RISER AND BASE COVER

Riser is extruded aluminum shaft (6063-T6 Alloy) either smooth or fluted with a minimum wall thickness of .188". Riser is welded to a cast aluminum (A356 alloy; <0.2% Cu) base. Base cover is a 2-piece aluminum casting (A356 alloy; <0.2% Cu) that completely cover the anchors bolts and Riser anchor base.

#### PLED™ OPTICS

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

#### LED DRIVER(S)

Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

#### LED EMITTERS

High output LED's are utilized with drive currents ranging from 175mA to 350mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

#### AMBER LED's

**PCA** (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. **TRA** (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

#### FINISH

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

PROJECT NAME:

FIXTURE TYPE:

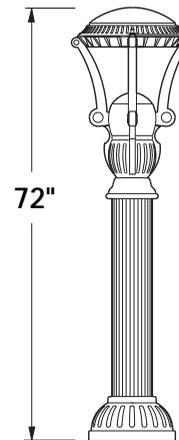
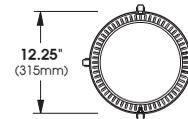
C



MOZB\*

\*SHOWN WITH FLUTED RISER

PATENT PENDING



2020125





**Dream Center – Ambassador Discipleship Center  
164 S. Main Street**

**APPLICATION OBJECTIVE:**

Provide proper entitlement of the new **Ambassador Discipleship Center**, for Dream Center Lake Elsinore via the City of Lake Elsinore’s conditional use permit process. Dream Center Lake Elsinore will be the owner operator for the center.

**PROJECT DESCRIPTION**

What is Dream Center:

A volunteer driven organization that finds and fills the needs of individuals and families in our community. We do this by connecting isolated people to God and a community of support through regular service projects and neighborhood events, promoting freedom from life-controlling issues, offering practical life skills training, and fostering deep spiritual growth.

We work to meet people where they are, to bring them hope and a way off the streets, out of poverty, and into self-sufficiency.

**Our Mission Statement:**

**We have been called to RESTORE and REBUILD  
the PEOPLE and PROPERTY of Lake Elsinore  
physically, emotionally, and spiritually.**

**Purpose of Development:**

Dream Center Lake Elsinore’s Vision for the Ambassador:

To fulfill our purpose and mission, the Dream Center has been seeking a unique property with both; (I) the capacity to address the needs of our local community as well as (II) the opportunity to collaborate with others in a way that allows us to lean into the rich history of our beautiful city.

In our acquisition of the Ambassador Hotel, it is our vision to restore a historic property to be used for rebuilding lives that will, in turn, revitalize our community. As we embark on this project, it is our desire to not only help those experiencing systemic brokenness but to create an impactful organization that makes our entire community cleaner, safer, and more desirable place to live and play.

Over our seven years of active service in the Lake Elsinore Community we have had numerous opportunities to build trust & confidence with our City Council and Staff from various departments.

**Site History:**

The original building that became the Ambassador Hotel was built as the <sup>1</sup>Exchange Bank of Elsinore and opened in 1888. It was later remodeled and turned into the Ambassador Hotel. Many remodels and at least one fire bring the site to its current condition where it has been abandoned and partially open to the elements for many years.

Dream Center Lake Elsinore acquired the building in January of 2022.



### **Site Information:**

The project property is comprised of two parcels that make up a 0.85 acre site.

Located on the Northeast corner of the intersection of South Main Street and East Prospect Street. The Current Ambassador site is 0.38 acres (APN-373-153-041) of mostly flat terrain that contains the existing Ambassador Hotel, its swimming pool, outdoor areas and a gravel parking lot.

Prospect Street slopes uphill from the intersection with Main Street and is separated from the east property line of the project site by an existing street sidewalk and an existing concrete retaining wall that continues along the full south property line. At the Southeast corner of the property This wall is over 10'-0" high.

Dream Center Lake Elsinore and the adjacent property owner of Gearhart's Garage have entered into an agreement for Dream Center Lake Elsinore to purchase this adjacent property (APN-373-153-039). The site is mostly level and was used as a Mechanics Service Garage from the time of construction until the fire destroyed the site. It currently shares driveway access to Main Street with the Ambassador property on its eastern edge.

The Gearhart property is 0.47 acres and contains two structures. The first being a service station building, that has been long since abandoned and is currently being used for storage and a fire damaged Mechanics Service Garage structure currently unused.

This acquisition brings the total land area for the project site to 0.85 acres. The two sites are made up of several small parcels, these will all be merged to form one parcel via a Lot Merger process. That is intended to run parallel to the CUP process.

### **Building Information:**

Occupying the NE corner of the property the building is currently (4) stories, of masonry and wood construction. There is a turret element at the corner of the building that faces both South Main and Prospect streets. The roof is of wood construction in a low slope gabled, and hipped configuration set back behind a low tile mansard roof. Most if not all the original historic character has long since disappeared due to the damage, likely caused by the fire. The building was most recently configured with a restaurant on the ground floor. The exterior walls have had stucco applied over the masonry substrate at some point in the past.

The remaining portion of the site is occupied by a large swimming pool patio surrounded by a masonry fence. A small parking area takes up the back 1/3 of the parcel.

To the west is the Gearhart's property. It currently has an unused gas station building that appears to be of 1960 or 70's construction and a masonry Mechanics Garage building that was partially damaged by a fire and has not been rebuilt. The exterior walls are still standing by means of construction bracing since the entire roof structure is gone.



### Program Information:

The Ambassador project will house program participants meeting the qualification standards as set forth by the Dream Center. Programs provided will include Leadership, Mentorship, see exhibit B, and Discipleship Program, see exhibit A.

Participants will be provided with:

- A safe place to live for periods longer than six months up to two years.
- Daily meal service.
- Access to supportive services such as Spiritual and Life Skill Training and Mentoring, provided by the program, to assist the participant to become a productive member of the community.
- Assistance in obtaining services offered by others not located at the Ambassador.

Clarifications:

- The program does not require licensing by the State or other authority as the program does not provide Medical, Dental or Behavioral Health treatments, but does refer participants to these service providers not located at the Ambassador.
- The project is not a place of religious assembly. The program is centered around spiritual principles and teaching. The program is administered in group, individual, and educational Sessions.
- The program does not provide transient room and board. All participants must be enrolled in the program and as such will be housed for longer than six months up to two years.
- The program will serve as a transitional housing option, in a congregate dormitory setting, for participants enrolled in or moving on from other programs not located on the property.
- The facility and programs are voluntary, the participants may leave whenever they choose. Participants wishing to reapply for the program after leaving will be subject to higher level of scrutiny before they are allowed to rejoin the program. But in no case will a participant be allowed to reside at the Ambassador for greater than twenty four months (two years).
- Participants may include men, women and families each in designated areas of the building.

Key Points:

- The total planned occupancy is 52 participants plus staff for a total of 64.
- The doors (exiting/egress) are not locked, participants are ambulatory and can self-rescue/evacuate if required by an emergency.
- The building will be protected by a fire alarm and fire sprinkler system as required by the CBC, CFC and NFPA.
- Upgrades to the building will comply with the appropriate codes and standards. (I.E. CBC, CFC etc.)

Security and Safety Features:

- The Ambassador will be staffed by trained qualified personnel 24 hrs. a day, 7 days a week and 365 days a year. These personnel will provide security monitoring of the campus. As such Burglar alarms as required by LE DSP 3.4.1.12 b will be redundant, however security alarm and "panic buttons will be used in conjunction with staffing.
- A dedicated resident entry has been provided between the reception area and the Diner on the first floor. This entry will be key coded and allow only the residents to access the



sleeping floors of the facility. The elevator will also be key coded to not allow unauthorized persons to access the sleeping floors.

- Address signage will be automatically illuminated as required by LE DSP 3.4.1.12 a.
- The public interior and exterior areas will be well lit.
- Security cameras and alarms may be used in areas both on the interior and the exterior to monitor the campus.
- The Ambassador has a no abuse/violence policy. Persons not complying with this policy will be removed from the program.
- Program participants must maintain their sobriety. Participants found to be intoxicated or under the influence of drugs will be removed from the program.
- The building will be equipped with a Fire Sprinkler and Fire Alarm system.
- Building Plans as submitted for Building permits shall reflect all security and safety features.

