REPORT TO PLANNING COMMISSION

To: Honorable Chair and Members of the Planning Commission

From: Damaris Abraham, Community Development Director

Prepared by: Carlos Serna, Associate Planner

Date: August 20, 2024

Subject: Planning Application No. 2023-17 (Lakefront Plaza Revitalization) – Proposal for Exterior Building Façade and Related Site Improvements with a Request for Parking Reduction for an Existing Commercial Center on a 1.99-acre Site Located at 31681 and 31701 Riverside Drive

Applicant: Richard Leigh, Fluid and Fare

Recommendation

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1 Existing Facilities); and

2. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2023-17 (COMMERCIAL DESIGN REVIEW NO. 2023-05) FOR EXTERIOR BUILDING FAÇADE AND RELATED SITE IMPROVEMENTS WITH A PARKING REDUCTION FOR THE EXISTING LAKEFRONT PLAZA COMMERCIAL CENTER LOCATED AT 31681 AND 31701 RIVERSIDE DRIVE (APNS: 379-381-053 AND 379-381-054).

Project Location

The project site is an existing 1.99-acre commercial center located along Riverside Drive between Joy Street and Lincoln Street at 31681 and 31701 Riverside Drive. The project site encompasses Assessor Parcel Numbers (APNs) 379-381-053 and 379-381-054.

The commercial retail plaza was originally entitled in the mid-to-late 1980s and is now known as the Lakefront Plaza. The site is fully developed with an approximately 14,000-square-foot two-story commercial building and 12,000-square-foot one-story commercial building along with existing parking spaces and landscaping. Existing businesses at Lakefront Plaza include a mixture of religious institutions, commercial retail shops, and two restaurants.

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Commercial	General Commercial (GC)	General Commercial (C-2)
North	Residential	Medium Density Residential (MDR)	Medium Density Residential (R-2)
South	Commercial	Commercial Mixed Use (CMU)	Commercial Mixed Use (CMU)
East	Commercial	General Commercial (GC)	General Commercial (C-2)
West	Commercial	General Commercial (GC)	General Commercial (C-2)

Table 1: Environmental Setting

Project Description

Planning Application No. 2023-17 is a request for a Commercial Design Review (CDR No. 2023-05) to remodel the existing exterior façade and interior renovations of the commercial buildings including the following proposed improvements:

- Demolish both structure's existing storefront, roof membrane, and interior/exterior walls and doors to construct a new storefront façade with interior renovations including partition walls and restrooms;
- Demolish a small portion of the existing two-story building to reduce the building size from 13,837 square feet (sq. ft.) to 13,435 sq. ft.;
- Demolish the existing exterior stairwell attached to the two-story building and construct a new interior stairwell with an accessible chair lift;
- Construct a new 833-square-foot patio with a second story deck for the existing two-story building; and
- New commercial center identification signage, individual unit signage, and site improvements to the parking and landscaping.

The applicant is also requesting a reduction in the required number of parking spaces associated with the proposed remodeling and change in uses (refer to Attachment 5 for the Parking Study).

The proposed improvements are intended to accommodate a mix of new and existing retail, office, and restaurant tenant spaces. Notably, two new restaurant spaces will be added including a second story modern restaurant with a view of Lake Elsinore. The applicant has experience in opening and operating successful restaurants in neighboring cities including Temecula (1909 and Toast). The applicant is seeking to revitalize the existing center and bring new restaurant concepts to serve the Lake Elsinore community including visitors.

Analysis

The following analysis below provides a discussion of the proposed project's consistency with the commercial development standards and requirements pursuant to the Lake Elsinore Municipal Code (LEMC) as well as the General Plan. In addition, the Design Review Committee, including Staff from Planning, Building and Safety, Fire, and Engineering Departments and the Elsinore Valley Municipal Water District, has reviewed the project and have included recommended conditions of approval to ensure compliance with adopted plans, policies, and regulations.

General Plan Consistency

The subject site has a General Plan Land Use designation of General Commercial (GC) and is located in the Lakeview District. The GC Land Use designation provides for retail, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, public and quasi-public uses, and similar and compatible uses with a maximum 0.40 floor area ratio (FAR). The project is proposing to modify an existing multi-tenant commercial retail building with an existing 0.26 FAR. The proposed project includes changes in uses that will continue to be consistent with the intent of the GC Land Use designation. The proposed project improvements do not involve an expansion in square footage or FAR. Therefore, the project is consistent with the General Plan.

Municipal Code Consistency

The current zoning designation of the subject site is General Commercial (C-2). According to LEMC Section 17.124.020, all permitted uses of the Commercial Office (C-O) and the Neighborhood Commercial (C-1) district as contained within LEMC Sections 17.116.020 and 17.120.020 are also permitted uses in the C-2 zone. Restaurants and retail stores are considered permitted uses in the C-O and C-1 zones and as such, also permitted in the C-2 zone. The proposed remodel and exterior site improvements comply with the applicable development standards for the C-2 zone including building setbacks, height, and landscaping.

The proposed parking reduction request is consistent with the findings outlined in LEMC Section 17.148.030.D.1 and is discussed in detail in the Parking Analysis Section below. In addition, the project includes conditions of approval to address any future parking concerns.

Architectural Elevations

The architectural design of the proposed building complies with the Nonresidential Development Standards (Chapter 17.112) of the LEMC. The commercial building exteriors would be modernized through a more rectangular form with asymmetrical walls and varying rooflines. The structure also employs recessed and pop-out walls to add additional architectural articulation and stone veneer will be employed throughout the structure to avoid long expanses of untreated open walls. The updated exterior consists of stucco in cool shades of white and gray with blue accents. Furthermore, the proposed landscaping improvements complement the proposed building design, provide shade and break-up expanses of pavement.

Parking Analysis

LEMC Section 17.148.030.A requires one (1) space for each 250 sq. ft. of gross floor area for commercial uses in the C-2 zoning district. For restaurant uses, LEMC Section 17.148.030.E.13 requires one (1) space for each 45 sq. ft. of customer area plus one (1) space for each 200 sq. ft. of non-customer area. Notably, the applicant indicated that the proposed patio and second story deck will not be used as a dedicated dining area resulting in expanded customer capacity. Accordingly, it was determined that such area should not be counted towards the customer area for purposes of calculating the parking requirement for the customer area. The proposed project would require 179 parking spaces based on the LEMC (refer to Parking Summary Table below).

SUITE	TENANT NAME	LAND USE	LEMC REQUIRED PARKING	REQUIRED PARKING STALLS
Building One				
A	Commercial Uses (TBD)	Retail	1 Space Per 250 sq. ft.	11.9
B	AP Beauty Supplies	Retail	1 Space Per 250 sq. ft.	4.8
C/D	74 Cantina Mexican Cuisine	Restaurant	1 space for each 45 square feet of customer area, plus 1 space for each 200 square feet of non-customer area. Gross floor area includes 40% customer area and 60% non-customer area.	52.5
E/F	All-Pro Engine and Mower Supply	Retail	1 Space Per 250 sq. ft.	82.6
Building Two				
G/H	Restaurant (TBD)	Restaurant	1 space for each 45 square feet of customer area, plus 1 space for each 200 square feet of non-customer area. Gross floor area includes 40% customer area and 60% non-customer area.	22.9
I/J	Aero Delivery, Inc.	Retail	1 Space Per 250 sq. ft.	7.1
K	Dreamcatchers Photography	Retail	1 Space Per 250 sq. ft.	3.0
L	Commercial (TBD)	Retail	1 Space Per 250 sq. ft.	2.9
M/N	VIP Best Insurance Agency	Retail	1 Space Per 250 sq. ft.	10.7
O	Pizza Bowl	Restaurant	1 space for each 45 square feet of customer area, plus 1 space for each 200 square feet of non-customer area. Gross floor area includes 40% customer area and 60% non-customer area.	21.5
P	Restaurant TBD	Restaurant	1 space for each 45 square feet of customer area, plus 1 space for each 200 square feet of non-customer area. Gross floor area includes 40% customer area and 60% non-customer area.	22.8
Q	Commercial (TBD)	Office	1 Space Per 250 sq. ft.	5.2
TOTAL PARKING REQUIRED PER LEMC[1]			**179**	
TOTAL PARKING PROPOSED PER PARKING STUDY			**135**	

Table 2: Parking Summary

1 *Pursuant to LEMC Section 17.148.020.C, the number of parking spaces required resulting in a fractional number shall be rounded to the next higher whole number.*

The project proposes to provide 135 parking spaces including six (6) accessible parking spaces. As such, the applicant is requesting to reduce their required parking by 44 spaces. Per LEMC Section 17.148.030.D, a request to reduce the number of required parking spaces may be made to the Planning Commission concurrent with the design review of a commercial or industrial project or with a proposed change of use within a commercial or industrial building when the applicant determines that the actual number of needed parking spaces is less than that required by the code.

Based on the applicant's parking study completed by K2 Traffic Engineering, Inc. (dated May 23, 2024) for the proposed project, the following findings are in accordance with LEMC Section 17.148.030.D for the requested parking reduction:

1. A parking study prepared by a traffic and parking consultant was submitted for this project and includes a shared parking analysis based on the mix of current and proposed land uses within the existing commercial plaza;

2. The shared parking analysis includes a Time-of-Day Factor Model for the proposed project based on the mix of land uses and square footages as identified on the site plan. This analysis is based on the principle that different land uses have different peak periods of parking demand throughout a given day (e.g., restaurants have peak demands during typical lunch and dinner times). Given the proposed mix of uses and their varying peak parking demand times, the shared parking analysis determined that they may be able to share a single pool of parking;

3. Furthermore, based on the results of the shared parking analysis, the proposed parking supply of 135 parking spaces including six (6) accessible spaces is projected to adequately accommodate peak parking demand at 12:00 P.M. on weekdays and 2:00 P.M. on weekends at the project site with a surplus of three (3) parking spaces;

4. Reduced parking will not affect the health, safety and welfare of the public because the parking study demonstrated a sufficient number of parking spaces would be provided. Furthermore, the parking lot is designed to allow efficient on-site circulation and access for emergency vehicles; and

5. The project has been conditioned to ensure compliance with the findings and the intent of LEMC Section 17.148.030.D and to ensure that an adequate parking management plan will be implemented to ensure adequate parking spaces will be provided per code requirements should demand for parking increase on site (COA Nos. 13, 14, and 15).

Environmental Determination

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 (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. The project proposes to remodel an existing 13,837 sq. ft. two-story commercial building including a 402 sq. ft. reduction and exterior modifications. The project also proposes improvements to the existing 11,959 sq. ft. one-story commercial building fascia.

MSHCP Consistency

The proposed 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 subject property is not located in an MSHCP criteria cell and is not subject to the City's LEAP and the Western Riverside County Regional Conservation Authority's (RCA) JPR process. 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, no written comments concerning this application have been received by staff.

Attachments

Attachment 1 – CDR Resolution
Attachment 2 – Conditions of Approval
Attachment 3 – GIS Exhibits
Attachment 4 – Design Review Package
Attachment 5 – Parking Study
Attachment 6 – Public Notice Package

RESOLUTION NO. 2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2023-17 (COMMERCIAL DESIGN REVIEW NO. 2023-05) FOR EXTERIOR BUILDING FAÇADE AND RELATED SITE IMPROVEMENTS WITH A PARKING REDUCTION FOR THE EXISTING LAKEFRONT PLAZA COMMERCIAL CENTER LOCATED AT 31681 AND 31701 RIVERSIDE DRIVE (APNS: 379-381-053 AND 379-381-054)

Whereas, Richard Leigh, Fluid and Fare, has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2023-17 (Commercial Design Review No. 2023-05) to make minor modifications related to existing building size and architectural elevations for the existing 13,837 sq. ft. two-story commercial building (13,435 sq. ft. after remodel). The project also proposes minor modifications related to the architectural elevations of the existing 11,989 sq. ft. one-story commercial building and other on-site modifications. The project site is located on a 1.99-acre site at 31681 and 31701 Riverside Drive (APNS: 379-381-053 and 379-381-054);

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;

Whereas, pursuant to Section 17.148.030.D.1. (Parking Study) of the LEMC, the Commission has the responsibility of reviewing and approving, conditionally approving, or denying parking reduction requests; and

Whereas, on August 20, 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 and its consistency with the MSHCP prior to adopting Findings of Consistency with the MSHCP.

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.*

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), 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 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. The project proposes to remodel an existing 13,837 sq. ft. two-story commercial building including a 402 sq. ft. reduction and exterior modifications. The project also proposes improvements to the existing 11,959 sq. ft. one-story commercial building fascia.

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. 2023-04:

1. The project, as approved, will comply with the goals and objectives of the General Plan and the zoning district in which the project is located.

   The subject site has a General Plan Land Use designation of General Commercial (GC) and is located in the Lake View District which allows retail, services, restaurants, professional and administrative offices, hotels, and motels, mixed-use projects, public and quasi-public uses, and similar and compatible uses with a maximum 0.40 floor area ratio (FAR). The project's proposed changes in uses will continue to be consistent with the intent of the GC Land Use designation as well as the Lake View District Plan. The proposed project improvements do not involve an expansion in square footage that would increase the FAR. Furthermore, the project is consistent with the goal of General Plan Land Use Policy 1.3 since it proposes to establish new sit-down restaurant tenant spaces. Therefore, the Project is consistent with the General Plan.

The proposed project also complies with the intent of the C-2 zoning district because the proposed change in uses is permitted in the zone and the remodeling will help attract new businesses including restaurants to continue serving the residents and visitors of the City.

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

   The project is appropriate to the site and surrounding developments because the proposed new uses are compatible with the existing neighboring businesses which also include a variety of retail, commercial, and restaurants. The architectural design of the proposed buildings conforms to the Nonresidential Development Standards (Chapter 17.112) of the LEMC because it will modernize the Lakefront Plaza with a new improved façade including a new exterior color palette. Enhanced onsite landscaping has been provided thereby creating interest and varying vistas for the a pedestrian experience along abutting streets. The architecture has been designed to enhance the surrounding area. In addition, the project has been designed to ensure safe and efficient circulation is provided 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.

   The Design Review Committee, including Staff from Planning, Building and Safety, Fire, and Engineering Departments and the Elsinore Valley Municipal Water District, has reviewed the project and have included recommended conditions of approval to ensure compliance with adopted plans, policies, and regulations. Furthermore, the project will be required to demonstrate compliance with the conditions of approval and other applicable design and development standard requirements pursuant to LEMC Section 17.415.050 during the plan check review process prior to the issuance of permit(s) for construction.

Section 6: That in accordance with Section 17.148.030.D of the LEMC, the Commission makes the following findings regarding Commercial Design Review No. 2023-05 for the parking reduction:

1. A parking study prepared by a traffic and parking consultant was submitted for this project and includes a shared parking analysis based on the mix of current and proposed land uses within the existing commercial plaza;

2. The shared parking analysis includes a Time-of-Day Factor Model for the proposed project based on the land uses and square footages as identified on the site plan. This analysis is based on the principle that different land uses have different peak periods of parking demand throughout a given day (e.g., restaurants have peak demands during typical lunch and dinner times). Given the proposed mix of uses and their varying peak parking demand times, the shared parking analysis determined that they may be able to share a single pool of parking;

3. Furthermore, based on the results of the shared parking analysis, the proposed parking supply of 135 parking spaces including six (6) accessible spaces is projected to adequately accommodate peak parking demand at 12:00 P.M. on weekdays and 2:00 P.M. on weekends at the project site with a surplus of three (3) parking spaces;

4. Reduced parking will not affect the health, safety and welfare of the public because the parking study demonstrated a sufficient number of parking spaces would be provided. Furthermore, the parking lot is designed to allow efficient on-site circulation and access for emergency vehicles; and

5. The project has been conditioned to ensure compliance with the findings and the intent of LEMC Section 17.148.030.D and to ensure that an adequate parking management plan will be implemented to ensure adequate parking spaces will be provided per code requirements should demand for parking increase on site (COA Nos. 13, 14 and 15).

Section 7: 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 8: 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. 2023-05.

Section 9: This Resolution shall take effect immediately upon its adoption.

Passed and Adopted on this 20th day of August, 2024.

_____
Jodi Peters, Chair

Attest:

_____
Damaris Abraham,
Community Development Director

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

I, Damaris Abraham, 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 August 20, 2024 and that the same was adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Damaris Abraham,
Community Development Director

CONDITIONS OF APPROVAL

PROJECT: PA 2023-17/CDR 2023-05
PROJECT NAME: Lakefront Plaza Revitalization
PROJECT LOCATION: APNs: 379-381-053 and 379-381-054
APPROVAL DATE:
EFFECTIVE DATE:
EXPIRATION DATE:

GENERAL

1. Planning Application No. 2023-17 (Commercial Design Review No. 2023-05) to make minor modifications related to existing building size and architectural elevations for the existing 13,837 sq. ft. two-story commercial building (13,435 sq. ft. after remodel). The project also proposes minor modifications related to the architectural elevations of the existing 11,989 sq. ft. one-story commercial building and other on-site modifications. The project site is an existing 1.99-acre commercial center (Lakefront Plaza) located along Riverside Drive between Joy Street and Lincoln Street at 31681 and 31701 Riverside Drive (APNs: 379-381-053 and 379-381-054).

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 and CDR 2023-05 which action is bought 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 CDR 2023-05 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, the applicant shall sign and complete an "Acknowledgment of Conditions" and shall return the executed original to the Community Development Department for inclusion in the case records.

PLANNING DIVISION

4. Commercial Design Review No. 2023-05 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

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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.

5. 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.

6. 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.

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. Grading plan revisions shall be reviewed by the City Engineer.

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. 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.

10. Graffiti shall be removed within 24 hours.

11. All materials and colors depicted on the approved plans shall be used. If the applicant wishes to modify any of the approved materials or colors depicted on the plans, the applicant shall submit a proposal setting forth the modifications for review by the Community Development Director or his designee.