#### Proposed Activities:

This program will include things like, access and guidance to other state and privately funded services off site for housing, mental and physical health as well as restorative programs aimed at making them responsible, active, contributing members of the local community. There will also be training, and other activities offered on-site for the improvement of the residents. Some of these things may include bible studies, work search workshops, tutoring, resume writing, computer literacy, etc.

#### Retail Operations:

Retail Food and Drink Sales (restaurant) from the Diner Dining room.

The Ambassador will offer dining options for retail patrons in the off hours from meal service for residents. The dining room will provide light meals, and nonalcoholic drink service. The facility will serve as a training ground for residents who enroll in the Culinary Art training program scheduled to be offered to residents. This program will provide yet another avenue for job training while providing an opportunity for residents to provide “service” to the community. Additionally, the dining room will have a pickup counter to patrons to call ahead or schedule delivery service pick up of food items or meals.

Retail Training/Conference room rentals:

The Ambassador will make its first floor conference center available to the public for rental, when the Ambassador’s programs are not using the spaces. These rentals will be coordinated with the reception staff on the first floor. Catering from the Kitchen/Diner will also be available for these spaces.



Revision: July 10, 2023



### **Hours of Operation:**

The facility will operate as follows:

- Office/Operations: 8 am to 5 pm, Monday Through Friday.
- Meal Service/Dining Room:
  - Breakfast – 6:30 am to 9 am 7 days a week.
  - Lunch – 11:30 am to 1:30 pm 7 days a week.
  - Dinner – 5:00 pm to 7:30 pm 7 days a week.
- Housing/Mentorship Component: 24 hours a day/ 7 days a week.
- Staff will be onsite 24 hours a day/ 7 days a week.



## **ENTITLEMENT INFORMATION**

### **Zoning:**

The project is located in the **Downtown Elsinore Specific Plan (DESP)**. The underlying zone is **Mixed Use**.

### **Use:**

We propose that the new use definition of **Supportive Housing – Privately Administered** be added to the DESP. The project is by its nature, less than 24 months. As such we propose this project best fits the definition in the building code of a **Congregate Residence**.

This new definition would be very closely based on the State Dept of Housing definition of “Supportive Housing” as defined by CA Government Code Sec. 65582.

*“Supportive Housing - Privately Administered”- means - housing provided by a private social service entity or organization, with no limit on length of stay, that is occupied by the target population\*, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.*

**\*\* Target Population**” means - persons that require assistance from a governmental agency(ies) or privately funded entity(ies) or organization(s) with the goal of becoming an active and productive member of the community. These persons may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

This definition is similar to several already allowed uses in the specific plan... ie: Office, Restaurant, Housing, Boarding Houses, Motels and Live-Work Units. The project as proposed has several of these uses already built into the program.

Case in point, this program is very similar to the City’s existing Homeless Services project at “The Anchor”. “The Anchor” is the first line of programs that serve the Homeless Population in the Lake Elsinore region. Currently Dream Center Lake Elsinore partners and provides services to “The Anchor’s” short term mission to provide emergency support and stabilization of the Homeless Population. After “The Anchors” limited 60 day commitment to these persons, the Ambassador will be there to step in and provide longer term (up to 24 months) support, resourcing, stabilization and development of the resident.

The residents will be required to enter into an agreement that sets forth their responsibilities in the program. There is no monetary rent required to be in the program. If approved the resident would then be given “room and board” as part of their participation in the program.

Each dorm room would be set up to house 4 persons (beds), there are proposed to be 13 dorm rooms = 52 residents. Additionally, there would be resident staff on each sleeping floor. Currently it is proposed that each of these staff quarters could potentially have between 2-4 persons (beds) . There are 3 staff quarters for approximately 12 staff. 52 residents plus up to 12 staff = 64 persons as currently planned. 13 dorms plus 3 staff quarters = 16 dwelling units.



Revision: July 10, 2023



All portions of the building support this use; the residential sleeping rooms and kitchen areas are exclusively for use of participants and staff. No additional “general public” visitors will use these spaces. The areas of the first floor used for training rooms and the dining room will have a retail component including:

- A) Rental of training and conferences rooms to the general public.
- B) Dining room limited hours public sales of food and drink to the general public, walk in or pick up (“uber eats”, etc.)

The offices and conference room above the 1<sup>st</sup> floor are for the use of staff assigned to this building and are used to administer the program of the center.

The reception area on the first floor will be staffed to assist participants with questions, provide intake interviews for new participants and will act as the entrance/check-in portal for all visitors and deliveries. Some deliveries may check in in the reception area, but due to their nature, are for the kitchen and drivers will be directed to the delivery zone at the rear entrance of the kitchen.

This reception area will also serve as the reservation center for the retail rental of the training and conference rooms.

**Setbacks:**

The majority of the street facing frontage of the building is existing, thus moving it back to the 15 foot setback requirement is not possible, however the new portion of the building housing the elevator and stair tower will be pushed back from Prospect Street greater than 15 feet.



**Parking:**

The **Downtown Overlay** parking requirements are established by use.

The office uses are set to be 1 space per 333 SF. This equates to approximately 3000 sf of area or 9 parking spaces.

For the residential component, the program requirements of the campus dictate that participants cannot have a vehicle on site. This dramatically reduces the parking required to support the actual use of the program. As such the table designation of hotel appears best suited to the program, this requires 1 parking space per DU, use this factor it has been applied to the number of sleeping units provided. This equates to 18 parking spaces. (18 +9= 27 required spaces)  
The project provides 29 spaces for vehicles.

Based on this number Bicycle Parking shall be provided at 5% of the total parking, 2 bicycle parking spaces are proposed.

Clean Air Vehicles are required to be 5% of the commercial use required parking spaces. 5% of 9 spaces is 1 space. The project proposes 1 space. Which is included in the total of 29.

**BUILDING CODE INFORMATION**

**General Information:**

Size: Approx. 14,500 SF made up of 4 stories of approx. 3,600 SF each.

**Intended Occupancy Use:**

R-2 occupancy Congregate Residence Dormitory Facility for more than 16 occupants (CBC310.3) including A-3 occupancy Dining with B occupancy Kitchen, Office and Training rooms. Additionally, the adjacent Storage Building would be S-2 Occupancy.

**Applicable Codes:**

- 2022 California Building Code.
- 2022 California Existing Building Code.
- 2022 California Fire Code.
- 2022 California Green Code.

And others, currently adopted at time of building permit submission, codes and standards.

**Type of Construction:**

V-A Fully Sprinklered



**Other intended upgrades to the buildings:**

All upgrades, new construction and repairs shall be completed based on current codes and standards as adopted at the time of building permit application.

- Seismic upgrades.
- Evaluation and repairs if necessary to the existing retaining walls on site.
- Replacement and repair of fire or weather damaged building components.
- New vertical circulation including new elevator and stairway.
- Abatement of Lead and Asbestos, if any, based on the required Lead and Asbestos survey report.
- Replacement or repair of Mechanical, Plumbing and Electrical systems.
- Compliance with title 24, CalGreen, and Chapter 11-A and B accessibility requirements.

All work shall be in compliance with the compliance agreement between Dream Center and the City of Lake Elsinore dated August 23, 2021.

**EXHIBITS**

A – Discipleship Program information

B – Leadership Program Information

**BIBLIOGRAPHY:**

1 “Seventy-five Years of Banking in Lake Elsinore” *La Laguna Revue*, March (part 1) and April (Part 2) 1962.

Lake  Ebinore

**DREAMCENTER**

**DISCIPLESHIP**

---

*“...make DISCIPLES of all nations, baptizing them in the name of the Father and of the Son and of the Holy Spirit, and teaching them to obey everything I have commanded you.”*

*Matthew 28:18-20*

# What is the Dream Center?

---

- ▶ The Dream Center is a ***volunteer-driven organization*** that finds and ***fills the needs*** of ***individuals*** and ***families*** in our community.
- ▶ We do this by ***connecting isolated people to God*** and a ***community of support*** through ***regular service projects & neighborhood events***, promoting ***freedom from life-controlling issues***, offering ***practical life skills training***, and fostering deep ***spiritual growth***.
- ▶ We work to ***meet people where they are at***, to bring them ***hope*** and ***a way off the streets, out of poverty, and into self-sufficiency***.



discipleship

# Dream Center's Mission Statement

---

We have been called to RESTORE and REBUILD  
the PEOPLE and PROPERTY of Lake Elsinore  
physically, emotionally, and spiritually.

---

*“Your people will rebuild the ancient ruins  
and will raise up the age old foundations;  
you will be called Repairer of Broken Walls,  
Restorer of Streets with Dwellings.”*

*Isaiah 58:12*

---



discipleship

# Dream Center's Vision

---

We see a community of ***resilient people*** whose lives have been ***redeemed by God's love***.

Much more than examples of God's power to restore broken lives... The men, women, and families we help will go on to ***share the love they've received, pass on the hope they have been given, and make transformation possible for others***.



discipleship



# DISCIPLESHIP

---

## Program Overview

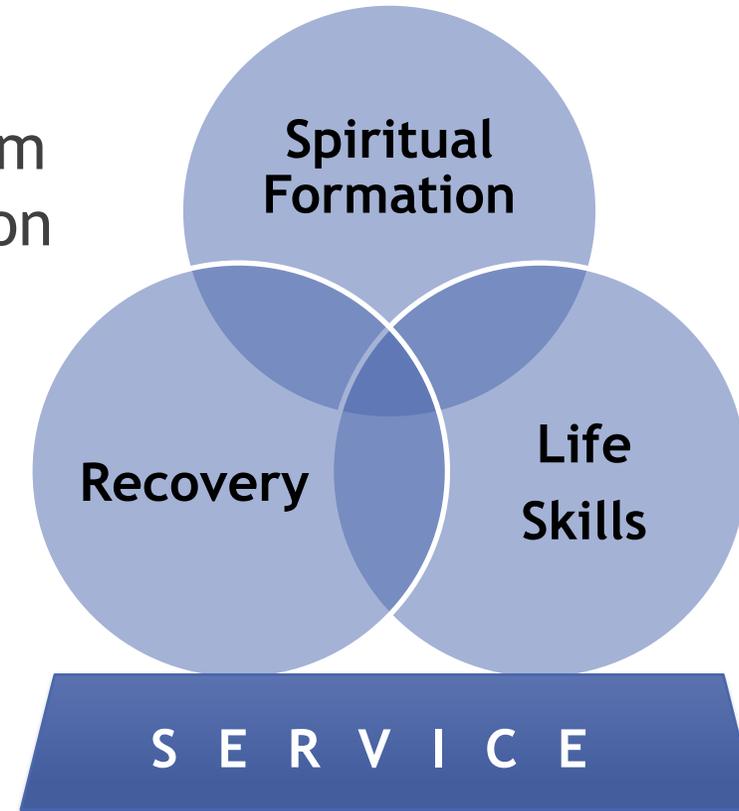
# DC Discipleship Program

---

A highly structured residential program designed for radical life transformation and measurable city **IMPACT**.

Our Discipleship Program freely provides personalized support, mentorship and guidance to each participant.

Our goal is to help families and individuals develop positive social skills, secure employment and independent housing, continue in their education and personal growth, and engage in healthy community.



discipleship

# DC Discipleship Goals

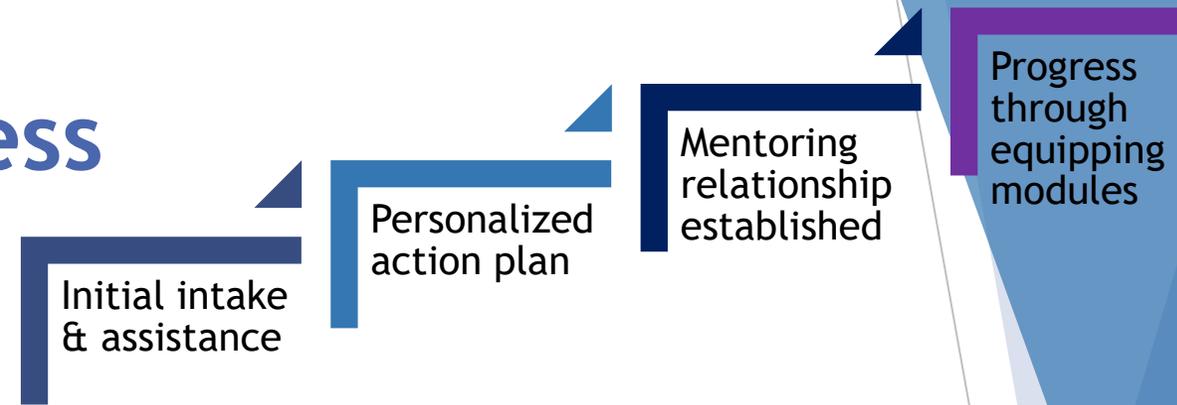
---

- ▶ To facilitate a structured environment to support the following four key objectives:
  - 1) Meet immediate *Physical Needs*
  - 2) Bring lasting *Emotional Healing*
  - 3) Equip with transferrable *Life Skills*
  - 4) Foster deep *Spiritual Growth*



# DC Discipleship Process

---



- ▶ Under-resourced people desiring assistance are invited to complete an intake form and background check, a database is kept with all those receiving assistance
- ▶ An action plan is drafted according to the dreams & desires of each family or individual including a collaboration of local resources available
- ▶ Candidates are matched with trained mentors to walk with them through a long-term development process based on their personalized action plan
- ▶ Participants move from immediate assistance to longer-term sustainability as they progress through a variety of life skills and leadership modules

\*Note: Since we strongly discourage dependence without movement toward self-sufficiency, candidates who choose not to draft an action plan or be connected to a mentor are choosing not to receive ongoing assistance at that time