12. The entire site 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.

13. In accordance with Section 17.148.030.D of the LEMC and the Shared Parking Analysis provided in the Parking Analysis, prepared by K2 Traffic Engineering, Inc., dated 05-23-2024, the project shall provide 135 parking spaces including six ADA accessible spaces. Per Section 17.148.030.D.1.i of the LEMC, the project shall provide additional parking spaces should the demand for parking increase on site. Where additional parking cannot be accommodated, the applicant shall be responsible for instituting parking solutions including but not limited to offering valet parking or securing off-site parking at adjacent lots via reciprocal access agreement(s) and/or shared parking agreement(s).

14. Prior to the issuance of a building permit, the applicant shall provide a parking management plan for staff's review and approval.

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15. In accordance with Section 17.148.030.D.2 of the LEMC, the parking determination granting reduced parking requirements may be revoked at any time if there is evidence of insufficient on-site parking, i.e., "spill over" parking onto a public right-of-way or onto an adjacent lot(s). Upon revocation of a parking determination approval, the applicant will be required to submit a new application for a parking determination or provide on-site parking per code requirements.

16. Proposed uses shall be limited to those identified in the floor plans for Buildings 1 and 2 (Sheets A1.0, B1.0, and B1.1) dated 08-08-23 (revised 04-17-24). In the event the applicant proposes to modify the floor plan, the modification shall be subject to review by the Community Development Director or his designee. Uses that require a Conditional Use Permit are subject to review by the Planning Commission.

17. 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

18. 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.

19. The project shall meet all requirements of the Elsinore Valley Municipal Water District (EVMWD). The applicant shall submit water and sewer plans to the EVMWD and shall incorporate all district conditions and standards.

20. 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.

21. The applicant shall construct trash enclosure(s) to match the colors, materials and design of the project architecture.

22. Prior to issuance of a building permit, the Final Landscaping / Irrigation Detail Plans shall be submitted to the Community Development Department 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.

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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 landscaping and irrigation shall be installed within affected portion of any phase at the time a Certificate of Occupancy is requested for any building.
j. Final landscape plan must be consistent with approved site plan.
k. Final landscape plans to include planting and irrigation details and shall blend in with the existing shopping center.
l. 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.
m. No turf shall be permitted pursuant to LEMC Chapter 19.08: Water Efficient Landscape Requirements.

23. 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.

24. 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.

25. Prior to building permit issuance, the applicant shall initiate and complete Covenants, Conditions and Restrictions (CC&Rs) which shall be approved by the City. All CC&R documents that address including, but not limited to, reciprocal easements, shall be submitted for review and approval by City Planning, Engineering and the City Attorney and upon City approval shall be recorded. Such documents shall include Covenants, Conditions and Restrictions (CC&Rs).

- All landscaping, all drainage basins, and common areas including but not limited to parking areas and drive aisles, shall be maintained in accordance with the CC&Rs.
- Provisions to restrict parking upon other than approved and developed parking

spaces shall be written into the CC&Rs for the project.

BUILDING DIVISION

General Conditions

26. 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.

27. 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.

28. Green Measures. The application shall provide 10% voluntary green measures on the project, as stipulated by the 2022 California Green Building Standards.

29. 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 common area.
    e. Path of travel from public right-of-way to all public areas on site, such as club house, trach enclosure tot lots and picnic areas.

30. 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 or 951-674-3124 X 277.

31. Clearance from LEUSD. A receipt or clearance letter from the Lake Elsinore School District shall be submitted to the Building and Safety Department to ensure the payment or exemption from School Mitigation Fees.

32. Obtain Approvals Prior to Construction. Applicant must obtain all building plans and permit approvals prior to commencement of any construction work.

33. Obtaining Separate Approvals and Permits. Trash enclosures, patio covers, light standards, and any block walls will require separate approvals and permits.

34. 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.

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35. 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

36. 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 precise grading plan to verify accessibility for the persons with disabilities.
    c. 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)

37. 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.

38. Demolition Permits. A demolition permit shall be obtained if there is an existing structure to be removed as part of the project. Asbestos report and lead base paint reports are required before demo permit will be issued.

Prior to Issuance of Building Permit(s)

39. 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

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

ENGINEERING DEPARTMENT

GENERAL

41. All new submittals for plan check or permit shall be made using the City's online Citizen Self-Service Portal (CSSP).

42. All engineering plans shall be prepared by a licensed Civil Engineer using the City's standard title block.

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43. All 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.

44. 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.

45. 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.

46. Minimum good housekeeping and erosion and sediment control Best Management Practices (BMPs) shall be implemented.

FEES

47. Applicant shall pay all applicable permit application and Engineering assessed fees, including without limitation plan check, at the prevalent rate at time of payment in full.

48. 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.

LAND DIVISION

49. Applicant shall submit and complete plan check review and approval approval a lot line adjustment for APN 379-381-054. The lot line adjustment shall be recorded prior to issuance of certificate of occupancy.

50. Applicant shall dedicate, in form of irrevocable offer, the right-of-way of Riverside Drive adjacent to the property for a total right-of-way of 60 feet from centerline to the project property line. Riverside Drive is classified as an Urban Arterial Highway in the City's General Plan, where full-width is 120 feet and curb-to-curb width is 96 feet.

STORM WATER MANAGEMENT / POLLUTION PREVENTION / NPDES

51. 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.

IMPROVEMENTS

52. Project will be responsible for the following improvements:

- Construction of commercial driveway approaches and ADA compliant curb ramps per California Department of Transportation and/or City of Lake Elsinore approved standards or a modified acceptable version to California Department of Transportation and City Engineer. Sidewalk construction incidental to driveway approach improvements shall be included.

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53. 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.

54. Roof drains shall not be allowed to outlet directly through coring in the street curb. Roofs should drain to a landscaped area.

55. The site shall be planned and developed to keep surface water from entering buildings (California Green Building Standards Code 4.106.3).

56. 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).

Permitting/Construction

57. 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.

    - A preconstruction meeting with the City Engineering Inspector (Engineering Department) is required prior to commencement of any public right-of-way improvement construction activities.

58. An Encroachment Permit from the California Department of Transportation shall be obtained prior to any work within California Department of Transportation right of way. Permit shall be obtained prior to issuance of City permits.

59. All compaction reports shall be submitted to the Engineering Department before final inspection of public works improvements will be scheduled and approved.

60. 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.

61. All restaurants and commercial food handling facilities must provide an area for the washing/steam cleaning of equipment and accessories. The area must be self-contained, equipped with a grease trap, and properly connected to a sanitary sewer. If the wash area is located outdoors, it must be covered, paved have secondary containment, and be connected to the sanitary sewer or other appropriately permitted disposal facility. Plan Requirements: The Owner/Applicant shall incorporate these food facility requirements into project design and depict on plans, including detail plans as needed.

PRIOR TO BUILDING PERMIT

62. Any dedications shall be recorded with the recorded copy provided to the City prior to issuance of the building permit

63. All public improvement plans shall be completed and approved by the City Engineer.

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PRIOR TO OCCUPANCY / FINAL APPROVAL

64. All Required lot line adjustment(s) shall be recorded with the recorded copy provided to the City prior to issuance of first occupancy.

65. All public improvements shall be constructed in accordance with the approved plans or as a condition of this development to the satisfaction of the City Engineer prior to issuance of first occupancy.

66. Proof of acceptance of maintenance responsibility of slopes, open spaces, landscape areas, and drainage facilities shall be provided.

67. 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.

68. Applicant shall pay all outstanding applicable processing and development fees prior to occupancy and/or final approval.

69. Applicant shall submit documentation pursuant to City's *Security Release* handout.

CITY OF LAKE ELSINORE FIRE MARSHAL

70. 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.

71. Prior to issuance of building permits, the applicant/developer shall provide the Office of the Fire Marshal with an approved site plan for Fire Lanes and Signage. (CFC 501.3)

72. Fire flow shall be determined by the building of the single largest square footage. The required fire flow is estimated to be 1500 GPM at 20 PSI for a 2-hour duration, per the 2022 California Fire Code.

73. Each parcel shall maintain independent access to the circulating roadway. Prior to first occupancy, reciprocal access agreements or dedicated access shall be established.

74. 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.

DEPARTMENT OF ADMINISTRATIVE SERVICES

Annex into the City of Lake Elsinore Community Facilities District No. 2015-2 (Maintenance Services)

75. Prior to issuance of a grading permit, the applicant shall submit an application to the Department of Administrative Services to initiate the annexation process into the Community

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Facilities District No. 2015-2 (Maintenance Services) or current Community Facilities District in place at the time of annexation to fund the on-going operation and maintenance of the public right-of-way landscaped areas and neighborhood parks to be maintained by the City and for street lights in the public right-of-way for which the City will pay for electricity and a maintenance fee to Southern California Edison, including parkways, street maintenance, open space and public storm drains constructed within the development and federal NPDES requirements to offset the annual negative fiscal impacts of the project. The annexation process shall be completed prior to issuance of the first certificate of occupancy for the project. Alternatively, the applicant may propose alternative financing mechanisms to fund the annual negative fiscal impacts of the project with respect to Maintenance Services. Applicant shall make a non-refundable deposit of $15,000 or at the current rate in place at the time of annexation toward the cost of annexation, formation or other mitigation process, as applicable.

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

Date: _____

Applicant's Signature: _____

Print Name: _____

Address: _____

_____

Phone Number: _____

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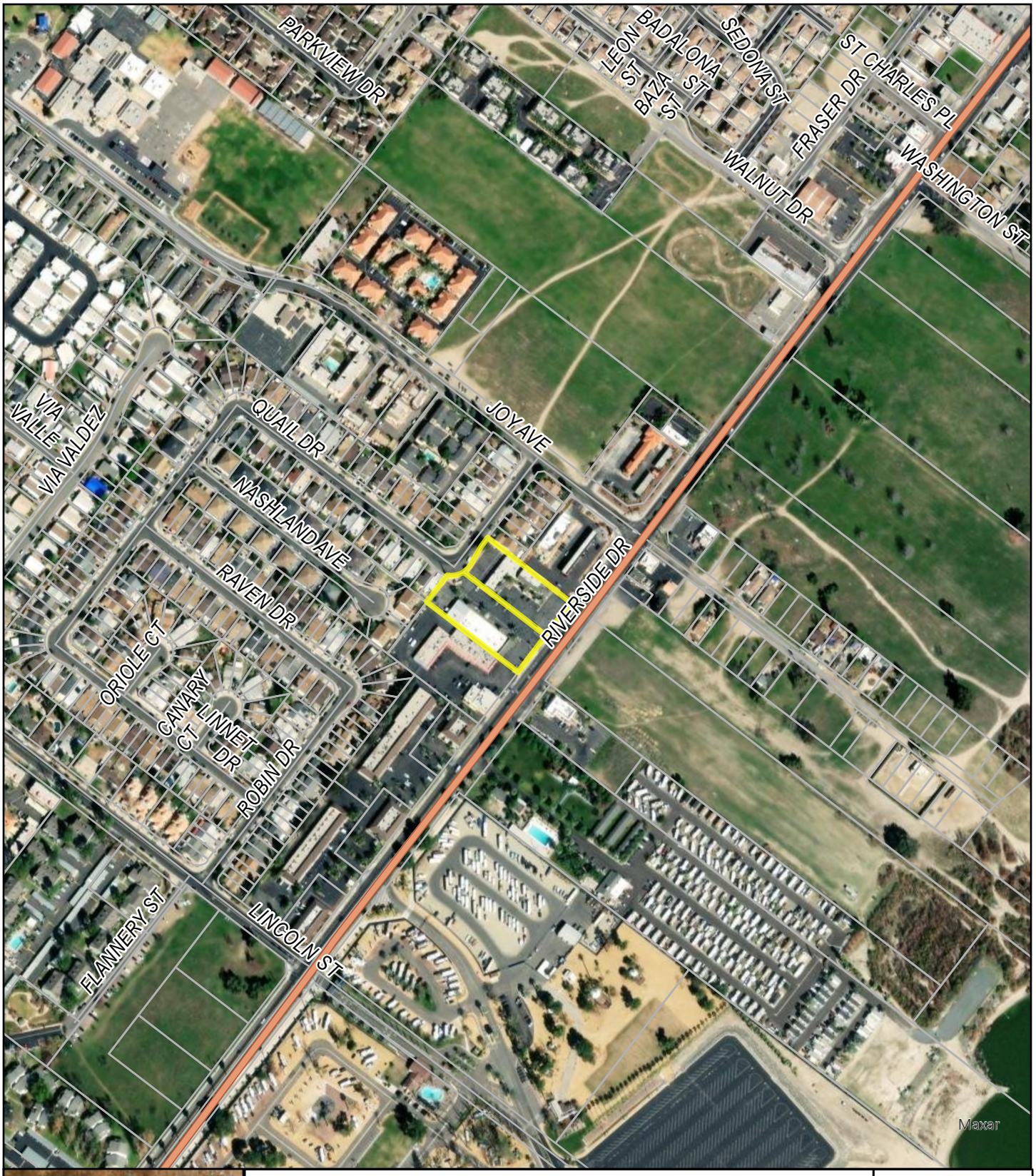
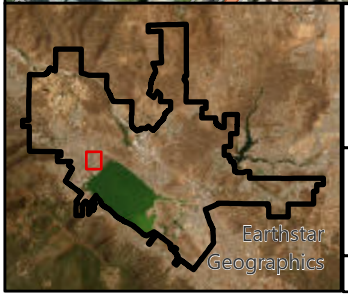




Aerial Map

Planning Application No. 2023-17
Commercial Design Review No. 2023-05

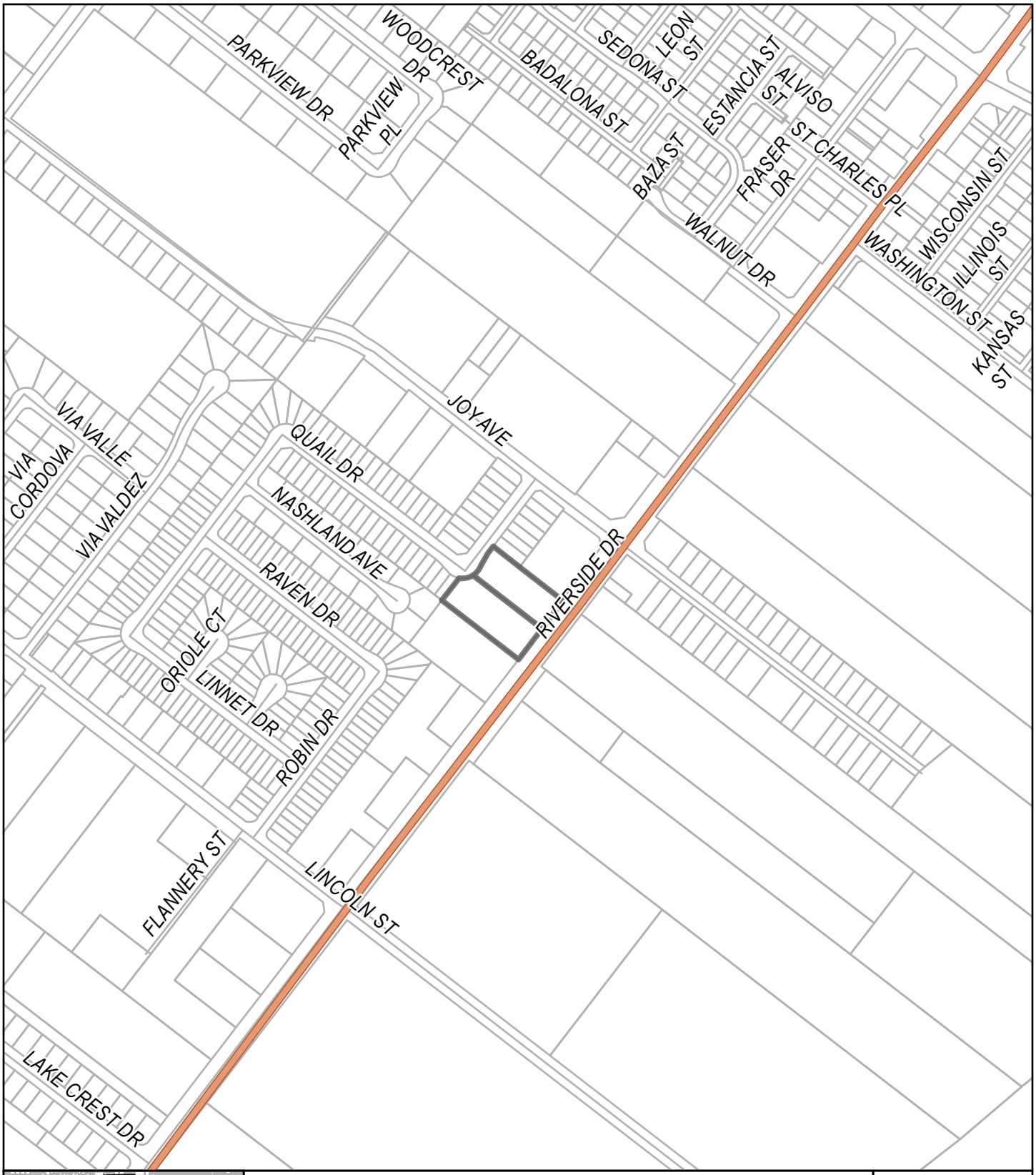
Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet

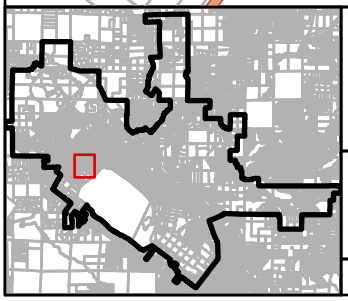
N

0 155 310

US Feet

CITY OF LAKE ELSINORE
DREAM EXTREME





Vicinity Map

Planning Application No. 2017-17
Commercial Design Review No. 2023-05

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet

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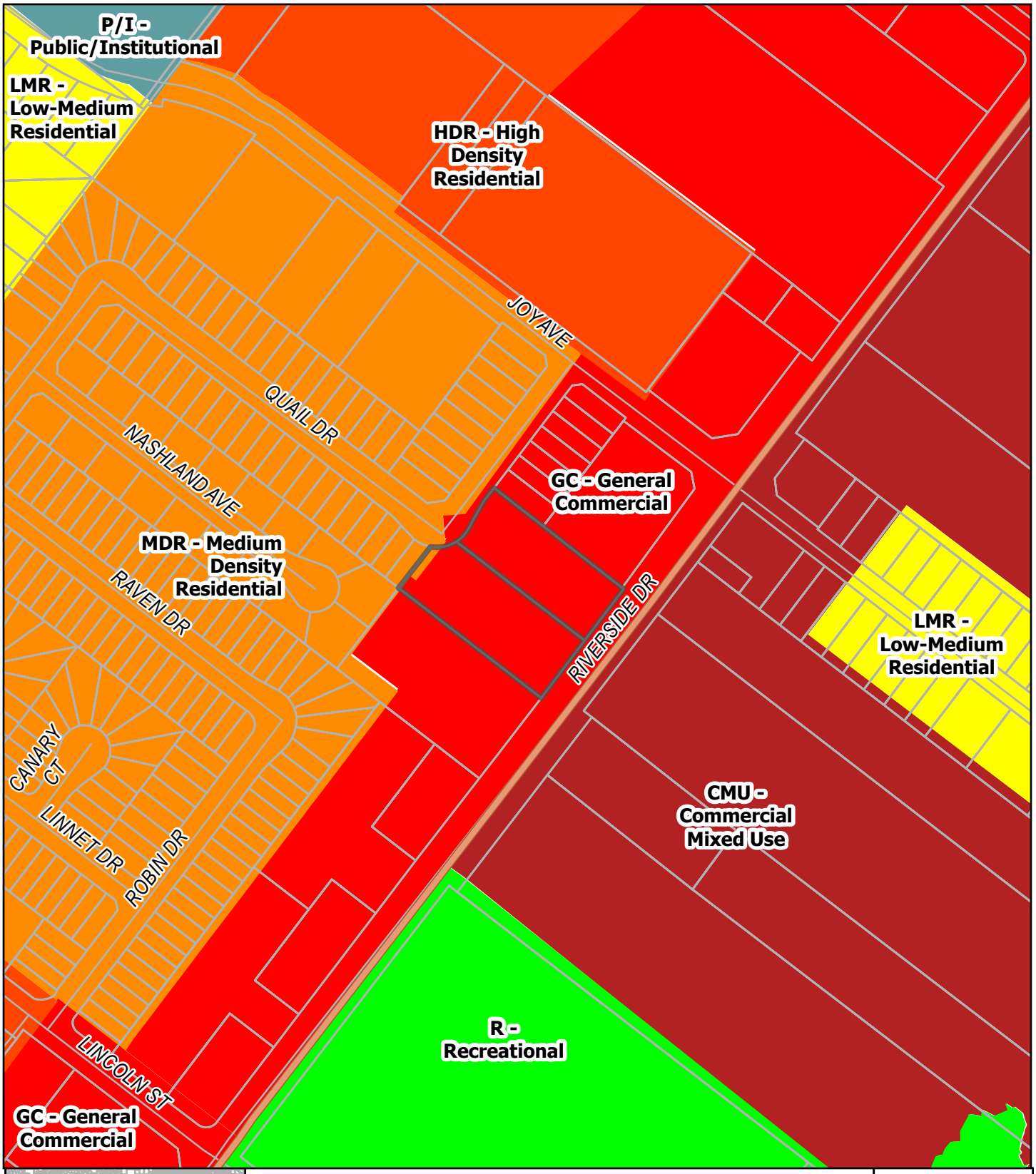
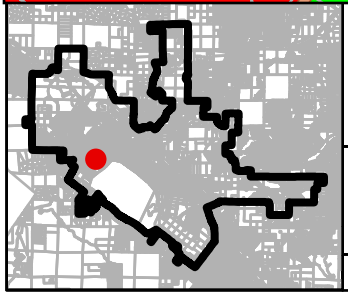
US Feet

CITY OF LAKE ELSINORE
DREAM EXTREME





General Plan Exhibit

N

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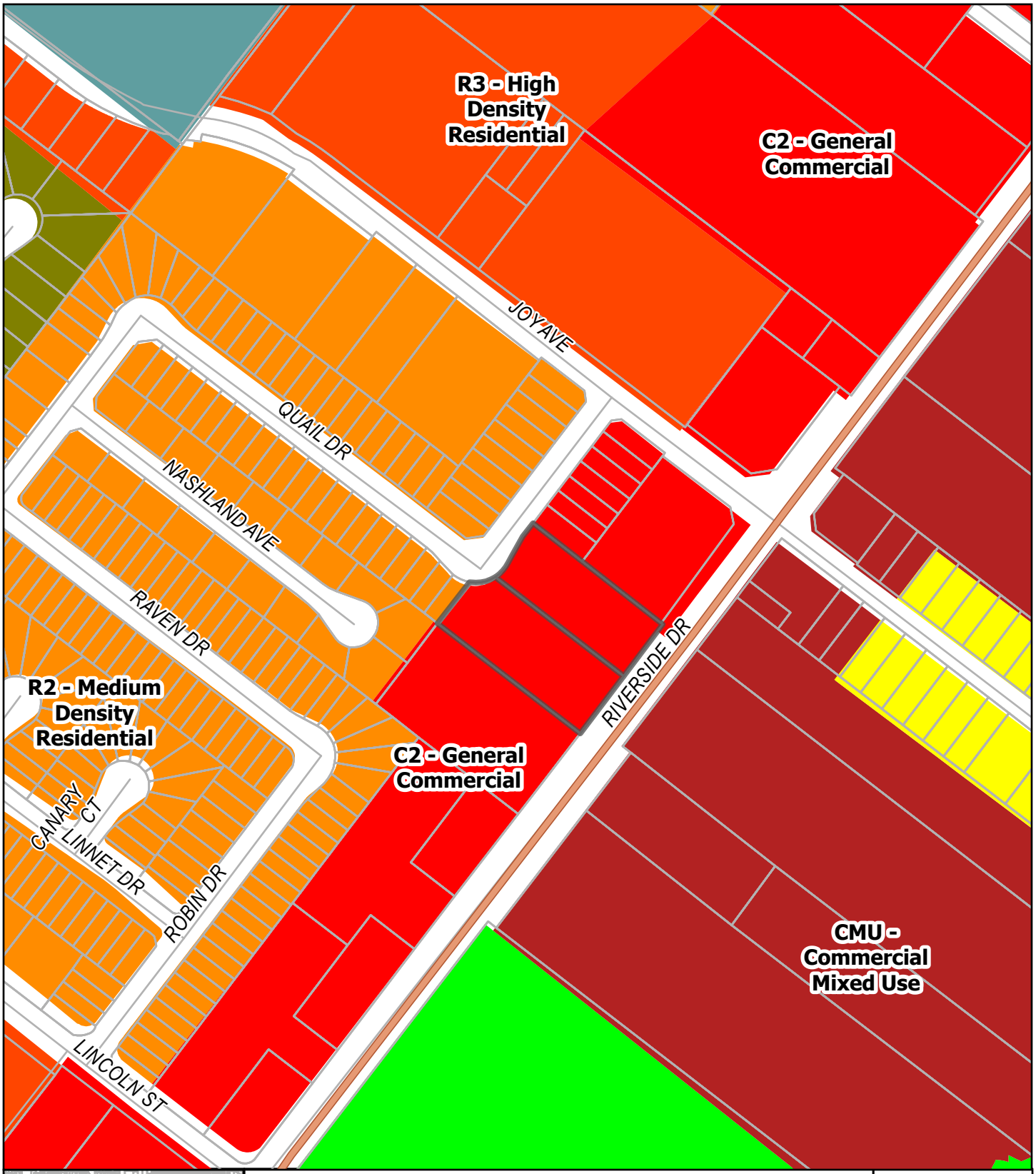
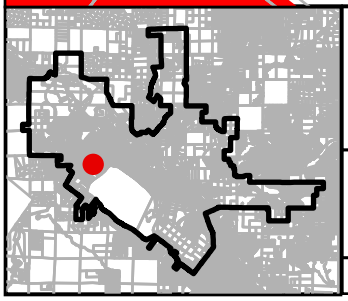
US Feet

Planning Application No. 2023-17
Commercial Design Review No. 2023-05

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet

CITY OF LAKE ELSINORE
DREAM EXTREME





Zoning Exhibit

N

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US Feet

Planning Application No. 2023-17
Commercial Design Review No. 2023-05

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet

CITY OF LAKE ELSINORE
DREAM EXTREME

ACCESSIBILITY GENERAL NOTES:

1. ACCESSIBILITY PLAN DISTINGUISHES BETWEEN ACCESSIBLE AND INACCESSIBLE ELEMENTS AND NEW AND EXISTING ELEMENTS (CBC 11B-202.2).
2. ACCESSIBLE ROUTE OF TRAVEL USING ---- --- SYMBOL (CBC 11B-206.2.1) CONNECTS:
   - A. ... GROUND-FLOOR EXITS AND THE PUBLIC WAY.
   - B. BETWEEN ACCESSIBLE PARKING SPACES AND BUILDING OR FACILITY ENTRANCES.
   - C. BETWEEN PASSENGER LOADING ZONES AND BUILDING OR FACILITY ENTRANCES.
   - D. FACILITY ENTRANCES.
   - E. BETWEEN PUBLIC STREETS OR SIDEWALKS AND BUILDING OR FACILITY ENTRANCES.
   - F. BETWEEN PUBLIC TRANSPORTATION STOPS AND BUILDING AND FACILITY ENTRANCES ON THE SAME SITE.
3. ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS GENERAL CIRCULATION PATHS. (CBC 11B-206.3)
4. WHERE MORE THAN ONE ROUTE OF TRAVEL IS PROVIDED, ALL ROUTES SHALL BE ACCESSIBLE. (CBC 11B-206.2.1).
5. MINIMUM 48-INCH-WIDE WALK AND SIDEWALKS. (CBC 11B-403.5.1, CBC 11B-406.6).
6. MAX RUNNING SLOPE OF EACH WALK AND SIDEWALK DOES NOT EXCEED 5% SLOPE UNLESS RAMP PROVIDED PER (CBC 11B-403.3).
7. MAX 2% CROSS SLOPE OF EACH ACCESSIBLE ROUTE. (CBC 11B-503.3).
8. ACCESSIBLE ROUTE SURFACES OF STABLE, FIRM, AND SLIP-RESISTANT MATERIAL. (CBC 11B-302.1).
9. FOR WALKS WITH CONTINUOUS GRADIENTS, DIMENSION ON SITE ACCESSIBILITY PLAN MINIMUM 5-FOOT-LONG LEVEL RESTRING AREAS AT MAXIMUM 400-FOOT INTERVALS. (CBC 11B-403.7).
10. FOR CHANGES IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH ON ACCESSIBLE ROUTES, DETAIL MAXIMUM 50% BEVELED SLOPE PER CBC FIGURE 11B-303.3. (CBC 11B-303.3).

FIGURE 11B-303.3
BEVELED CHANGE IN LEVEL

11. FOR ABRUPT CHANGES IN LEVEL GREATER THAN 1/2 INCH ON ACCESSIBLE ROUTES, PROVIDE PEDESTRIAN RAMP PER (CBC 11B-303.4).
12. ANY GRATINGS OR OPENINGS LOCATED ON ACCESSIBLE ROUTES AND DETAIL MAXIMUM 1/2-INCH SPACES PER CBC FIGURE 11B-302.3 WITH ANY ELONGATED OPENINGS PLACED PERPENDICULAR TO DOMINANT DIRECTION OF TRAVEL. (CBC 11B-302.3).

FIGURE 11B-302.3
ELONGATED OPENINGS IN FLOOR OR GROUND SURFACES

13. AT ANY ACCESSIBLE ROUTE WITH ADJACENT VERTICAL DROP EXCEEDING 4 INCHES, DETAIL MINIMUM 6-INCH-HIGH WARNING CURB. (CBC 11B-303.5)
14. AT ANY WALK OR SIDEWALK WITH ADJACENT VERTICAL DROP EXCEEDING 30 INCHES, DETAIL MINIMUM 42-INCH-HIGH GUARDRAIL WITH OPENINGS NOT ALLOWING PASSAGE OF 4-INCH DIAMETER SPHERE. (CBC 1013.2).
15. AT A WALK ADJOINING OR ENTERING VEHICULAR WAYS WITHOUT CURB, RAILING, OR BARRIER SEPARATION, DETAIL CONTINUOUS DETECTABLE WARNING STRIP WITH 36-INCH (ABSOLUTE) DEPTH FOR ENTIRE LENGTH OF TRANSITION.
16. DETECTABLE WARNINGS REQUIRED SHALL COMPLY WITH CBC 11B-705.1 ... TRUNCATED DOMES PER CBC FIGURE 11B-705.1:
   - MINIMUM 0.9-INCH AND MAXIMUM 0.92-INCH BASE DIAMETER
   - 0.2-INCH HEIGHT
   - MINIMUM 0.45-INCH AND MAXIMUM 0.6-INCH TOP DIAMETER
   - MINIMUM 1.6-INCH AND MAXIMUM 2.4-INCH CENTER-TO-CENTER SPACING, MINIMUM 0.65-INCH BASE-TO-BASE SPACING
   - MAXIMUM 2.4-INCH CENTER-TO-CENTER SPACING ACCEPTABLE FOR DOMES IN RADIAL PATTERN.
17. CURB RAMPS AND FLARED SIDES SHALL NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING STALLS, OR PARKING ACCESS AISLES. (CBC 11B-406.5.3).
18. SURFACES OF CURB RAMPS AND FLARED SIDES SHALL BE STABLE, FIRM AND SLIP-RESISTANT. (CBC 11B-302.1, CBC 11B-406.5.4).
19. DETAIL CURB RAMPS PER THE FOLLOWING (CBC 11B-406.2, CBC 11B-406.2.2):
   - A. RAMP RUN WITH MAXIMUM 8.3% RUNNING SLOPE.
   - B. RAMP RUN WITH MAXIMUM 2.1% CROSS SLOPE.
   - C. WHERE PROVIDED, FLARED SIDES WITH MAXIMUM 10% SLOPE.
20. LANDINGS SHALL BE PROVIDED AT THE TOP OF CURB RAMPS AND BLENDED TRANSITIONS (SHOW ON PLANS). THE LANDING CLEAR LENGTH SHALL BE 48 INCHES (1219 MM) MINIMUM. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING ANY FLARED SIDES, OR THE BLENDED TRANSITION LEADING TO THE LANDING. THE SLOPE OF THE LANDING IN ALL DIRECTIONS SHALL BE 1:48 MAXIMUM. (CBC 11B-406.5.3).

FIRE DEPARTMENT NOTES:

1. PROJECT IS SUBJECT TO 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 THE PLANS.
2. FIRE FLOW SHALL BE DETERMINED BY THE BUILDING'S SQUARE FOOTAGE, THE OCCUPANCY USE, CALIFORNIA BUILDING CODE ... GPM AT 20 PSI FOR ... CALIFORNIA FIRE CODE.
3. ... BUILDING PERMIT ... 2022 CALIFORNIA FIRE CODE. APPLICANT/DEVELOPER SHALL PROVIDE THE OFFICE OF THE FIRE MARSHAL WITH AN APPROVED SITE PLAN FOR FIRE ...
4. EACH PARCEL SHALL HAVE INDEPENDENT ACCESS TO THE CIRCULATING ROADWAY. SHARED ACCESS SHALL BE DOCUMENTED, AND RECIPROCAL ACCESS AGREEMENTS OR DEDICATED ACCESS SHALL BE ESTABLISHED. (CFC 501.3)

NOTE:
ALL TRUNCATED DOME DETECTABLE WARNING SURFACES SHALL COMPLY WITH THE FOLLOWING:
1. MIN. 3'-0" DEEP
2. MIN. 4'-0" WIDE
3. YELLOW IN COLOR, EQUIVALENT TO "FEDERAL" YELLOW.

NOTE:
ALL ADA ACCESSIBLE PATHS OF TRAVEL SHALL COMPLY WITH THE FOLLOWING:
1. MAX. 5% RUNNING SLOPE
2. MAX. 2% CROSS SLOPE
3. MAX. 2% CROSS SLOPE AT CHANGE OF DIRECTION FOR A MINIMUM OF 4' IN EA. DIRECTION.
4. STRIPES SHALL BE PAINTED EITHER REFLECTIVE WHITE OR REFLECTIVE YELLOW.

CODE INFORMATION

BUILDING CODE:	2022 CALIFORNIA BUILDING CODE
PLUMBING CODE:	2022 CALIFORNIA PLUMBING CODE
MECHANICAL CODE:	2022 CALIFORNIA MECHANICAL CODE
ENERGY CODE:	2022 CALIFORNIA ENERGY CODE
ELECTRIC CODE:	2022 CALIFORNIA ELECTRIC CODE
GREEN BUILDING:	2022 CALIFORNIA GREEN BUILDING CODE
FIRE CODE:	2022 CALIFORNIA FIRE CODE

ALL CONSTRUCTION TO COMPLY WITH THE ... PROJECT SHALL COMPLY WITH THE DEVELOPMENT STANDARDS AS OUTLINED IN THE (LEMC)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCELS 1 AND 2 OF PARCEL MAP NO. 20208, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PARCEL MAP RECORDED IN BOOK 125, PAGE 46, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONVEYANCING PURPOSES ONLY: APN 379-381-053 (AFFECTS PARCEL 1); 379-381-054 (AFFECTS PARCEL 2)

ASSURANCE NOTE: LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS DESCRIBED THE TITLE REPORT NO. NCS-1133297-ONT1 OF FIRST AMERICAN TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF JUNE 2, 2022.