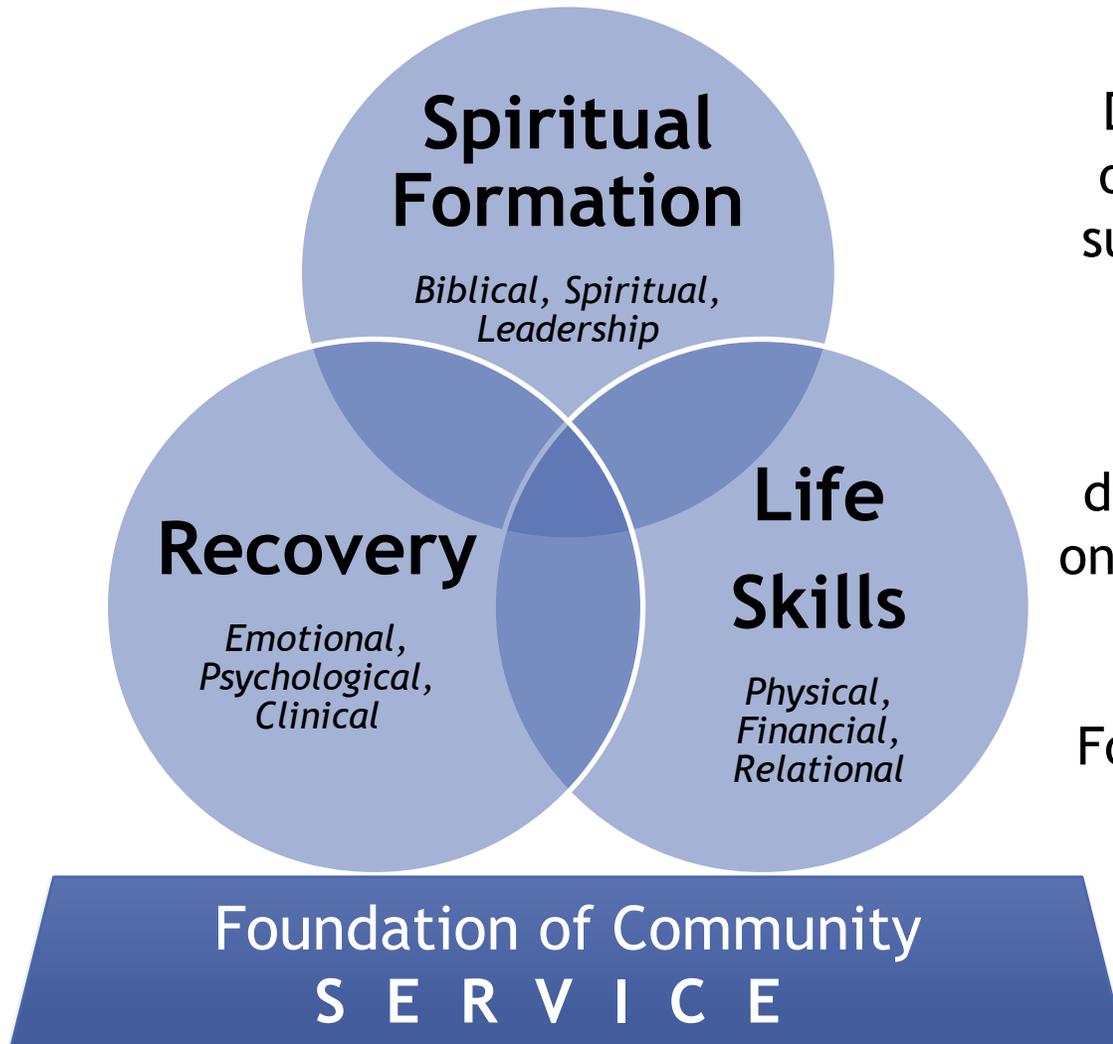
# DISCIPLESHIP

---

Key Program  
Components

# DC Discipleship Components

---



Dream Center's *Discipleship Program* is a one-year residential program designed to support men & women on a pathway from dependency toward self-sufficiency.

This program is structured to eliminate distractions so that participants can focus on building a healthy foundation to rebuild their lives.

Food, housing, education, and mentorship are all provided free of charge.



discipleship

# DC Discipleship Components (cont.)

---

## Recovery

- ▶ *Clinical Outpatient (third party providers only)*
- ▶ *Celebrate Recovery*
- ▶ *12-Step Studies*
- ▶ *Accountability & Support Groups*
- ▶ *One-on-One Mentoring & Case Management*



discipleship

# DC Discipleship Components (cont.)

---

## Life Skills Modules

1. *Conflict Resolution & Communication Skills*
2. *Household Management & Personal Finance*
3. *Job Readiness, Job Options & Opportunities*
4. *Civic Responsibility & Community Advocacy*
5. *Family Reunification*
6. *Leadership*
7. *Rest*



discipleship

# DC Discipleship Components (cont.)

---

## Spiritual Formation

- ▶ *Scripture Memory*
- ▶ *Basic Bible Classes*
  - ▶ *Life to the Full / Christian Worldview*
  - ▶ *Foundations of Christian Doctrine*
  - ▶ *Old Testament & New Testament Survey*
  - ▶ *Book of Acts / Church History*
- ▶ *Spiritual Disciplines*
  - ▶ *Disciplines of Abstinence*
    - ▶ *Solitude, Silence, Fasting, Frugality, Chastity, Secrecy, Sacrifice*
  - ▶ *Disciplines of Engagement*
    - ▶ *Study, Worship, Celebration, Service, Prayer, Fellowship, Confession, Submission*



discipleship

# DC Discipleship Components (cont.)

---

## Foundation of Service

- ▶ *Adopt-A-Block*
- ▶ *DC Pantry*
- ▶ *Other Weekly Outreaches*
- ▶ *Weekly Worship Services*
  - ▶ *Local Church*
  - ▶ *Mid-week Celebration*
- ▶ *Daily Responsibilities*
  - ▶ *Outside jobs & Gardening*
  - ▶ *Household jobs & Projects*



discipleship

# Other Program Components

---

- ▶ Values-Based Questionnaire
- ▶ Shared Housing Application
- ▶ Reference & Background Check
- ▶ Case Worker File
  - ▶ *With personalized action plan*
- ▶ Shared Housing Rules





# DISCIPLESHIP

---

## Program Calendar

**P  
R  
O  
G  
R  
A  
M  
  
S  
C  
H  
E  
D  
U  
L  
E**

Wk 1-2	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
7:00 AM	Wake-up & Devotionals						
8:00 AM	Breakfast						
9:00 AM	Group prayer/devo	Leave for Clinic	Leave for Clinic	Leave for Clinic	Leave for Clinic	Adopt-A-Block	Church Service
10:00 AM	Meet with Mentor	Clinical Outpatient	Clinical Outpatient	Clinical Outpatient	Clinical Outpatient		
11:00 AM	Mentor						
12:00 PM	Lunch					Lunch	Lunch
1:00 PM	Meet with Mentor						
2:00 PM	Leave for C4LC					Rest & Free Time	Rest & Free Time
3:00 PM	Clinical Outpatient						
4:00 PM							
5:00 PM		Return & Free Time					
6:00 PM		Dinner	Dinner	Dinner	Dinner	Dinner	Dinner
7:00 PM		Rest & Free Time	Rest & Free Time	Rest & Free Time	Week Debrief	Movie Night	Rest & Free Time
8:00 PM		Free Time					
9:00 PM	Wind down						
10:00 PM	Lights Out						



discipleship

**P  
R  
O  
G  
R  
A  
M  
  
S  
C  
H  
E  
D  
U  
L  
E**

Wk 3-6	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
7:00 AM	Wake-up & Devotionals	Wake-up & Devotionals	Wake-up & Devotionals	Wake-up & Devotionals	Wake-up & Devotionals	Wake-up & Devotionals	Wake-up & Devotionals
8:00 AM	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast
9:00 AM	Group prayer/devo	Leave for Clinic	Group prayer/devo	Leave for Clinic	Group prayer/devo	Adopt-A-Block	Church Service
10:00 AM	Meet with Mentor	Clinical Outpatient	Outside jobs & Gardening	Clinical Outpatient	Household jobs & Projects		
11:00 AM	Lunch		Lunch		Lunch	Lunch	
12:00 PM	Meet with Mentor		1. Conflict Resolution and Communication		1. Conflict Resolution and Communication	1. Conflict Resolution and Communication	
1:00 PM	Life to the Full		Rest & Free Time		Rest & Free Time	Rest & Free Time	
2:00 PM	Clinical Outpatient		Return from C4LC		Help with Dinner	Return from C4LC	Help with Dinner
3:00 PM		Dinner	Dinner	Dinner	Dinner	Dinner	Dinner
4:00 PM		Rest & Free Time	Rest & Free Time	Rest & Free Time	Celebrate Recovery	Movie Night	Rest & Free Time
5:00 PM		Wind down	Wind down	Wind down	Wind down	Wind down	Wind down
6:00 PM		Lights Out	Lights Out	Lights Out	Lights Out	Lights Out	Lights Out
7:00 PM							
8:00 PM							
9:00 PM							
10:00 PM							



discipleship

**P  
R  
O  
G  
R  
A  
M  
  
S  
C  
H  
E  
D  
U  
L  
E**

Wk 7-16	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
7:00 AM	Wake-up & Devotionals	Wake-up & Devotionals	Wake-up & Devotionals	Wake-up & Devotionals	Wake-up & Devotionals	Wake-up & Devotionals	Wake-up & Devotionals
8:00 AM	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast
9:00 AM	Group prayer/devo	Leave for Clinic	Group prayer/devo	Leave for Clinic	Group prayer/devo	Adopt-A-Block	Church Service
10:00 AM	Meet with Mentor	Clinical Outpatient	Outside jobs & Gardening	Clinical Outpatient	Household jobs & Projects		
11:00 AM	Lunch		Lunch		Lunch		
12:00 PM	Meet with Mentor	Return from Clinic		Return from Clinic			
1:00 PM	Life to the Full	Fitness	Life Skills Modules 2 & 3	Fitness	Life Skills Modules 2 & 3	Rest & Free Time	Rest & Free Time
2:00 PM							
3:00 PM							
4:00 PM	Clinical Outpatient	Help with Dinner	Help with Dinner	Help with Dinner	Help with Dinner	Help with Dinner	Help with Dinner
5:00 PM		Dinner	Dinner	Dinner	Dinner	Dinner	Dinner
6:00 PM		Rest & Free Time	12 Step Study	Rest & Free Time	Celebrate Recovery	Movie Night	Rest & Free Time
7:00 PM		Free Time	Study	Free Time	Recovery	Night	Free Time
8:00 PM		Wind down	Wind down	Wind down	Wind down	Wind down	Wind down
9:00 PM	Lights Out	Lights Out	Lights Out	Lights Out	Lights Out	Lights Out	Lights Out
10:00 PM	Lights Out	Lights Out	Lights Out	Lights Out	Lights Out	Lights Out	Lights Out



discipleship

**P  
R  
O  
G  
R  
A  
M  
  
S  
C  
H  
E  
D  
U  
L  
E**

Month 5 - 12	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
7:00 AM	Wake-up & Devotionals	Wake-up & Devotionals	Wake-up & Devotionals	Wake-up & Devotionals	Wake-up & Devotionals	Wake-up & Devotionals	Wake-up & Devotionals
8:00 AM	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast
9:00 AM	Group prayer/devo	Group prayer/devo	Group prayer/devo	Group prayer/devo	Group prayer/devo	Adopt-A-Block	Church Service
10:00 AM	Meet with Mentor	Community Service	Outside jobs & Gardening	Community Service	Household jobs & Projects		
11:00 AM							
12:00 PM	Lunch	Lunch	Lunch	Lunch	Lunch	Lunch	Lunch
1:00 PM	Basic Bible	Personal	Basic Bible	Personal	Basic Bible	Rest & Free Time	Rest & Free Time
2:00 PM							
3:00 PM	Modules 4-7	Fitness	Modules 4-7	Fitness	Modules 4-7		
4:00 PM							
5:00 PM	Help with Dinner	Help with Dinner	Help with Dinner	Help with Dinner	Help with Dinner	Help with Dinner	Help with Dinner
6:00 PM	Dinner	Dinner	Dinner	Dinner	Dinner	Dinner	Dinner
7:00 PM	Life Groups	Rest & Free Time	12 Step Study	Rest & Free Time	Celebrate Recovery	Movie Night	Rest & Free Time
8:00 PM							
9:00 PM	Wind down	Wind down	Wind down	Wind down	Wind down	Wind down	Wind down
10:00 PM	Lights Out	Lights Out	Lights Out	Lights Out	Lights Out	Lights Out	Lights Out



discipleship

# Statement of Faith



“We can do all this through Him who gives *us* strength.” Philippians 4:13



discipleship

## Leadership School

### GAIN WORLD-CHANGING EXPERIENCE

Make an impact while gaining valuable life experiences through our Short Term Missions, DC Leadership School, or Immersion Experience programs. Each program enables a unique experience and educational opportunity according to your interests and goals. All programs include room, board, teaching, and growth opportunities. Dedicate a season in Los Angeles to discover your own potential through one of our Experience programs.



#### DC LEADERSHIP SCHOOL

Join hundreds of young adults (ages 18-24) from around the world who are passionate to learn more about themselves and change the world for good at the Los Angeles DC Leadership School! Since 2005, this program has empowered, equipped and mobilized leaders in a variety of ministries to pursue their dreams and serve God according to their unique skills. Unlike any other learning opportunity, this school provides engaging community and curriculum, countless leadership opportunities, and a closer step towards finding out who God created you to be. Discover your leadership potential by serving with the Dream Center today.

[APPLY TODAY](#)

\*Ministry manual and application currently under development.



# SHORT TERM MISSIONS

# Lake Elsinore DREAMCENTER

The Dream Center of Lake Elsinore **launched in October of 2014** as a **missional church plant** of the **Free Methodist Church of Southern California** and as an **affiliate** of the **Los Angeles Dream Center**.

**IF YOU ARE  
READY TO  
PUSH YOUR  
LIMITS, GROW  
YOUR FAITH,  
AND USE YOUR  
GIFTS AND  
ABILITIES TO  
MAKE A MARK  
ON THE  
WORLD, THE  
DREAM  
CENTER  
SHORT TERM  
MISSIONS**

Our heart is to **restore** and **rebuild** the **people** and **property** of Lake Elsinore... **physically, emotionally, and spiritually**.

We do this by **connecting isolated people to God** and a **community of support** through **regular service projects & neighborhood events**, promoting **freedom from life-controlling issues**, offering **practical life skills training**, and fostering deep **spiritual growth**.

We work to **meet people where they are at**, to bring them **hope** and **a way off the streets, out of poverty**, and **into self-sufficiency**.

We believe that meeting the **physical needs** of individuals and families on a **consistent basis** leads to **valuable relationships** and a **brighter future** for our community.

When you come to the Dream Center on a mission trip, you have the opportunity to **be a part of many of the life-changing outreaches** that take place daily. From playing with **neglected kids** in under-resourced neighborhoods, **visiting seniors** who are isolated and alone, and **handing out food** and other necessities to those experiencing poverty, you get to play a role in **bringing hope and help to the broken of Lake Elsinore**.

With the Dream Center Short Term Missions experience, you will **work hard, pray loud and return home a different person**. With us, through Jesus, you will have the opportunity to be part of the **miracle of restoration in countless lives**. We hope that not only will you be able to see the transformation in this community, but you will bring home the skills, tools, and **a heart for your own community and city**.

## ABOUT ASSIGNMENTS...

Your team will meet with a Dream Center outreach leader before leaving for the outreach site. This is your time to receive information about the outreach, get to know your leader, ask any questions you may have, and be challenged and inspired.

In the morning and afternoon sessions, your team will participate in various ministries and outreaches as well as times of study and sharing. Depending on the size of your team, you will stay together or split into smaller groups. As you come here to serve alongside us and be a part of impacting people's lives, you may not be able to choose in what capacity you wish to serve. We always do our best to ensure you have a great experience, but we trust that God will use your gifts and talents in every outreach with which capacity you have the opportunity to serve.

Please keep in mind the Dream Center's daily operation schedule is subject to change.

A few areas of service are...

## ADOPT-A-BLOCK

Adopt-A-Block is the heartbeat of the Dream Center where we *"find a need & fill it, find a hurt & heal it."* Our goal is to bring hope and change the atmosphere of the community and our strategy is to meet physical, tangible needs on a consistent basis, build relationship, and speak into people's God-given potential. Volunteers with Adopt-A-Block will have the opportunity to help with a variety of sites where we have been faithfully serving and building relationships for many years. This will look like visiting isolated seniors, playing with kids from broken homes, picking up trash, painting, bringing food to shut-ins, etc.



## DREAM CENTER CONSTRUCTION



We have multiple facilities here at the Dream Center, and we are always expanding. Construction is an ongoing need for us as we are maximizing our space and beginning new ministries. If anyone in your team has experience in this area, please let us know.



## DC PANTRY



As we seek to see long-term transformation in our community and want to give a hand up instead of a handout, we recognize that people's immediate physical needs have to be met before deeper emotional and spiritual healing can happen. In 1990 a group of churches in Lake Elsinore banded together to do just this and formed HOPE (Helping Our People in Elsinore). HOPE has been meeting needs in our community ever since! HOPE became a ministry of the Dream Center in 2017. We're passionate about seeing the meeting of physical needs act as an "on-ramp" to relationship and community that leads towards self-sufficiency. As you volunteer here you will be packing and sorting food, handing out food while caring for our guests, and other work projects around the facility.

## DC ATHLETICS

DC Athletics is a place where we plant seeds of hope, life, encouragement, perseverance, and love in the hearts of middle schoolers in our downtown community. We host a free summer sports league as a response to the long summers and lack of affordable activity for the youth in our community. There are multiple sports where coaches and mentors pour out their knowledge of the game as they also love on kids who might never have heard the phrase, "good job," "nice kick," or "what a shot!" Come ready to play and speak words of life into kids!



## LOVE YOUR CITY TOUR

We believe God loves cities because cities are full of people! We have a burden and a call to our city as a mission field so as you serve with us in Lake Elsinore, we want you to fall in love with this city. We want you to see the brokenness as well as the beauty and incredible potential. We will take you around to our areas of service, the neighborhoods we are praying to move into, and some unique fun places in Lake Elsinore! We hope this tour will also give you eyes of vision about how to strategically reach your own community!