SITE DATA

ADDRESS:	31681 & 31701 RIVERSIDE DRIVE LAKE ELSINORE, CA 92530
PERMIT NUMBER:	2023-
APN:	379-381-053, 379-381-054
COUNTY:	RIVERSIDE
FIRE HAZARD:	NON-VHFHSZ
LOT SIZE:	EXISTING: 1.99 ACRES (86,834 S.F.)
BUILDING AREAS:	BUILDING 1: 12,000 S.F. (EXISTING) BUILDING 2: 13,435 S.F. TOTAL (MODIFIED) *1ST FLR PATIO (COMMON TENANT AREA): 833 S.F. *2ND FLR DECK (COMMON TENANT AREA): 833 S.F. PROPOSED TRASH ENCLOSURE: 287 S.F.
BUILDING HEIGHT:	ALLOWED: ... PROVIDED: 25'-0"
CONSTRUCTION TYPE:	EXISTING: V-B/NON-SPRINKLERED PROPOSED: V-B/SPRINKLERED
OCCUPANCYS:	
SPECIFIC PLAN:	N/A
LAND USE:	EXISTING: COMMERCIAL / RETAIL
ZONE:	EXISTING: C2 (GENERAL COMMERCIAL)
SURROUNDING LAND USE AND ZONING:	NORTH: SINGLE FAMILY RESIDENTIAL) SOUTH: CMU (COMMERCIAL MIXED USE) EAST: C2 (GENERAL COMMERCIAL) WEST: C2 (GENERAL COMMERCIAL)
FAR COVERAGE:	25,435 S.F. / 86,834 S.F. ...
LOT COVERAGE:	LANDSCAPING: 6,717 S.F. (8%) IMPERVIOUS: 58,149 ...
PARKING:	SHARED PARKING STUDY EXISTING: 138 STALLS PROPOSED: 135 STALLS (INCLUDING 6 H.C.)

OWNER / APPLICANT

31681 RIVERSIDE DRIVE, LLC
28636 ... STREET
TEMECULA, CA 92590
PHONE: (951) 294-1064
EMAIL: ...

ARCHITECT / EXHIBIT PREPARER

EMPIRE DESIGN GROUP, INC.
511 N. MAIN STREET
LAKE ELSINORE, CA 92530
PHONE: (951) 696-1490
CELL: (951) 809-...
E-MAIL: ghann@empiregr.biz
CONTACT: GREGORY HANN

SEPARATE SUBMITTALS

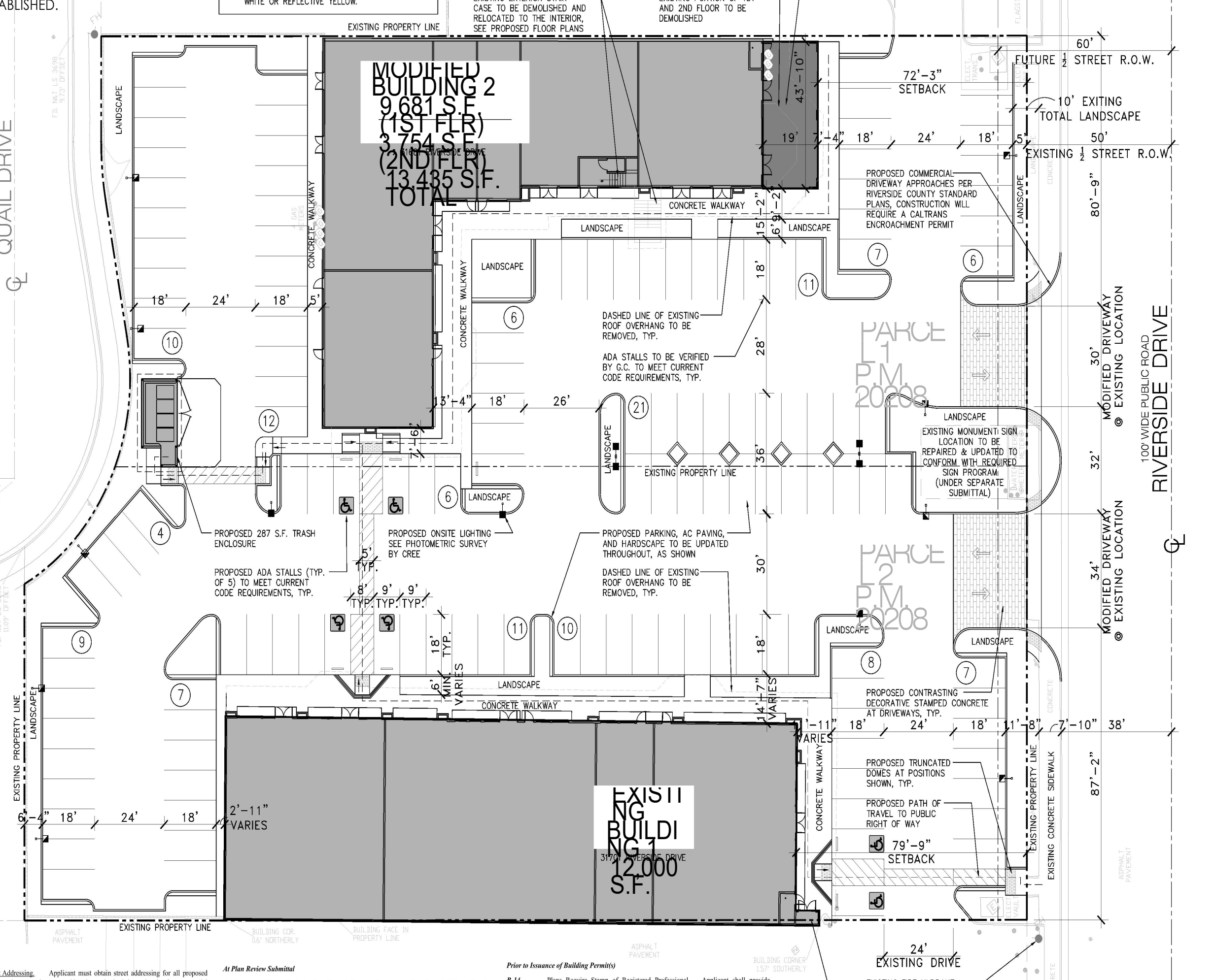
... SIGN PROGRAM

PROJECT DESCRIPTION:

1. THE PROJECT INVOLVES (2) PARCELS.
2. BUILDINGS 1 AND 2 EXTERIOR FACADE IMPROVEMENTS CONSIST OF: NEW STUCCO, PAINT COLORS, FINISHES, AWNINGS & CANOPIES, AND EXTERIOR BUILDING LIGHTING.
2. BUILDING 2 ... IMPROVEMENTS CONSIST OF: A NEW AUTOMATIC SPRINKLER SYSTEM.
3. BUILDING 2 INTERIOR IMPROVEMENTS CONSIST OF: RELOCATING THE EXTERIOR STAIRCASE TO THE INTERIOR, ADA WHEELCHAIR LIFT, MULTI-STALL COMMON AREA RESTROOMS ON THE 2ND FLOOR.
4. COMMON AREA PATIO/DECK ON BOTH FLOORS, ... PATH OF TRAVEL TO PUBLIC RIGHT OF WAY AND THROUGHOUT THE EXISTING CENTER, A PROPOSED TRASH ENCLOSURE, PARKING LOT CONFIGURATION, ADA PARKING, AC PAVING AND STRIPING, CONCRETE CURBS AND LANDSCAPE.
5. ... REQUIRED FOR THE PROPERTY BOUNDARY ... NE SITE ... CURRENTLY ... THE BUILDINGS.

SHEET INDEX

AS 1.0	ARCHITECTURAL SITE PLAN
AS 1.1	SITE PLAN - FUTURE PHASE
AS 1.2	EXISTING SITE PLAN
A1.0	BUILDING 1 - PROPOSED EXTERIOR ELEVATIONS
A2.0	BUILDING 2 - PROPOSED 1ST FLOOR PLAN
A3.0	BUILDING 2 - PROPOSED 2ND FLOOR PLAN
AB 1.1	BUILDING 2 - PROPOSED EXTERIOR ELEVATIONS
AB 1.2	BUILDING 2 - PROPOSED SIGNAGE PLAN (UNDER SEPARATE SUBMITTAL)
AB 2.0	BUILDING 2 - EXISTING 1ST FLOOR PLAN
	BUILDING 2 - EXISTING 2ND FLOOR PLAN
	EXISTING BUILDING ELEVATIONS
PHOTOMETRIC	
SHEET 1	
L-1.0	LANDSCAPE PLAN



BUILDING AND SAFETY DEPARTMENT

General Conditions

B-1. 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.

B-2. 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.

B-3.

B-4. 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 club house, trach enclosure tot lots and picnic areas.

B-5. 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 or 951-674-3124 X 286

B-6. Clearance from LEUSD. A receipt or clearance letter from the Lake Elsinore School District shall be submitted to the Building and Safety Department to ensure the payment or exemption from School Mitigation Fees.

B-7. Obtain Approvals Prior to Construction. Applicant must obtain all building plans and permit approvals prior to commencement of any construction work.

B-8. Obtaining Separate Approvals and Permits. Trash enclosures, patio covers, light standards, and any block walls will require separate approvals and permits.

B-9. 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.

B-10. 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

B-11. ***Must submit Grading Plans to Engineering prior to Building. Building will not accept plans if they have not been submitted to Engineering first.***

Submitting Plans and Calculations. Applicant must submit to Building and Safety online portal for electronic plan check and permitting:

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 5.507, of the 2022 edition of the California Green 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)

B-12. 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.

B-13. Demolition Permits. A demolition permit shall be obtained if there is an existing structure to be removed as part of the project. Asbestos report and lead base paint reports are required before demo permit will be issued.

Prior to Issuance of Building Permit(s)

B-14. 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.

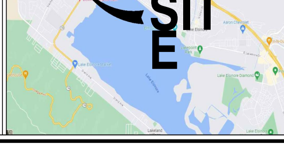
Prior to Beginning of Construction

01 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

0 10 20 40

VICINITY MAP

NOT TO SCALE



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31681 RIVERSIDE DRIVE, LLC

LAKE ELSINORE PLAZA
31701 & 31681 RIVERSIDE DR.
LAKE ELSINORE, CA 92530

Architect of Record:
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CEL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:
STATE OF CALIFORNIA — GREGORY SCOTT HANN — C-25663 — REN. 9/30/25 — LICENSED ARCHITECT

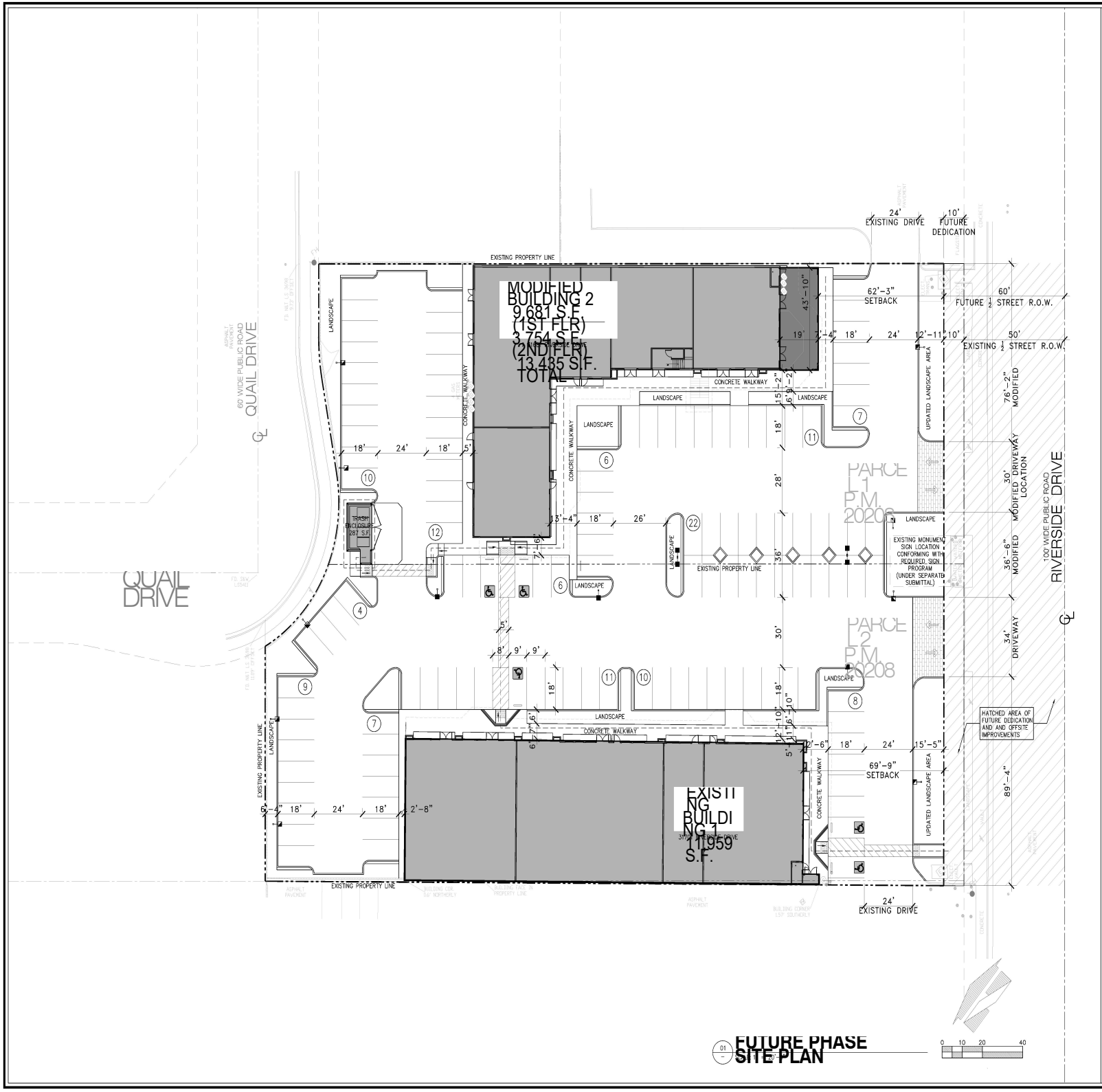
Date: APRIL 19, 2023
Project Number: EDG#04860

NO.	DATE	REVISION DESCRIPTION
1	8-08-23	1ST PLANNING COMMENTS
2	10-19-23	2ND PLANNING COMMENTS
3	4-17-24	3RD PLANNING COMMENTS

DESIGNED BY: BN
CHECKED BY: GH
DRAWN BY: BN

DRAWING TITLE:
ARCHITECTURAL SITEPLAN

SHEET NO:
AS 1.0



01 FUTURE PHASE SITE PLAN

0 10 20 40

SITE DATA

ADDRESS:	31681 & 31701 RIVERSIDE DRIVE LAKE ELSINORE, CA
APN:	389-281-053 389-281-054 389-281-055
PARKING:	PARKING STALLS PROPOSED: 135 STALLS (INCLUDING 4 H.C.) FUTURE PHASE: 123 STALLS

*IF AND WHEN RIVERSIDE DRIVE IS EXPANDED TO FULL-WIDTH, THE LANDLORD WILL BE REQUIRED TO REDUCE THE MAXIMUM NUMBER OF DINE-IN RESTAURANTS TO THREE (3), INSTEAD OF THE CURRENT PROPOSED FOUR (4). (THIS IS DUE TO THE REDUCED PARKING DURING THE FUTURE PHASE.)

VICINITY MAP

NOT TO SCALE

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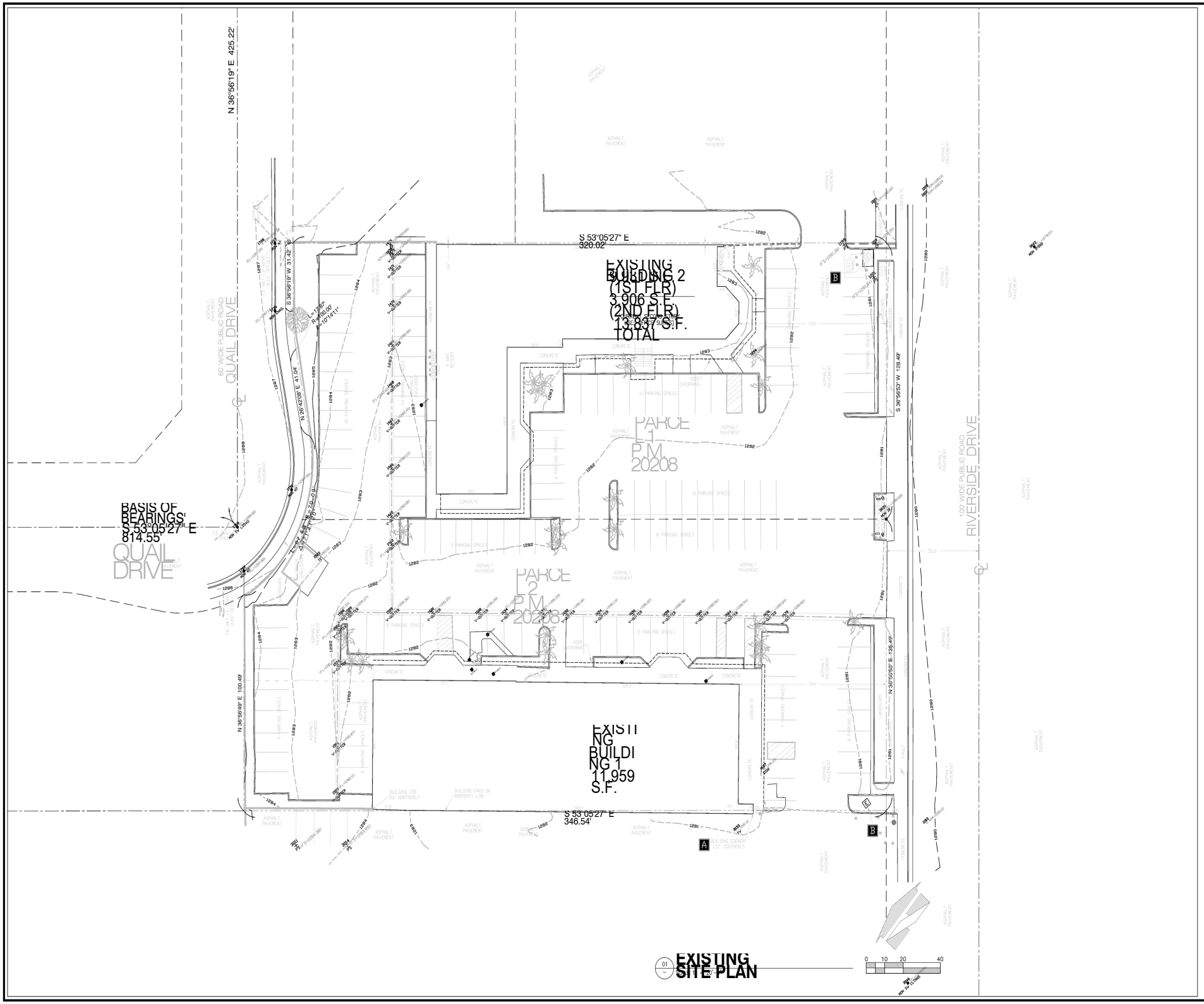
DESIGNED BY: BN
CHECKED BY: GH
DRAWN BY: BN