## WHAT INCOMING TEAMS NEED TO KNOW...

### **Cost Involved:**

Our Short-Term Missions program is designed to be a one-week mission trip arriving on Sunday evening or Monday morning and departing Saturday after lunch.

### **TOTAL COST (per person):**

- Local Church or Dream Center Headquarters: **\$400**
  - *Your group will need to provide transportation (including gas)*

The above pricing options are estimates and vary depending on availability and time-of-year. Please contact our Short-Term Missions Team 3-6 months in advance to coordinate details.

### **Arrival & Departure:**

All teams need to coordinate arrival and check-in with the Short-Term Missions Team to ensure a smooth landing. We are flexible and work to accommodate your team's schedule. We recommend that teams stay through Saturday Adopt-A-Block for the full Dream Center experience.

### **Accommodation:**

During your stay at the Dream Center, you will stay either at our downtown Headquarters or a local church. You will be sharing a large space and/or classrooms with your group. There are women's and men's bathrooms on the premises. Showers will be offered at another location throughout the week. There are no beds available, so please make sure to bring a sleeping pad or air mattress. You will need to pack up your items every morning and keep them in our storage bays or classrooms so the building can be utilized during the day. If this is a problem, you may need to find accommodations elsewhere. Unfortunately, we do not offer couple housing or private individual rooms. There's a possibility WiFi will be available on campus, but not guaranteed.

### **Facilities:**

- Breakfast, Lunch, & Dinner Included
- Free Parking
- Office-style kitchenette (microwave, refrigerator, sink, etc. available)

### **Policies:**

- No smoking
- No alcohol
- No drugs
- No weapons

## **How do I book a trip?**

First, contact the Dream Center office at (951) 376-3703 or email [info@DreamCenterLE.org](mailto:info@DreamCenterLE.org) to check availability on dates. We will confirm dates and contact you to discuss housing options and other details. As soon as everything is confirmed we can complete your booking accordingly. We will write and send you a contract agreement that must be signed and sent back to us along with a first deposit of \$100.00 by the requested date on the contract. As soon as we've received this, your booking is confirmed, and you are set to come!

## **Age Policy:**

Due to the nature of the program, we must stress that no one under the age of 18 is allowed to attend unless a Parent or Guardian completes Assumption of Risk and Medical Information forms. In addition to this, the Dream Center will not be responsible for overseeing the minors in your group. You will need proper adult supervision for any minors in your group so that our leaders are free to lead the entire team effectively.

## **Transportation:**

We ask that you provide your own transportation while you're here in Lake Elsinore. You will need transportation to travel to each outreach site. A leader will either provide directions or ride along to navigate.

## **Dress Code:**

While you are here, you are representing the Dream Center and a Christian lifestyle. It is very important that all volunteers/visiting team members dress modestly and in such a way that does not draw attention.

1. No spaghetti straps, midriff, or low-cut tops.
2. No excessively tight-fitting clothes (male & female)
3. Shorts or skirts MUST be at a modest length. Basketball shorts are fine.
4. Closed toe shoes must be worn on outreaches and campus work assignments.

## **Taking it to the Streets:**

Your team will experience several different areas of ministry. At the Dream Center, a typical week will include, outreach ministry, prep work, study, and sharing. Prepare your team to give their testimony and pray with many people. Also, learn some Spanish!

## **How safe is the neighborhood?**

Your team will be serving in several of the most impoverished areas of Lake Elsinore. This is not a reality we engage with fear, however, we do practice wisdom. We ask that you follow our "two-adult rule." This means you are never out in the community alone but instead have at least two adults in your group. During outreaches, you and your team will be accompanied by experienced Dream Center leaders that know the community well. They are there to guide and protect you and will follow the same rules.

## **Who should I bring on the missions trip?**

Bring people who are spiritually, physically, and emotionally ready for this kind of urban ministry. Even if they may not seem ready, this trip could be an eye-opener for teens or young adults who are in a dry season.

## **What kind of teams can I bring?**

We feel tremendously blessed to have you! Bring adult, youth, or mixed teams; everybody's welcome and we will do our best to set up a schedule that suits your group.

## **Do we get to pick which ministries we will be doing?**

The Short-Term Missions crew will do their absolute best to give you a great Dream Center experience, but you will always work alongside us wherever we have the need. If you have a preference, please let us know and we'll do our best to accommodate.

## **How should I prepare my team for the mission trip?**

1. Pray! Pray, pray, pray! Pray for your team, for the Dream Center, and for the people in this community.
2. Watch and discuss the first 5 short-term missions videos by The Chalmers Center at: [www.chalmers.org/resources/short-term-missions-participants-guide/](http://www.chalmers.org/resources/short-term-missions-participants-guide/) (you will watch the final Chalmers video [unit 8] when you get home)
3. Explain to your group the kind of people they will meet and minister to, go through the rules and information and make sure they're ready for a challenging, stretching, and amazing week.

## **What are the meals like?**

We will be serving breakfast, lunch, and dinner daily. Meals will be a mix of catered meals, visits to local restaurants, and packed lunches. If you're staying at one of the hotels, you will likely eat the provided continental breakfast before you head out to your sites. Unfortunately, we won't be able to accommodate those with special diet requests. So please bring a supply of your own food if that applies to you (we will provide space in the refrigerator for your food).

## **Will there be any free time?**

Yes, you will have free time! The specific times depend on the schedule your team works out with us. You will have free time to relax, explore, hang out and play sports at the lakefront. You will also have some time outside of Lake Elsinore to explore some "Southern California" tourist attractions!

## **Are there any dates you don't accept teams/individuals?**

We are unable to accept teams during Thanksgiving week and the last two weeks of December, as we like to give our staff/volunteers time off to visit with their families. We have events before breaks, such as our holiday giveaways. These events take place the weekend prior to the holidays. Also, if you plan to come during a holiday like Good Friday or Independence Day, be aware that we normally give our full time volunteers the day off.

\*PLEASE NOTE – For spring/summer mission trips, you'll want to sign-up 8-12 months in advance. If it is closer to the date, give us a call and we will do our best to accommodate you!

## **Packing List:**

- Personal Hygiene Items
- Daily Clothing – Shorts (please make sure they are a modest length), jeans, light sweatshirt or jacket (it may get cold at night), t-shirts, modest pajamas, modest swimsuit, closed toe shoes, flip flops for the shower and beach.
- Water Shoes for the Beach
- Shower towel, beach towel, sleeping bag, pillow, sleeping pad/mattress
- Bible, pen, and notebook – You will have the opportunity to participate in times of study and sharing. Remember that you will also have down time during your stay. You can use these times for reflection, journaling, devotion, etc. This is your chance to really connect with God and your team on a spiritual level.
- Spending Money – you will have multiple opportunities to buy snacks or souvenirs (there's an ice-cream shop around the corner from our Headquarters!)
- Donations—Hygiene & Household Items, Non-perishable food, and anything else you would like to donate.
- Willing hearts – Be prepared to give of yourself and serve others

# TENTATIVE SCHEDULE

## **Sunday** *(check-in day)*

- 8:00pm – Arrive at the Dream Center
- 8:30pm – Introduction & Welcome

## **Monday**

- 7:00am-8:00am – Breakfast
- 8:00am-8:30am – Morning Reflection
- 9:00am-1:00pm – Ministry Assignments
- 1:00pm-2:00pm – Lunch Break
- 2:30pm-5:00pm – Free Time & Showers
- 5:00pm-6:00pm – Dinner
- 6:00pm-8:00pm – Evening Session
- 10:00pm – Lights Out

## **Tuesday**

- 7:00am-8:00am – Breakfast
- 8:00am-8:30am – Morning Reflection
- 9:00am-1:00pm – Ministry Assignments
- 1:00pm-2:00pm – Lunch Break
- 2:30pm-5:00pm – Free Time & Showers
- 5:00pm-6:00pm – Dinner
- 6:00pm-8:00pm – Evening Session
- 10:00pm – Lights Out

## **Wednesday**

- 7:00am-8:00am – Breakfast
- 8:00am-8:30am – Morning Reflection
- 9:00am-1:00pm – Ministry Assignments
- 1:00pm-2:00pm – Lunch Break
- 2:30pm-5:00pm – Free Time & Showers
- 5:00pm-6:00pm – Dinner
- 6:00pm-8:00pm – Evening Session
- 10:00pm – Lights Out

## **Thursday**

- 7:00am-8:00am – Breakfast
- 8:00am-8:30am – Morning Reflection
- 9:00am-1:00pm – Ministry Assignments
- 1:00pm-3:00pm – Drive to Dream Center Los Angeles *(eat packed lunch on the road)*
- 3:00pm-4:00pm – Dream Center Los Angeles Tour
- 4:30pm-5:30pm – Dinner at DCLA Diner
- 5:30pm – Drive to Angelus Temple & Find Parking
- 6:00pm-7:00pm – Walk Echo Park & Find Seating at Service
- 7:00pm – Service at Angelus Temple

## **Friday**

- 8:30am-9:30am – Breakfast
- 9:30am-10:00am – Morning Reflection
- 10:00am-11:00am – Head to Doheny State Beach
- 11:00am- 5:00pm – Day at the Beach!
- 5:00pm-7pm – Dinner, Worship, and Teaching at the Beach
- 7:00pm – Head back to Lake Elsinore
- 10:00pm – Lights Out

## **Saturday** *(check out day)*

- 9:15am-12:00pm – Adopt-A-Block *(includes prayer & breakfast)*
- 12:30pm-2:00pm – Lunch & Debrief
- 2:00pm – Head Home













## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Lake Elsinore, California, will hold a Public Hearing on January 16, 2024, at the Lake Elsinore Cultural Center, 183 North Main Street, Lake Elsinore, California, 92530, at 6:00 p.m., or as soon thereafter as the matter may be heard, to consider the following:

**Planning Application No. 2022-02 (Dream Center Discipleship):** A request by Brett Masters, Dream Center Lake Elsinore requesting approval of a Commercial Design Review (CDR No. 2022-14) to remodel an existing 14,565 sq. ft. four-story building with a 2,087 sq. ft. addition (16,652 sq. ft. total) and a 3,906 sq. ft. storage building, as a new congregate living and educational facility with conference rooms, a 1,358 sq. ft. dining room and kitchen area/retail commercial restaurant, and a Conditional Use Permit (CUP No. 2022-21) to establish and operate a congregate living and educational use for a total of 60 occupants on a 0.85-acre site in the Downtown Elsinore Specific Plan (DESP). The project site is located southeast corner of Main Street and Prospect Street, more specifically 164 and 184 South Main Street (APNs: 373-153-041 and 373-153-039).

The proposed Project is exempt from the California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) pursuant to CEQA Guidelines Section 15301 Existing Facilities.

**ALL INTERESTED PERSONS** are invited to submit written information, express opinions or otherwise submit written evidence by email to [dlongoria@Lake-Elsinore.org](mailto:dlongoria@Lake-Elsinore.org).

If you wish to legally challenge any action taken by the City on the above matter, you may be limited to raising only those issues you or someone else at the Public Hearing described in this notice, or in written correspondence delivered to the City prior to or at the Public Hearing. If you require accommodation to participate in a Public Hearing, please contact the Administrative Secretary at (951) 674-3124 ext. 297. All Agenda materials are available for review on the City's website at [www.lake-elsinore.org](http://www.lake-elsinore.org) the Friday before the Public Hearing.

**FURTHER INFORMATION** on this item may be obtained by contacting Damaris Abraham, Assistant Community Development Director in the Planning Division at [dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org) or (951) 674-3124, ext. 913.

Damaris Abraham  
Assistant Community Development Director



**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Lake Elsinore, California, will hold a Public Hearing on January 16, 2024, at the Lake Elsinore Cultural Center, 183 North Main Street, Lake Elsinore, California, 92530, at 6:00 p.m., or as soon thereafter as the matter may be heard, to consider the following:

**Planning Application No. 2022-02 (Dream Center Discipleship):** A request by Brett Masters, Dream Center Lake Elsinore requesting approval of a Commercial Design Review (CDR No. 2022-14) to remodel an existing 14,565 sq. ft. four-story building with a 2,087 sq. ft. addition (16,652 sq. ft. total) and a 3,906 sq. ft. storage building, as a new congregate living and educational facility with conference rooms, a 1,358 sq. ft. dining room and kitchen area/retail commercial restaurant, and a Conditional Use Permit (CUP No. 2022-21) to establish and operate a congregate living and educational use for a total of 60 occupants on a 0.85-acre site in the Downtown Elsinore Specific Plan (DESP). The project site is located southeast corner of Main Street and Prospect Street, more specifically 164 and 184 South Main Street (APNs: 373-153-041 and 373-153-039).

The proposed Project is exempt from the California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) pursuant to CEQA Guidelines Section 15301 Existing Facilities.

**ALL INTERESTED PERSONS** are invited to submit written information, express opinions or otherwise submit written evidence by email to [dlongoria@Lake-Elsinore.org](mailto:dlongoria@Lake-Elsinore.org).

If you wish to legally challenge any action taken by the City on the above matter, you may be limited to raising only those issues you or someone else at the Public Hearing described in this notice, or in written correspondence delivered to the City prior to or at the Public Hearing. If you require accommodation to participate in a Public Hearing, please contact the Administrative Secretary at (951) 674-3124 ext. 297. All Agenda materials are available for review on the City's website at [www.lake-elsinore.org](http://www.lake-elsinore.org) the Friday before the Public Hearing.

**FURTHER INFORMATION** on this item may be obtained by contacting Damaris Abraham, Assistant Community Development Director in the Planning Division at [dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org) or (951) 674-3124, ext. 913.

Damaris Abraham  
Assistant Community Development Director  
**The Press-Enterprise**  
**Published: 1/6/24**