DRAWING TITLE:

FUTURE PHASE SITEPLAN

SHEET NO:

AS 1.1



01 EXISTING SITE PLAN

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DESIGNED BY: BN
CHECKED BY: GH
DRAWN BY: BN

DRAWING TITLE:

EXISTING SITE PLAN

SHEET NO:

AS 1.2

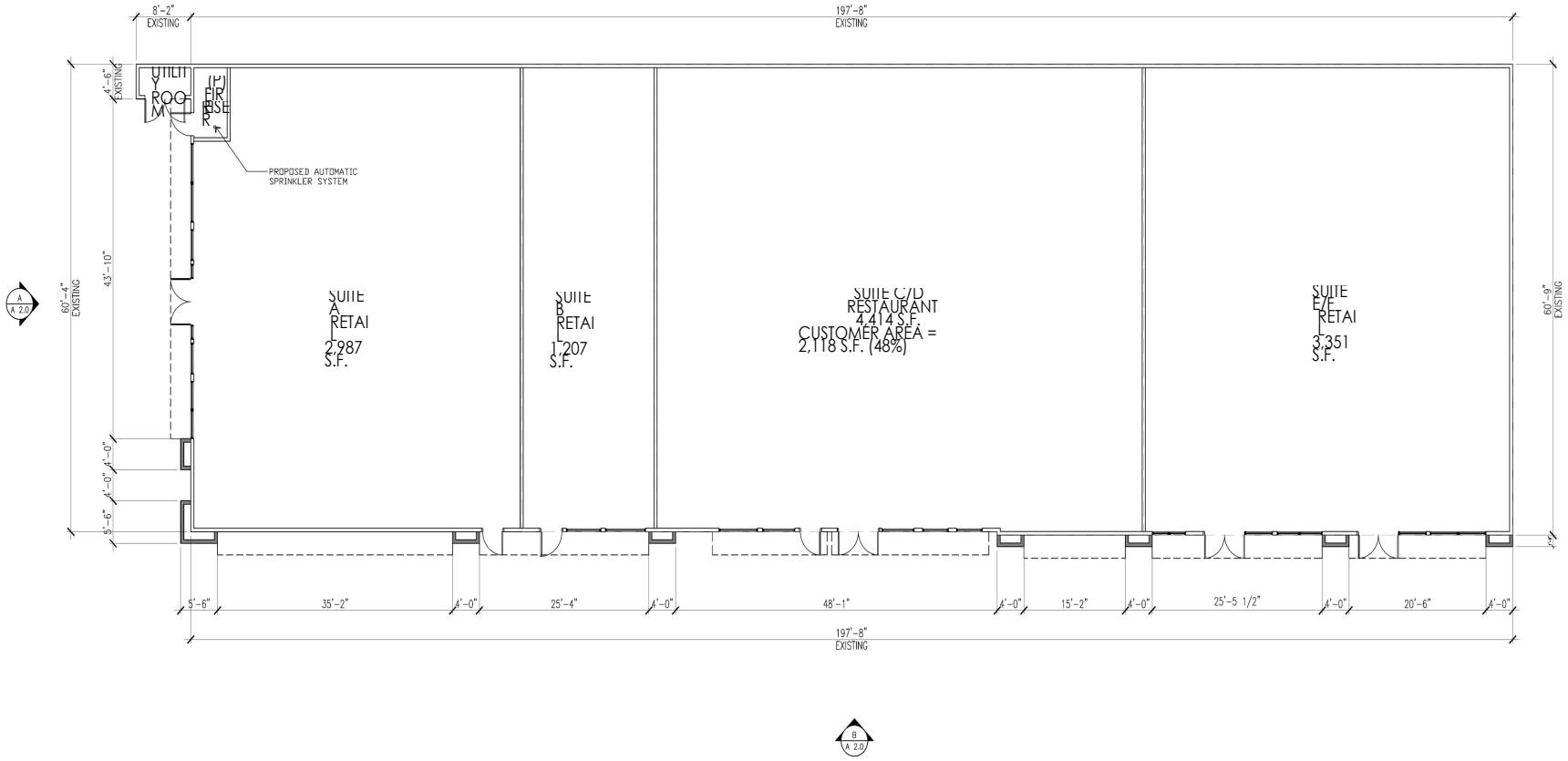
LEGEND

PROPOSED 2x6 STUDS @ 16"o.c.

EXISTING 2x6 STUDS @ 16"o.c.

BUILDING DATA

BUILDING TOTAL:	12,000 S.F.
SUITE A FUTURE RETAIL:	2,987 S.F.
SUITE B EXISTING RETAIL:	1,207 S.F.
SUITE C/D EXISTING RESTAURANT:	4,414 S.F.
SUITE E/F EXISTING RETAIL:	3,351 S.F.
COMMON AREA UTILITY / FIRE RISER:	41 S.F.



1 BUILDING 1 - PROPOSED FLOOR PLAN

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DESIGNED BY: BN
CHECKED BY: GH
DRAWN BY: BN

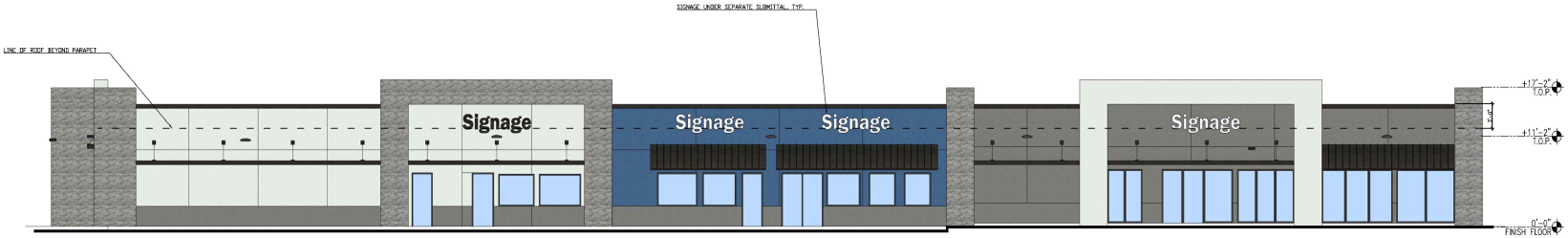
DRAWING TITLE:

BUILDING1 - PROPOSED FLOORPLAN

SHEET NO:

A 1.0

A PROPOSED EAST ELEVATION



B PROPOSED NORTH ELEVATION

C PROPOSED PERSPECTIVE 1

D PROPOSED PERSPECTIVE 2

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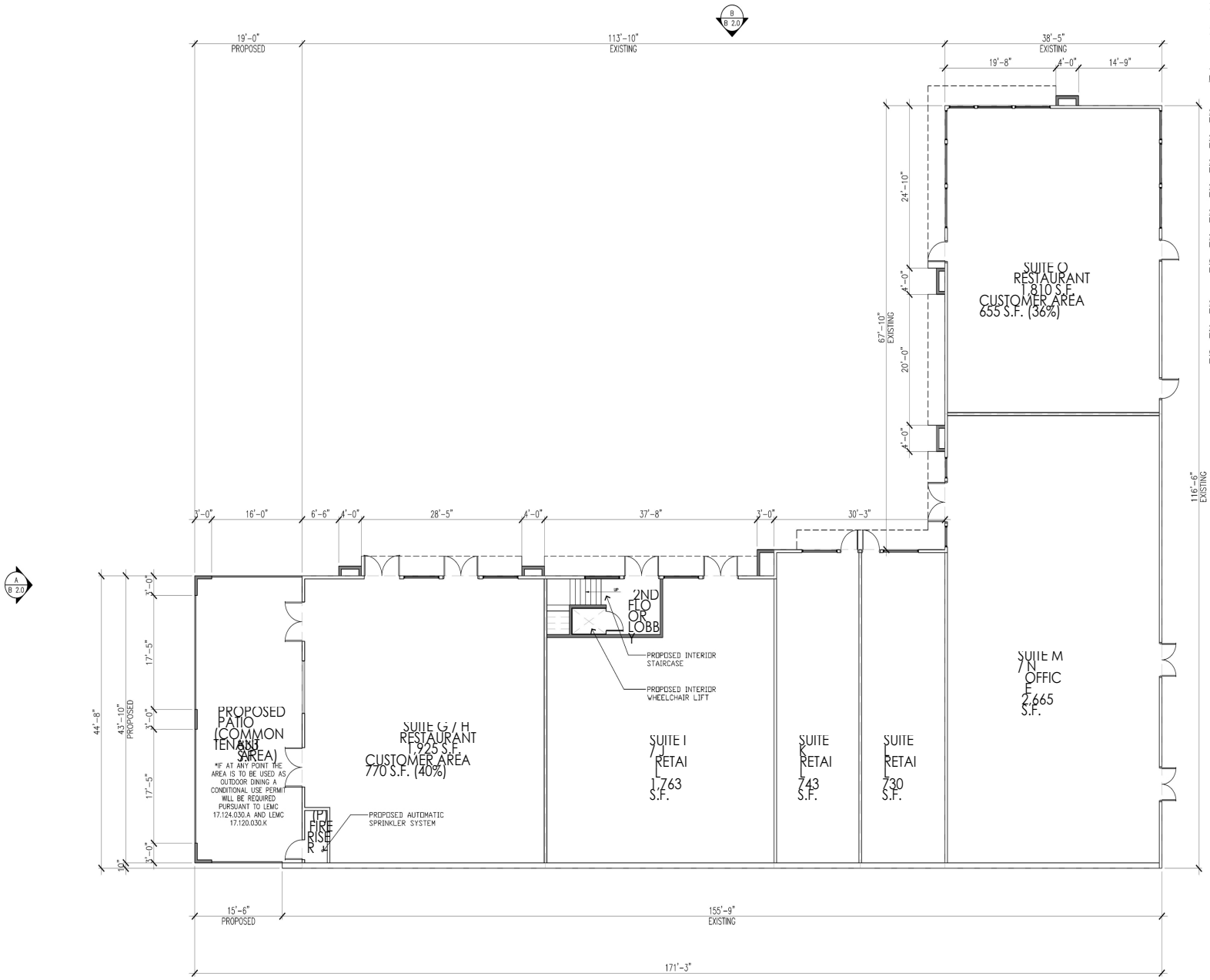
DESIGNED BY: BN
CHECKED BY: GH
DRAWN BY: BN

DRAWING TITLE:

BUILDING1 - PROPOSED EXTERIORELEVATIONS

SHEET NO:

A 2.0



BUILDING 2 - PROPOSED 1ST FLOOR PLAN

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

LEGEND

PROPOSED 2x6 STUDS @ 16"o.c.

EXISTING 2x6 STUDS @ 16"o.c.

BUILDING DATA

TOTAL AREA:	13,435 S.F.
1ST FLOOR: 9,681 S.F.	
SUITE G/H FUTURE RESTAURANT:	1,925 S.F.
SUITE I/J EXISTING RETAIL:	1,763 S.F.
SUITE K EXISTING RETAIL:	743 S.F.
SUITE L EXISTING RETAIL:	730 S.F.
SUITE M/N EXISTING RETAIL:	2,665 S.F.
SUITE Q EXISTING RESTAURANT:	1,810 S.F.
COMMON AREA LOBBY / FIRE RISER:	45 S.F.
2ND FLOOR: 3,754 S.F.	
SUITE Q FUTURE RESTAURANT:	1,917 S.F.
SUITE Q MODIFIED OFFICE:	1,294 S.F.
COMMON AREA LOBBY / RESTROOMS:	543 S.F.

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2	10-19-23	2ND PLANNING COMMENTS
3	4-17-24	3RD PLANNING COMMENTS

DESIGNED BY:	BN
CHECKED BY:	GH
DRAWN BY:	BN

DRAWING TITLE:

BUILDING2 - PROPOSED 1STFLOORPLAN

SHEET NO:

B
1.0

LEGEND

PROPOSED 2x6 STUDS @ 16"o.c.

EXISTING 2x6 STUDS @ 16"o.c.

BUILDING DATA

BUILDING TOTAL: 13,435 S.F.

1ST FLOOR: 9,681 S.F.

SUITE G/H FUTURE RESTAURANT:	1,925 S.F.
SUITE I/J EXISTING RETAIL:	1,763 S.F.
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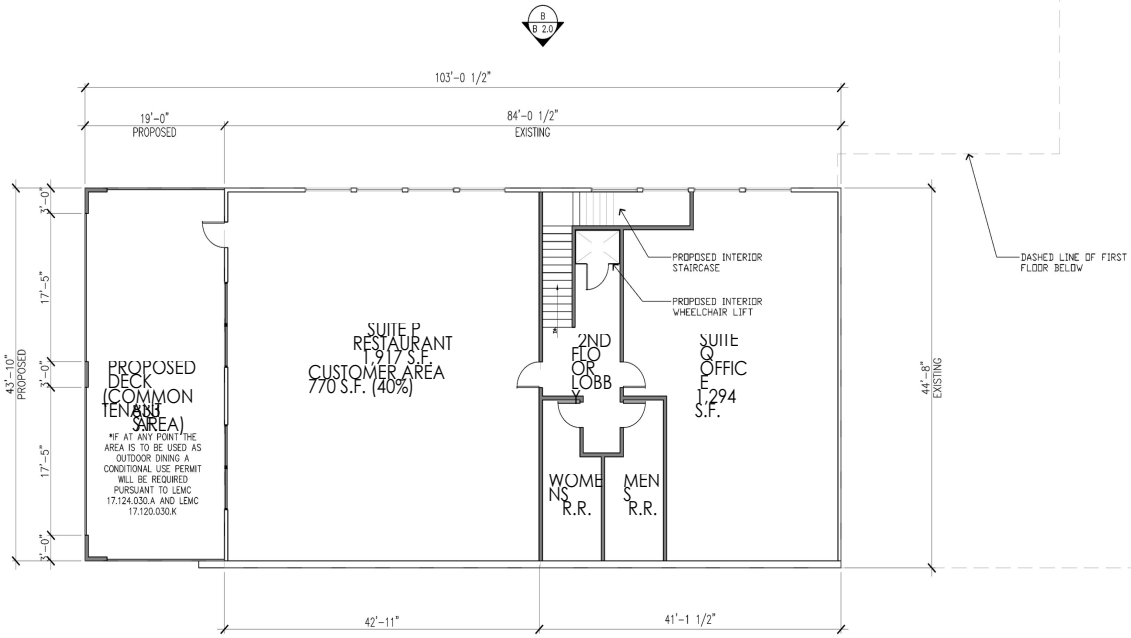
SUITE Q MODIFIED OFFICE:	1,294 S.F.
COMMON AREA LOBBY / RESTROOMS:	543 S.F.



1 BUILDING 2 - PROPOSED 2ND FLOOR PLAN

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DESIGNED BY: BN
CHECKED BY: GH
DRAWN BY: BN

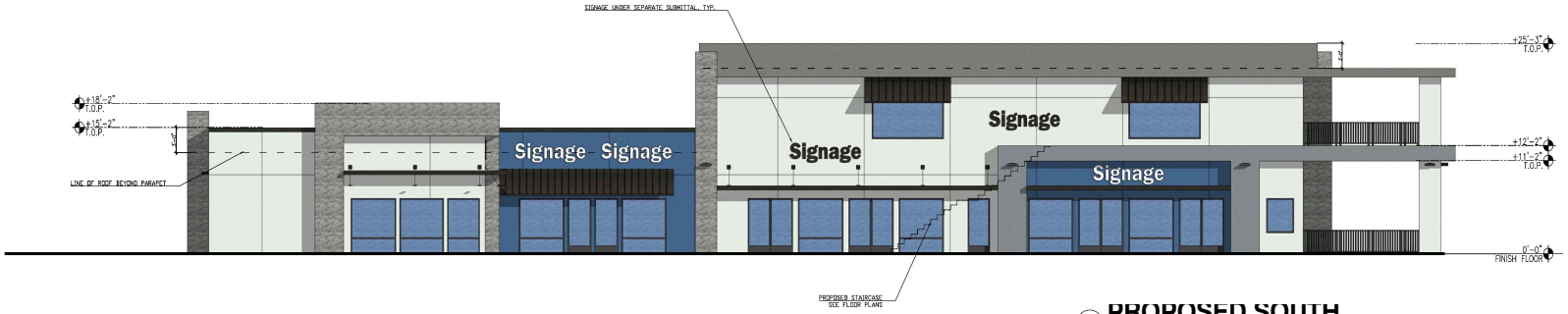
DRAWING TITLE:

BUILDING2 - PROPOSED 2NDFLOORPLAN

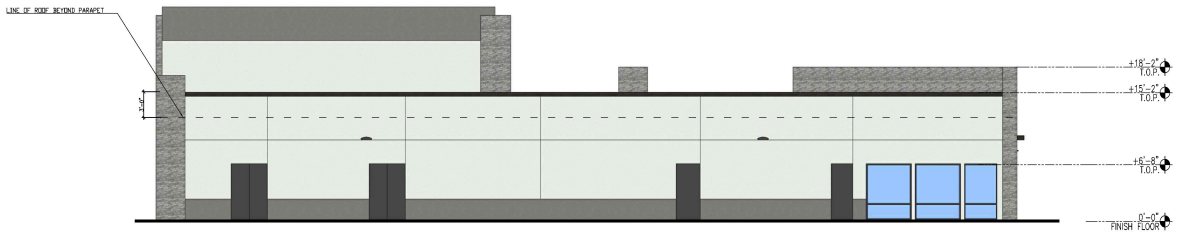
SHEET NO:

B 1.1

A PROPOSED EAST ELEVATION



B PROPOSED SOUTH ELEVATION



C PROPOSED WEST ELEVATION

D PROPOSED PERSPECTIVE 1

E PROPOSED PERSPECTIVE 2

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DESIGNED BY: BN
CHECKED BY: GH
DRAWN BY: BN

DRAWING TITLE:

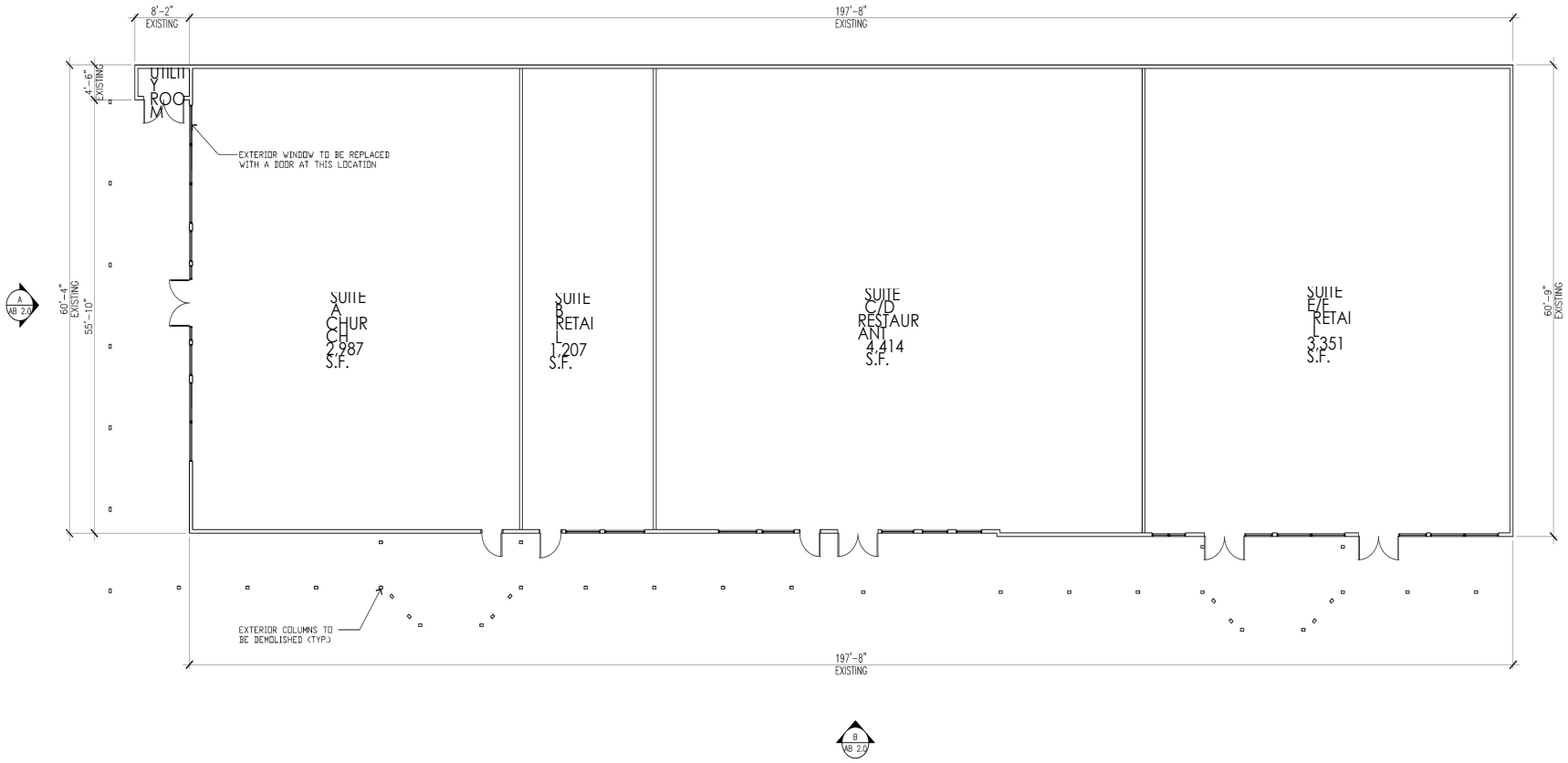
BUILDING2 - PROPOSED EXTERIORELEVATIONS

SHEET NO:

B 2.0

LEGEND

EXISTING 2x6 STUDS @ 16"o.c.



1 BUILDING 1 - EXISTING FLOOR PLAN

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DRAWN BY: BN

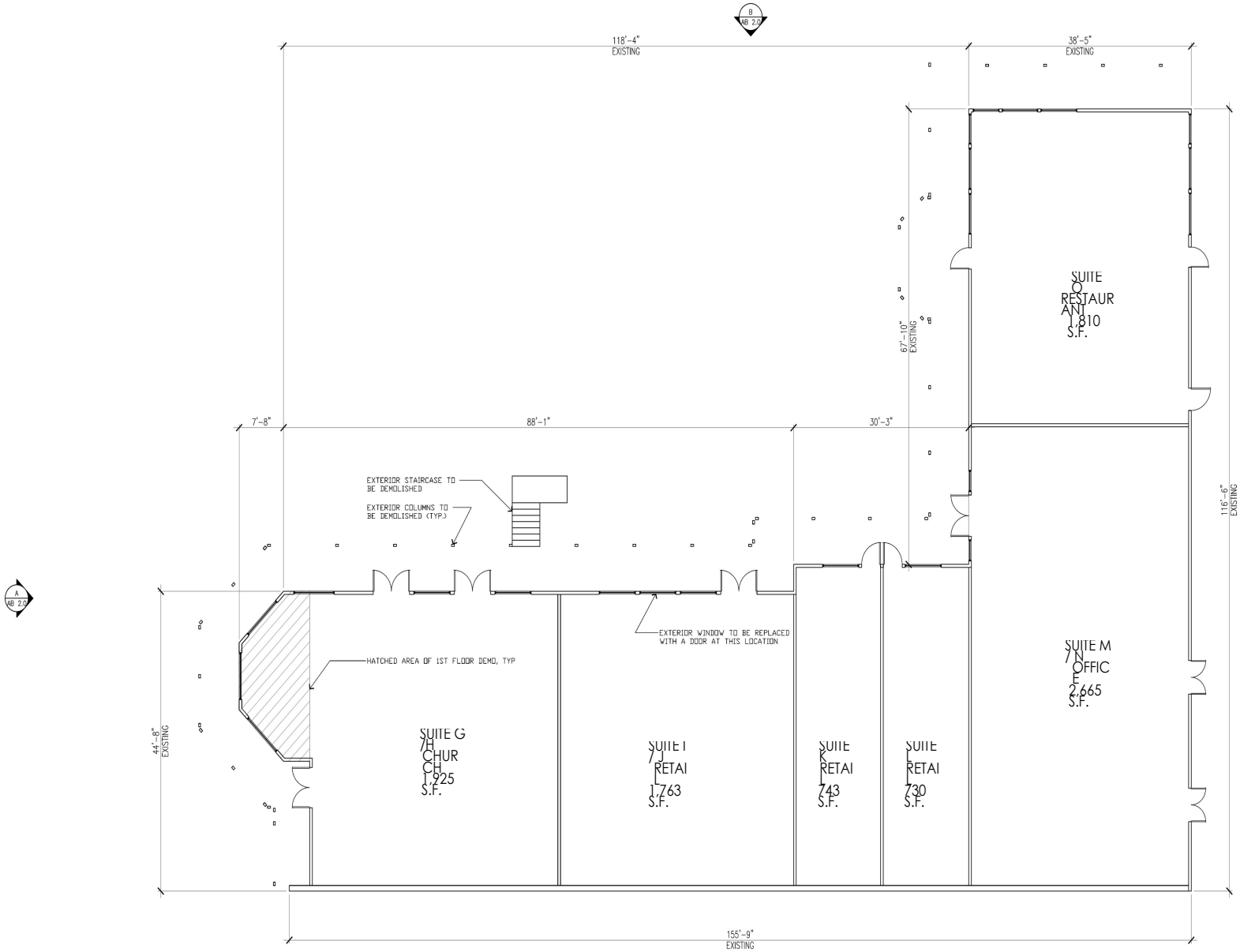
DRAWING TITLE:

BUILDING1 - EXISTING FLOORPLAN

SHEET NO:

AB 1.0

4/19/2023 ISSUE NO



1 BUILDING 2 - EXISTING 1ST FLOOR PLAN
SCALE: 1/8"=1'-0"

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E-MAIL: ghann@empiregr.biz

SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C-26663
REN. 9/30/25
LICENSED ARCHITECT

Date: APRIL 19, 2023
Project Number: EDG#04860

NO.	DATE	REVISION DESCRIPTION
1	8-08-23	1ST PLANNING COMMENTS
2	10-19-23	2ND PLANNING COMMENTS
3	4-17-24	3RD PLANNING COMMENTS

DESIGNED BY: BN
CHECKED BY: GH
DRAWN BY: BN

DRAWING TITLE:

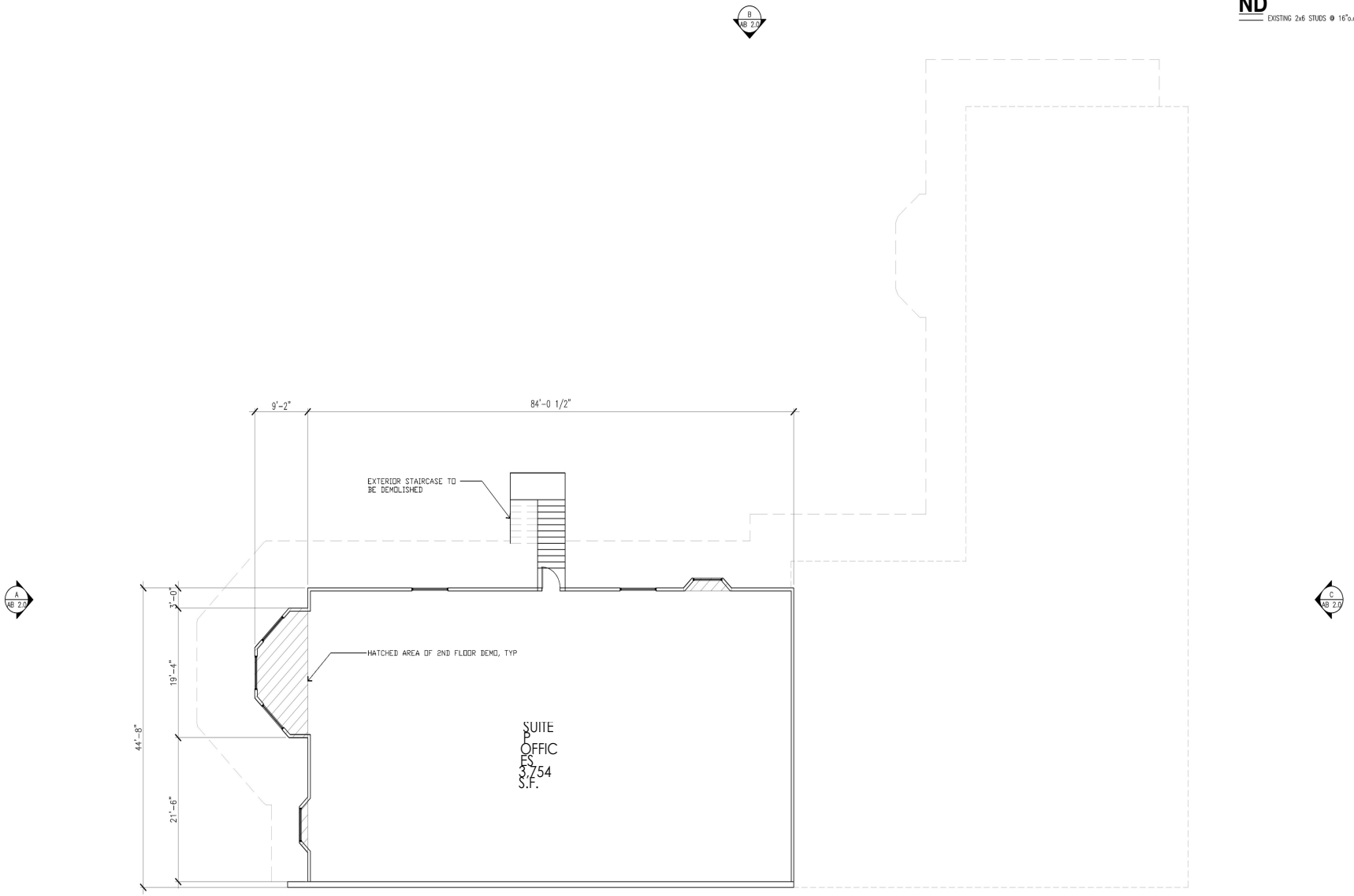
BUILDING2 - EXISTING 1STFLOOR PLAN

SHEET NO:

AB 1.1

LEGEND

EXISTING 2x6 STUDS @ 16"o.c.



1 BUILDING 2 - EXISTING 2ND FLOOR PLAN

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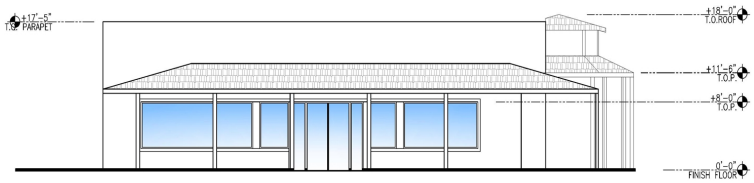
DESIGNED BY: BN
CHECKED BY: GH
DRAWN BY: BN

DRAWING TITLE:

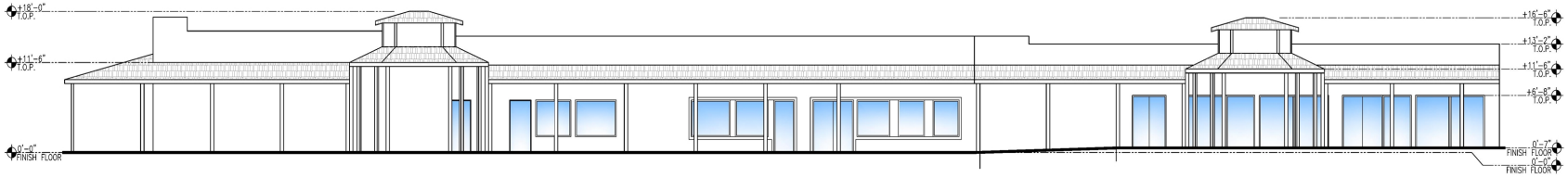
BUILDING2 - EXISTING 2NDFLOOR PLAN

SHEET NO:

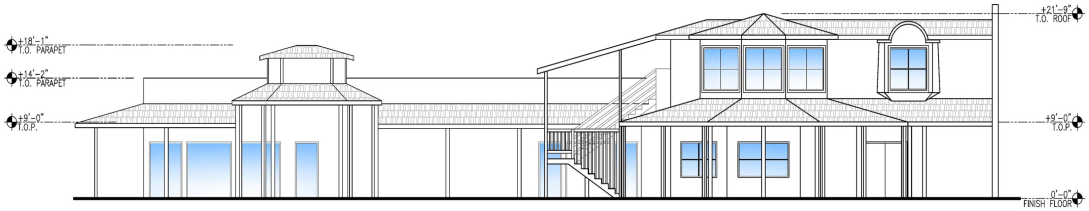
AB 1.2



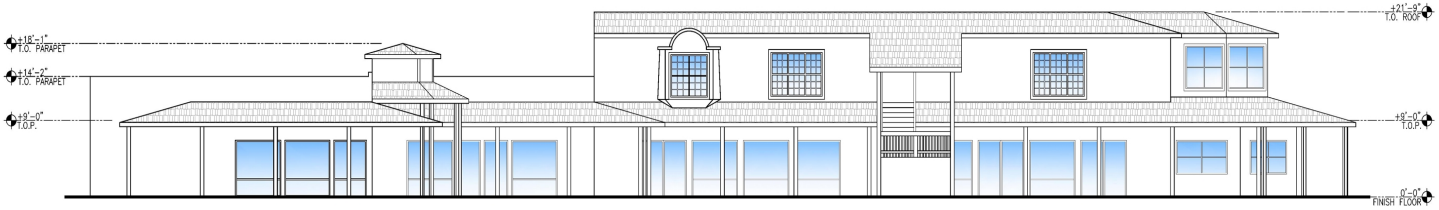
A EXISTING BUILDING 1
EAST ELEVATION



B EXISTING BUILDING 1
SOUTH ELEVATION



C EXISTING BUILDING 2
EAST ELEVATION



D EXISTING BUILDING 2
NORTH ELEVATION

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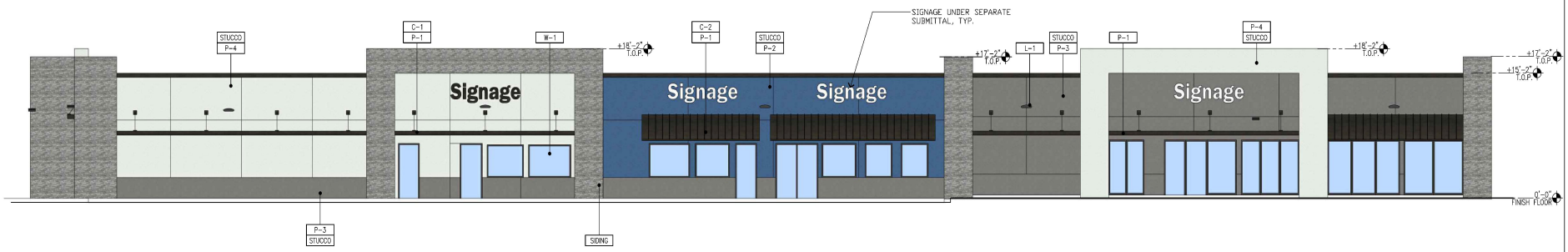
DESIGNED BY: BN
CHECKED BY: GH
DRAWN BY: BN