City of Lake Elsinore  
130 South Main Street  
Lake Elsinore, California 92530

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011640883

**FILE NO. 0011640883**

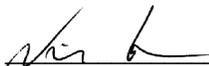
**PROOF OF PUBLICATION**

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

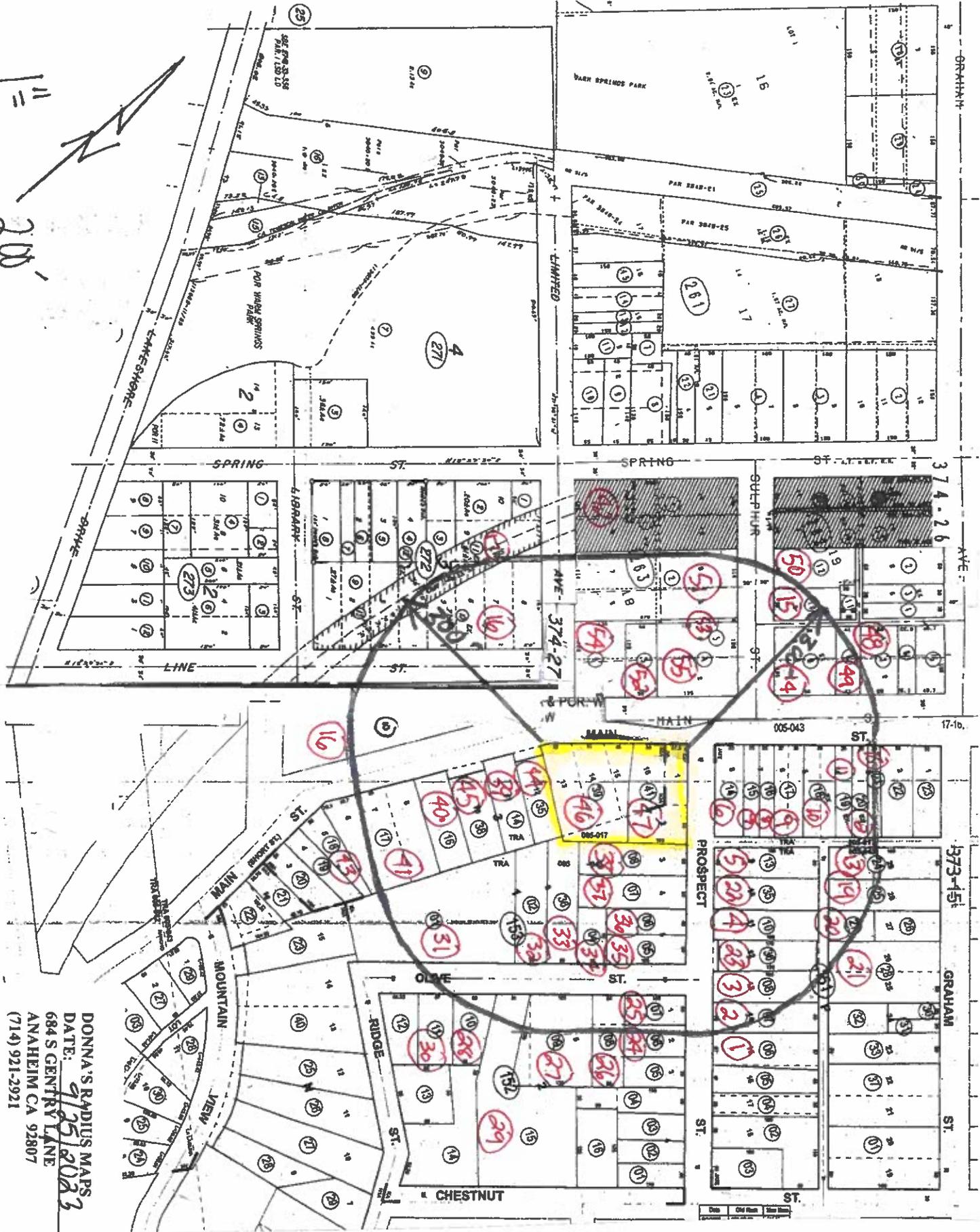
**01/06/2024**

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: January 6, 2024.  
At: Riverside, California

  
\_\_\_\_\_  
Signature

1" = 200'



DONNA'S RADIIUS MAPS  
 DATE: 9/25/2023  
 684 S GENTRY LANE  
 ANAHEIM CA 92807  
 (714) 921-2921

**OWNERSHIP LIST**

**CERTIFICATION FORM**

Attached to this certification form is a list of all property owners within a 300'-foot radius of the subject property as obtained from the latest Riverside County County Assessment Rolls.

This list is certified to be true and correct to the best of my knowledge and belief.

Property Located at:

169 S Main St.  
Lake Elsinore, Ca  
APN # 373-153-039 +091

Signed:

Donna Scales Dated 9-28-23  
Donna Scales  
Donna's Radius Maps  
684 S. Gentry Lane  
Anaheim, CA 92807  
(714) 921-2921

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of document.

STATE OF CALIFORNIA)

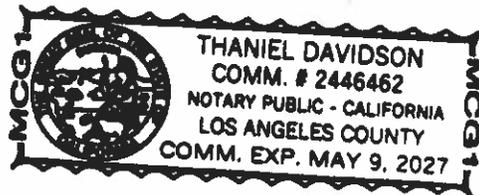
COUNTY OF Orange )

On this 28<sup>th</sup> day of September, 2023 before me, Thaniel Davidson, a Notary Public, personally appeared Donna Scales who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS My hand and official seal

Thaniel Davidson  
Signature



373-151-006 1  
OPPORTUNITY I HOLDINGS GOLDEN  
4900 SANTA ANITA AVE #2C  
EL MONTE CA 91731

373-151-007 2  
VILLALOBOS LIVING TR  
207 E PROSPECT ST  
LAKE ELSINORE CA 92530

373-151-008 3  
OTTO RENE ESCOBAR  
201 PROSPECT ST  
LAKE ELSINORE CA 92530

373-151-010 4  
ROBERT ADLER  
17782 HEIDI CIR  
YORBA LINDA CA 92886

373-151-013 5  
DAMIAN J HELLING  
349 WHITE FOX RUN  
FALLBROOK CA 92028

373-151-014 6  
LETICIA CERVANTES  
143 N VICENTIA AVE  
CORONA CA 92882

373-151-015 7  
CAPITAL OCSM  
2981 E BLUE STAR AVE  
ANAHEIM CA 92806

373-151-016 8  
144 MAIN  
144 S MAIN ST  
LAKE ELSINORE CA 92530

373-151-017 9  
GEORGE C BECERRA  
4005 S HERMITAGE DR  
HACIENDA HEIGHTS CA 91745

373-151-018-020,024 10-17  
374-262-009,010,374-272-010,011  
CITY OF ELSINORE  
130 S MAIN ST  
LAKE ELSINORE CA 92530

373-151-021 18  
GENARO PRATS  
23828 VIA OLIVIA  
MURRIETA CA 92562

373-151-025 & 027 19-20  
CARRIAGE FUNERAL  
SERVICES OF CALIF INC  
3040 POST OAK BLVD #300  
HOUSTON TX 77056

373-151-028 21  
SVPP PROPERTIES  
610 N SANTA ANITA AVE  
ARCADIA CA 91006

373-151-035 22  
MONTSERRAT NOEGGERATH  
125 E PROSPECT ST  
LAKE ELSINORE CA 92530

373-151-036 23  
WORK ACTION GROUP SOCIAL  
28497 HIGHWAY 74 #A102  
LAKE ELSINORE CA 92532

373-152-006 24  
LOUIS A VILLA  
25370 VIA OESTE  
TEMECULA CA 92590

373-152-007 25  
PROP HT  
31902 AVENIDA EVITA  
SAN JUAN CAPO CA 92675

373-152-008 26  
KATRINA AVALOS  
172 OLIVE ST  
LAKE ELSINORE CA 92530

373-152-009 27  
DAVID KHWAJA  
14443 OLD CREEK RD  
SAN DIEGO CA 92131

373-152-010 28  
SKY MEMORIAL CENTER  
444 E HUNTINGTON #209  
ARCADIA CA 91006

373-152-015 29  
SKY MEMORIAL CENTER  
PO BOX 2058  
ARCADIA CA 91007

373-152-011 30  
HELEN AURELIA SMITH  
196 OLIVE ST  
LAKE ELSINORE CA 92530

373-153-001,002,036 31-33  
SUNRIDERS CONST MANAGEMENT  
22570 PIN TAIL DR  
CANYON LAKE CA 92587

373-153-004 34  
ERIC M HOSHAW  
6311 PULLMAN CT  
RIVERSIDE CA 92505

373-153-005 35  
CORTEZ GARCIA FAMILY TR  
2727 S NORMANDIE AVE  
LOS ANGELES CA 90007

373-153-006 36  
LUMOS COMMUNITIES  
2618 SAN MIGUEL #503  
NEWPORT BEACH CA 92660

373-153-007 & 008 37-38  
DIANA ROSSON  
25034 RHINE ST  
HEMET CA 92544

373-153-014 & 016 39-40  
CARLOS & MARIA MORAN TR  
629 S BLUFF RD  
MONTEBELLO CA 90034

373-153-017,374-263-001 41-42  
REYNOLDS DAVID E & DIANNE TR  
22830 HIDDEN CREEK CT  
MURRIETA CA 92562

373-153-018 43  
RONALD W BROMLEY  
866 S RANCHO SANTA FE RD  
SAN MARCOS CA 92078

373-153-035 44  
ROBERT A GRIMES  
15 PALATINE DR  
ALHAMBRA CA 91801

373-153-038 45  
CARLOS O MORAN  
629 S BLUFF RD  
MONTEBELLO CA 90034

373-153-039 46  
EDNA M GEARHART  
677 BOWMAN RD  
HAMILTON MT 59840

373-153-041 47  
DREAM CENTER LAKE ELSINORE  
114 E PECK ST  
LAKE ELSINORE CA 92530

374-262-007 48  
REG FAMILY LIMITED PARTNERSHIP  
117 S MAIN ST #205  
LAKE ELSINORE CA 92530

374-262-008 49  
RUSS MACIAS  
18011 TERETICORNIS AVE  
LAKE ELSINORE CA 92532

374-262-012 50  
ASSET HOLDINGS ACCESS  
119 W SULPHUR ST  
LAKE ELSINORE CA 92530

374-263-002 & 005 51-52  
LI LI  
725 W DUARTE RD #2058  
ARCADIA CA 91007

374-263-003 & 006 53-54  
LI LI  
PO BOX 630  
ROSEMEAD CA 91770

374-263-004 55  
INV VIHAAN  
39291 SHREE RD  
TEMECULA CA 92591