DRAWING TITLE:

EXISTING BUILDING ELEVATIONS

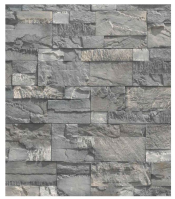
SHEET NO:

AB 2.0



TYPICAL FRONT ELEVATION

EXTERIOR FINISHES:



SIDING BRAND: CREATIVE MINES,
TYPE: CRAFT SPLIT MODULAR STONE PANEL

STUCCO BRAND: LAHABRA ACRYLIC,
CAT (20/30 SAND FLOAT) OVER THREE PART 7/8" PORTLAND CEMENT PLASTER OVER METAL LATH

SHADING MATERIALS:

C-1 METAL CANOPY
BRAND: MAPES CANOPIES
TYPE: LUMISHADE

C-2 METAL STANDING SEAM AWNING

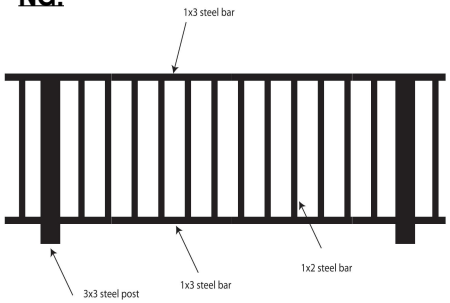
WINDOWS

W-1 WINDOWS
BRAND: KAWNEER
TRIM: BLACK
GLASS: LOW-E NON REFLECTIVE

LIGHTS

L-1 LIGHTS
BRAND: CREE
TYPE: SEC-4M
ARRANGEMENT: SINGLE

RAILING:



COLOR LEGEND:

P-1 BRAND: VISTA PAINT,
COLOR: PHILOSOPHICALLY SPEAKING NO.0578

P-2 BRAND: VISTA PAINT,
COLOR: LAKESHORE NO.0619

P-3 BRAND: VISTA PAINT,
COLOR: RAIN NO.0548

P-4 BRAND: VISTA PAINT,
COLOR: SHADOW NO.0446

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DESIGNED BY: BN
CHECKED BY: GH
DRAWN BY: BN

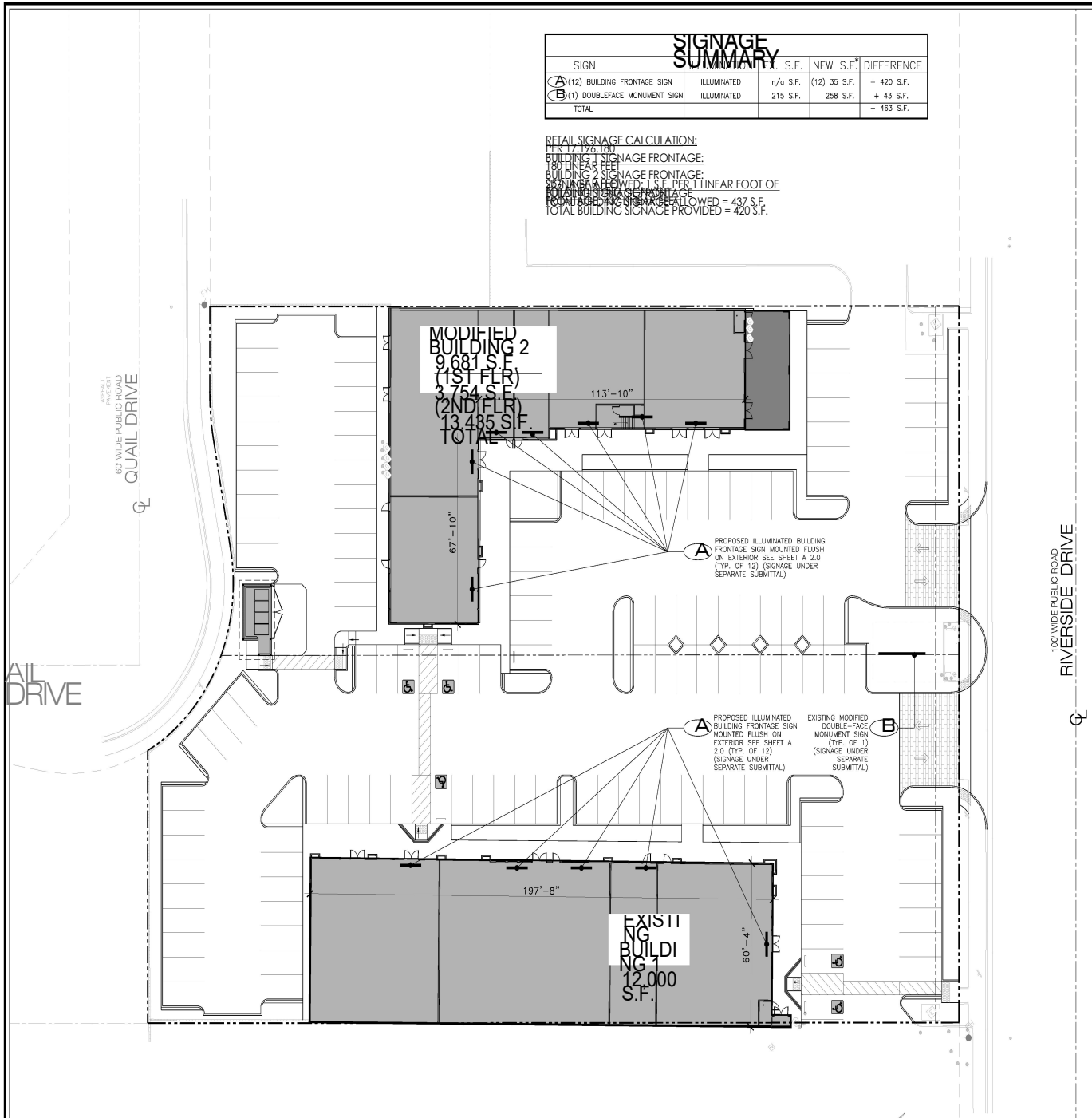
DRAWING TITLE:
MATERIALS BOARD

SHEET NO:
MB 1.0

SIGNAGE SUMMARY

SIGN	ILLUMINATION	EX. S.F.	NEW S.F.*	DIFFERENCE
A (12) BUILDING FRONTAGE SIGN	ILLUMINATED	n/a S.F.	(12) 35 S.F.	+ 420 S.F.
B (1) DOUBLEFACE MONUMENT SIGN	ILLUMINATED	215 S.F.	258 S.F.	+ 43 S.F.
TOTAL				+ 463 S.F.

RETAIL SIGNAGE CALCULATION:
PER 17.176.180
BUILDING 1 SIGNAGE FRONTAGE:
180 LINEAR FEET
BUILDING 2 SIGNAGE FRONTAGE:
90 LINEAR FEET
ALLOWED 1 S.F. PER 1 LINEAR FOOT OF BUILDING FRONTAGE
TOTAL BUILDING SIGNAGE ALLOWED = 437 S.F.
TOTAL BUILDING SIGNAGE PROVIDED = 420 S.F.

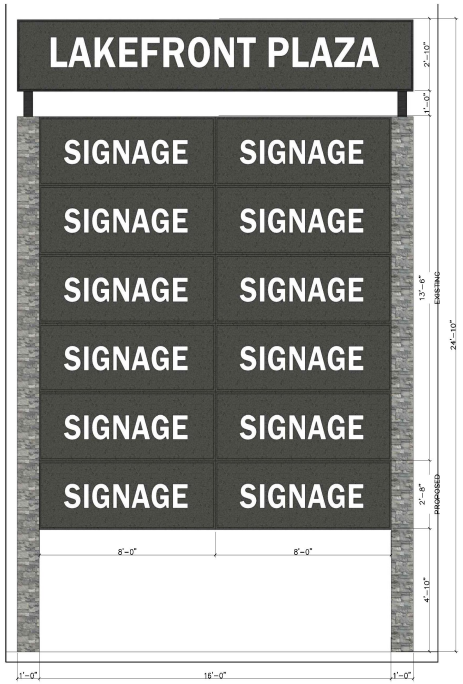


01 SIGNAGE PLAN

OPTION A

OPTION B

A ILLUMINATED STOREFRONT SIGN (PROPOSED)



B ILLUMINATED DOUBLEFACE MONUMENT SIGN (EXISTING)

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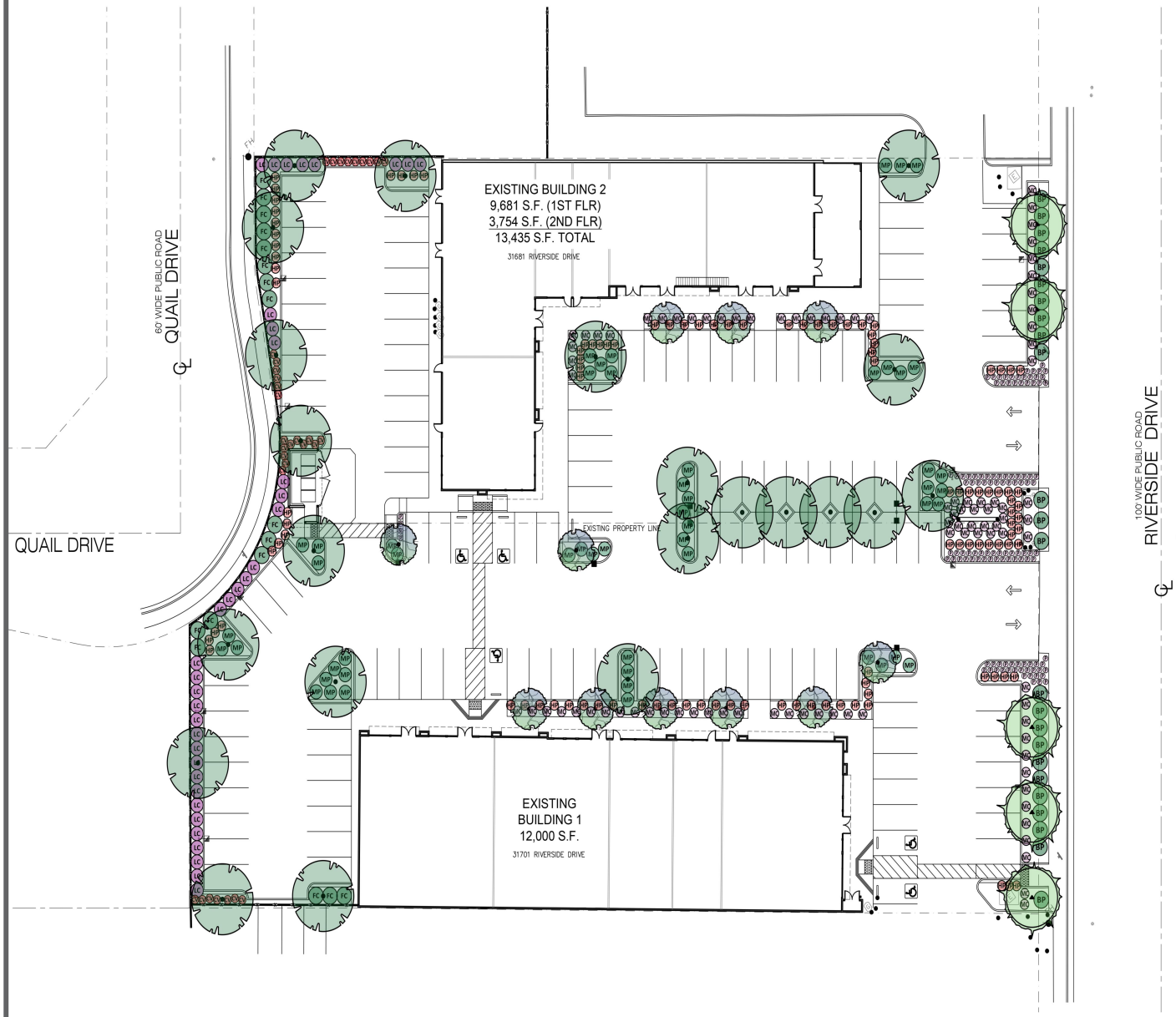
DESIGNED BY: BN
CHECKED BY: GH
DRAWN BY: BN

DRAWING TITLE:
SIGNAGE PLAN (UNDER SEPARATE SUBMITTAL)

SHEET NO:
SN 1.0



PLANT PALETTE

TREES

BOTANIC NAME	COMMON NAME	SIZE	QTY.	WUCOLS	TYPE
Acacia baileyana 'Purpurea'	PURPLE FERN LEAD ACACIA	24" BOX	13	MOD	EVERGREEN
Platanus racemosa	WESTERN SYCAMORE	24" BOX	5	MOD	DECIDUOUS
Quercus ilex	HOLLY OAK	24 BOX	14	LOW	EVERGREEN

SHRUBS

	BOTANIC NAME	COMMON NAME	SIZE	QTY.	WUCOLS
CV	*Callistemon viminalis 'Little John'*	DWARF BOTTLE BRUSH	5 GAL	33	LOW
FC	*Frangula californica*	COFFEEBERRY	5 GAL	17	LOW
HP	*Hesperaloe parviflora*	RED YUCCA	5 GAL	110	LOW
LC	*Leucophyllum frutescens 'Compacta'*	COMPACT TEXAS RANGER	5 GAL	36	LOW
MC	*Muhlenbergia capillaris 'Regal Mist'*	REGAL MIST PINK MUHLY	1 GAL	93	LOW

GROUND COVER

	BOTANIC NAME	COMMON NAME	SIZE	QTY.	WUCOLS
P	*Aristida purpurea*	PURPLE THREE AWN	1 GAL	114	LOW
BP	*Baccharis pilularis 'Pigeon Point'*	DWARF COYOTE BUSH	1 GAL	24	LOW
MP	*Myoporum parvifolium 'Pink'*	PINK MYOPORUM	1 GAL	52	LOW

NOTES:
- ALL TREES WITHIN 6' OF HARDSCAPE TO RECEIVE ROOTBARRIER
- ALL PLANTER AREAS TO RECEIVE A 3" MINIMUM DEPTH LAYER OF ¾" CRUSHED ROCK MULCH. COLOR TO BE 'CALIFORNIA GOLD'
- PLANT WATER USE VALUES ARE PER WUCOLS IV PLANT LIST

AREAS:

TOTAL PROJECT AREA:	86,834 S.F.
TOTAL LANDSCAPE AREA:	6,717 S.F.
PERCENTAGE LANDSCAPE AREA:	7.7%
PARKING LOT TREES:	27
STREET TREES:	5

CONCEPTUAL LANDSCAPE PLAN

LAKE ELSINORE PLAZA

31681 RIVERSIDE DRIVE LLC.

NORTH 0 20' 40' 80'

COMMUNITY WORKS DESIGN GROUP EST.1985

K2 TRAFFIC ENGINEERING, Inc.
Traffic Control . Signal . Synchronization . Parking . Study

May 23, 2024

APPROVED
NRL 6/4/24

Gregory S. Hann, Architect
Empire Design Group, Inc.
511 N. Main Street
Lake Elsinore, CA 92530

Re: Parking Analysis- Lake Elsinore Plaza Renovation
31701 & 31681 Riverside Drive, Lake Elsinore

Dear Gregory,

Per your request, we have prepared this parking analysis and for the renovation project of Lake Elsinore Plaza. This letter presents out methodologies and findings.

PROJECT INFORMATION

Lake Elsinore Plaza is an existing commercial center located at 31701 & 31681 Riverside Drive in the City of Lake Elsinore. The site consists of two existing commercial buildings: 11,959 sq. ft. in Building One and 13,435 sq. ft. in Building Two. Upon project completion, the site will provide a total of 135 spaces, including six (6) accessible spaces. The proposed site plan is shown in **Exhibit 1**.

This renovation and tenant improvement project includes aesthetics improvements and functionality adjustments for both buildings. The proposed floor plan for Building One is shown in **Exhibit 2**. The proposed floor plan of Building Two for the ground and second floors are shown in **Exhibits 3 and 4**, respectively.

According to the City of Lake Elsinore, the future widening of Riverside Drive may result in a loss of 13 parking spaces due to a required dedication of 10-foot Right-of-Way along Riverside Drive to achieve the ultimate half-street width of 60 feet. Such future widening is not a part of this development and does not concern this parking analysis. Nonetheless, the future dedication of Right-of-Way is illustrated in **Exhibit 5**.

EXISTING AND FUTURE TENANTS

Rhema Word Ministries in Suite A and Encouragement Church in Suites G/H will move out and not renew their leases. All other existing tenants are expected to remain in place. The complete list of existing tenants and vacant units is shown in **Exhibit 6**.

Upon project completion, Suite A will be repurposed for retail use, and Suite G/H will be repurposed for restaurant use. Suite P is currently a vacant office on the second floor of Building Two will be split into two units for restaurant use (1,917 sq. ft. in Suite P) and office use (1,295 sq. ft. in Suite Q). The list of future tenants and proposed uses can be found in **Exhibit 7**.

PARKING CALCULATION

According to Lake Elsinore Municipal Code, the parking requirement for commercial uses including office and retail is <u>one parking space for 250 square feet</u> of gross floor area. The parking requirement for restaurant and other eating, drinking, and food establishments is one space for each 45 square feet of customer area, plus one space for each 200 square feet of non-customer area. Parking calculation of existing and future tenants can be found in **Exhibits 6 and 7**, respectively.

TIME-OF-DAY FACTOR

The study applied shared parking methodology with time-of-day factors derived from the published data of "*Shared Parking, Third Edition*" by Urban Land Institute (ULI). Time-of-day factors are applied future tenants and vacant units to determine the hourly parking demands for weekday and weekend, as shown in **Exhibit 8**. The projected peak parking utilization of future tenants and vacant units is 61 spaces on weekday at 12:00 PM and 58 spaces on weekends at 2:00 PM.

PARKING SURVEY

In order to observe actual parking usage by existing tenants, the study conducted field observations at the subject commercial center on Thursday, December 12, 2023 and Saturday, December 14, 2023. Parked vehicles were counted hourly during the business hours from 11 AM to 7 PM. It is noted that Encouragement Church (Suite G/H) and Rhema Word Ministries (Suite A) are not open at the time of survey.

Based on our observations, parking usage in the weekends is apparently higher than the typical weekday. Peak parking took place on weekdays at 7 PM with 32 spaces occupied, and Saturday at 6 PM with 75 spaces occupied among the capacity of 135 spaces. The peak parking usage was equivalent to 56% of the parking capacity. Complete survey can be found in **Appendix A**.

EMPIRICAL PARKING DEMAND

The empirical parking demands of existing and future tenants, including vacant units, for weekday and weekend are illustrated in **Exhibits 9 & 10,** respectively. The empirical peak parking demand at the subject plaza is anticipated to be 83 spaces on weekday at 7:00 PM, and 132 spaces on Saturday at 6:00 PM. As a worst case scenario, the project site is anticipated to have an empirical parking surplus of three (3) spaces as shown in **Table 1**.

Table 1. Empirical Parking Demand

Peak Parking Usage	Parking Demand	Parking Percentage	Note
Existing Tenants	75	56%	Peak parking at 6 PM Saturday
Additional Demand	57	42%	Restaurant, Retail, and Office Uses by future tenants and vacant units
Overall Empirical Demand	**132**	98%	
Parking Capacity	**135**	100%	
Parking Surplus	**+ 3**		

PARKING SUFFICIENCY

Upon project completion, the site will provide a total of 135 parking spaces, including six (6) ADA accessible spaces, sufficient to accommodate the empirical parking demand of all uses with a parking surplus of three spaces. The project is not expected to result in parking overflow onto public streets.

Regards,

K2 Traffic Engineering, Inc.

Jende Kay Hsu, P.E., T.E.
California License # TR2285

ACCESSIBILITY GENERAL NOTES:

1. ACCESSIBILITY PLAN DISTINGUISHES BETWEEN ACCESSIBLE AND INACCESSIBLE ELEMENTS AND NEW AND EXISTING ELEMENTS (CBC 11B-402).
2. ACCESSIBLE ROUTES OF TRAVEL USING ---- OR EQUIVALENT SYMBOL (CBC 11B-206.2.1, CBC 11B-206.2.2):
   A. BETWEEN ALL BUILDING EXTERIOR GROUND-FLOOR EXITS AND THE PUBLIC WAY.
   B. BETWEEN ACCESSIBLE PARKING SPACES AND BUILDING OR FACILITY ENTRANCES.
   C. BETWEEN PASSENGER LOADING ZONES AND BUILDING OR FACILITY ENTRANCES.
   D. BETWEEN PUBLIC STREETS OR SIDEWALKS AND BUILDING OR FACILITY ENTRANCES.
   E. BETWEEN PUBLIC TRANSPORTATION STOPS AND BUILDING OR FACILITY ENTRANCES.
   F. BETWEEN ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS, AND SPACES ON THE SAME SITE.
3. ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS GENERAL CIRCULATION PATHS. (CBC 11B-206.3).
4. WHERE MORE THAN ONE ROUTE OF TRAVEL IS PROVIDED, ALL ROUTES SHALL BE ACCESSIBLE. (CBC 11B-206.2.1).
5. MINIMUM 48-INCH-WIDE WALK AND SIDEWALKS. (CBC 11B-403.5.1, CBC 11B-406.6).
6. MAX RUNNING SLOPE OF EACH WALK AND SIDEWALK DOES NOT EXCEED 5% SLOPE UNLESS RAMP PROVIDED PER (CBC 11B-403.3).
7. MAX 2.1% CROSS SLOPE OF EACH ACCESSIBLE ROUTE. (CBC 11B-503.3).
8. ACCESSIBLE ROUTE SURFACES OF STABLE, FIRM, AND SLIP-RESISTANT MATERIAL. (CBC 11B-302.1).
9. FOR WALKS WITH CONTINUOUS GRADIENTS, DIMENSION ON SITE ACCESSIBILITY PLAN MINIMUM 5-FOOT-LONG LEVEL RESTRING AREAS AT MAXIMUM 400-FOOT INTERVALS. (CBC 11B-403.7).
10. FOR ABRUPT CHANGES IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH ON ACCESSIBLE ROUTES, DETAIL MAXIMUM 50% BEVELED SLOPE PER CBC FIGURE 11B-303.3. (CBC 11B-303.3).

FIGURE 11B-303.3
BEVELED CHANGE IN LEVEL

11. FOR ABRUPT CHANGES IN LEVEL GREATER THAN 1/2 INCH ON ACCESSIBLE ROUTES, PROVIDE PEDESTRIAN RAMP PER (CBC 11B-303.4).
12. ANY GRATES OR SIMILAR OPENINGS LOCATED ON ACCESSIBLE ROUTES AND DETAIL MAXIMUM 1/2-INCH SPACES PER CBC FIGURE 11B-302.3 WITH ANY ELONGATED OPENINGS PLACED PERPENDICULAR TO DOMINANT DIRECTION OF TRAVEL. (CBC 11B-302.3).

FIGURE 11B-302.3
ELONGATED OPENINGS IN FLOOR OR GROUND SURFACES

13. AT ANY ACCESSIBLE ROUTE WITH ADJACENT VERTICAL DROP EXCEEDING 4 INCHES, DETAIL MINIMUM 6-INCH-HIGH WARNING CURB. (CBC 11B-303.5).
14. AT ANY WALK OR SIDEWALK WITH ADJACENT VERTICAL DROP EXCEEDING 30 INCHES, DETAIL MINIMUM 42-INCH-HIGH GUARDRAIL WITH OPENINGS NOT ALLOWING PASSAGE OF 4-INCH DIAMETER SPHERE. (CBC 1-13.1, CBC 1013.2).
15. AT ANY WALK ENTERING OR ADJOINING VEHICULAR WAYS WITHOUT CURB, RAILING, OR BARRIER SEPARATION, DETAIL CONTINUOUS DETECTABLE WARNING STRIP WITH 36-INCH (ABSOLUTE) DEPTH FOR ENTIRE LENGTH/WIDTH OF TRANSITION. (CBC 11B-247.1.2.5, CBC 11B-705.1.2.5).
16. DETECTABLE WARNINGS REQUIRED SHALL COMPLY WITH THE FOLLOWING (CBC 11B-705):
   A. INCLUDING RAISED, TRUNCATED DOMES PER CBC FIGURE 11B-705.1:
   - MINIMUM 0.9-INCH AND MAXIMUM 0.92-INCH BASE DIAMETER
   - MINIMUM 0.45-INCH AND MAXIMUM 0.47-INCH TOP DIAMETER
   - 0.20-INCH HEIGHT
   - MINIMUM 2.3-INCH AND MAXIMUM 2.4-INCH CENTER-TO-CENTER SPACING AND MINIMUM 0.65-INCH BASE-TO-BASE SPACING

   EXCEPTION: MINIMUM 1.6-INCH AND MAXIMUM 2.4-INCH CENTER-TO-CENTER SPACING ACCEPTABLE FOR DOMES IN RADIAL PATTERN.
17. CURB RAMPS AND FLARED SIDES SHALL NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING STALLS, OR PARKING ACCESS AISLES. (CBC 11B-406.5.1).
18. SURFACES OF CURB RAMPS AND FLARED SIDES SHALL BE STABLE, FIRM AND SLIP-RESISTANT. (CBC 11B-302.1, CBC 11B-405.4, CBC 11B-406.5.4).
19. PERPENDICULAR CURB RAMPS PER THE FOLLOWING (CBC 11B-406.2, CBC 11B-406.2.2):
   A. RAMP RUN WITH MAXIMUM 8.3% RUNNING SLOPE.
   B. RAMP RUN WITH MAXIMUM 2.1% CROSS SLOPE.
   C. WHERE PROVIDED, FLARED SIDES WITH MAXIMUM 10% SLOPE PER CBC FIGURE 11B-406.2.2.
20. LANDINGS SHALL BE PROVIDED AT THE TOP OF CURB RAMPS AND BLENDED TRANSITIONS (SHOW ON PLANS). THE LANDING CLEAR LENGTH SHALL BE 48 INCHES (1219 MM) MINIMUM. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING ANY FLARED SIDES. OR THE BLENDED TRANSITION LEADING TO THE LANDING. THE SLOPE OF THE LANDING IN ALL DIRECTIONS SHALL BE 1:48 MAXIMUM. (CBC 11B-406.5.3).

BUILDING AND SAFETY DEPARTMENT

General Conditions

B-1. 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.

B-2. 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.

B-3.

B-4. 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 club house, trash enclosure/ot lots and picnic areas.

B-5. 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 or 951-674-3124 X 286

B-6. Clearance from LEUSD. A receipt or clearance letter from the Lake Elsinore School District shall be submitted to the Building and Safety Department to ensure the payment or exemption from School Mitigation Fees.

B-7. Obtain Approvals Prior to Construction. Applicant must obtain all building plans and permit approvals prior to commencement of any construction work.

B-8. Obtaining Separate Approvals and Permits. Trash enclosures, patio covers, light standards, and any block walls will require separate approvals and permits.

B-9. 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.

B-10. 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.

Is Plan Review Submittal

B-11. *Must submit Grading Plans to Engineering prior to Building. Building will not accept plans if they have not been submitted to Engineering first.*

Submitting Plans and Calculations. Applicant must submit to Building and Safety online portal for electronic plan check and permitting:

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 5.507, of the 2022 edition of the California Green 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)

B-12. 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.

B-13. Demolition Permits. A demolition permit shall be obtained if there is an existing structure to be removed as part of the project. Asbestos report and lead base paint reports are required before demo permit will be issued.

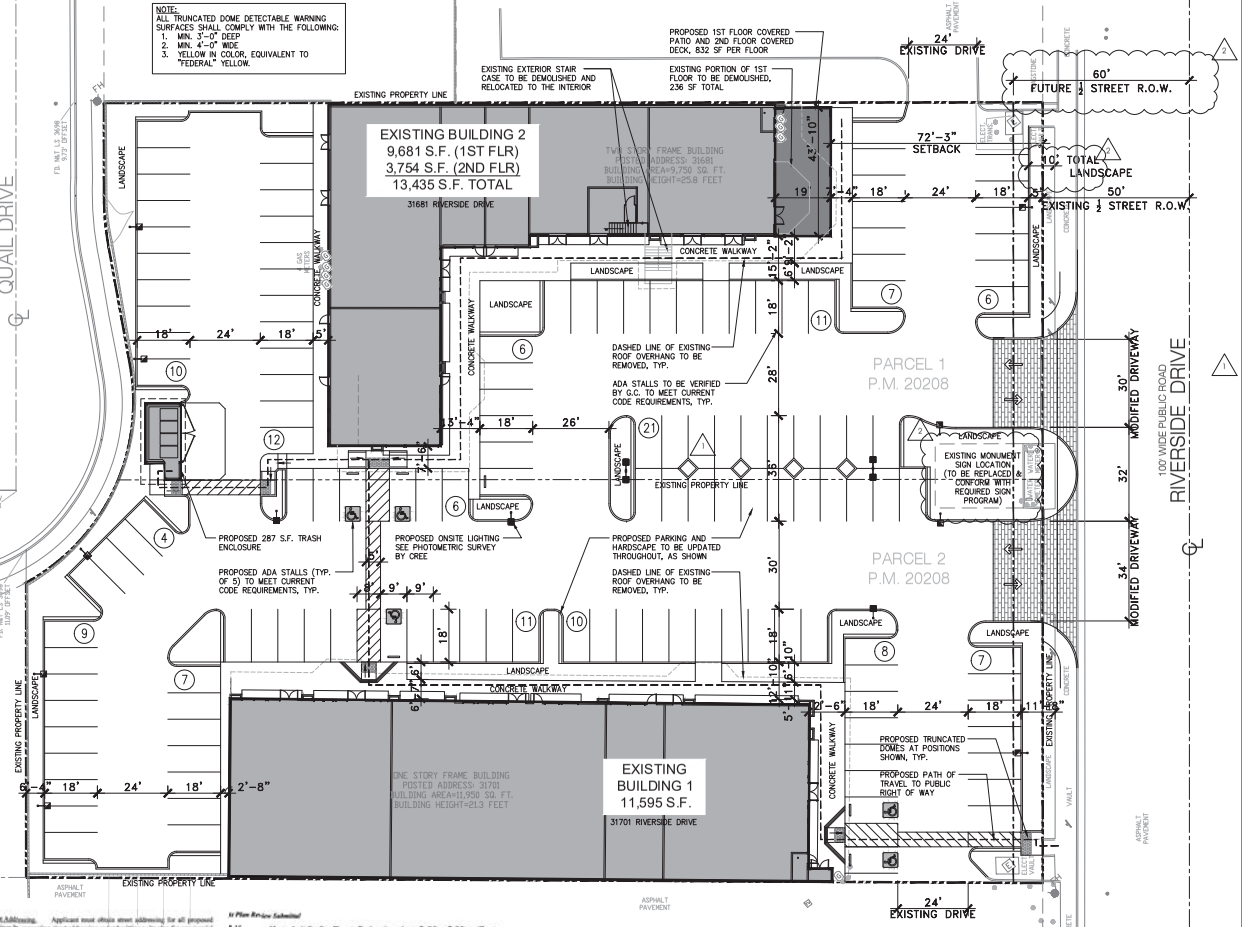
Prior to Issuance of Building Permit(s)

B-14. 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

NOTE:
ALL ADA ACCESSIBLE PATHS OF TRAVEL SHALL COMPLY WITH THE FOLLOWING:
1. MAX. 5% RUNNING SLOPE
2. MAX. 2% CROSS SLOPE
3. MAX. 2% CROSS SLOPE AT CHANGE OF DIRECTION FOR A MINIMUM OF 4' IN EA. DIRECTION.
4. STRIPES SHALL BE PAINTED EITHER REFLECTIVE WHITE OR REFLECTIVE YELLOW.

NOTE:
ALL TRUNCATED DOME DETECTABLE WARNING SURFACES SHALL COMPLY WITH THE FOLLOWING:
1. MIN. 3'-0" DEEP
2. MIN. 4'-0" WIDE
3. YELLOW IN COLOR, EQUIVALENT TO "FEDERAL" YELLOW.



01 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCELS 1 AND 2 OF PARCEL MAP NO. 20208, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PARCEL MAP RECORDED IN BOOK 125, PAGE 46, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONVEYANCING PURPOSES ONLY: APN 379-381-053 (AFFECTS PARCEL 1); 379-381-054 (AFFECTS PARCEL 2)

ASSURANCE NOTE:
THIS LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS DESCRIBED THE TITLE REPORT NO. NCS-1133997-ONT OF FIRST AMERICAN TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF JUNE 2, 2022.

CODE INFORMATION

ALL CONSTRUCTION TO COMPLY WITH:

BUILDING CODE:	2022 CALIFORNIA BUILDING CODE
PLUMBING CODE:	2022 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE:	2022 CALIFORNIA ELECTRIC CODE
MECHANICAL CODE:	2022 CALIFORNIA MECHANICAL CODE
ENERGY CODE:	2022 CALIFORNIA ENERGY CODE
GREEN BUILDING:	2022 CALIFORNIA GREEN BUILDING CODE
FIRE CODE:	2022 CALIFORNIA FIRE CODE (2021 IFC)

*THE PROJECT SHALL COMPLY WITH THE DEVELOPMENT STANDARDS AS OUTLINED IN THE THE LEMC

SITE DATA

ADDRESS:	31681 & 31701 RIVERSIDE DRIVE LAKE ELSINORE, CA 92530
PERMIT NUMBER:	2023-17
APN:	379-381-053, 379-381-054
COUNTY:	RIVERSIDE
FIRE HAZARD:	NON-VHFHSZ
LOT SIZE:	EXISTING: 1.99 ACRES (86,834 S.F.)
BUILDING AREAS:	EXISTING BUILDING 1: 11,595 S.F. MODIFIED BUILDING 2: 13,435 S.F. *MODIFIED (1ST FLOOR): 9,681 S.F. *PROPOSED PATIO (1ST FLOOR): 833 S.F. *MODIFIED (2ND FLOOR): 3,754 S.F. *PROPOSED DECK (2ND FLOOR): 833 S.F. EXISTING TRASH ENCLOSURE: 212 S.F.
BUILDING HEIGHT:	MAX HEIGHT: 45'-0" PROVIDED: ±25'-0"
CONSTRUCTION TYPE:	EXISTING: V-B/NON-SPRINKLERED PROPOSED: V-B/SPRINKLERED
OCCUPANCY'S:	B
SPECIFIC PLAN:	N/A
LAND USE:	EXISTING: COMMERCIAL / RETAIL
ZONE:	EXISTING: C2 (GENERAL COMMERCIAL)
SURROUNDING LAND USE AND ZONING:	NORTH: R1 (SINGLE FAMILY RESIDENTIAL) SOUTH: CMU (COMMERCIAL MIXED USE) EAST: C2 (GENERAL COMMERCIAL) WEST: C2 (GENERAL COMMERCIAL)
FAR COVERAGE:	22,725 S.F. (26%)
LOT COVERAGE:	BUILDING: 21,567 S.F. (26%) LANDSCAPING: 6,717 S.F. (8%) IMPERVIOUS: 58,550 S.F. (67%) TOTAL: 86,834 S.F. (100%)
PARKING:	REFER TO PARKING STUDY

DEFERRED SUBMITTALS

THE FOLLOWING ITEMS AS TO BE SUBMITTED AS DEFERRED SUBMITTALS. ALL DEFERRED SUBMITTALS MUST BE SUBMITTED, APPROVED AND HAVE PERMITS ISSUED PRIOR TO COMMENCING WORK. WORK COMMENCED PRIOR TO PERMIT ISSUANCE WILL BE CHARGED DOUBLE PERMIT FEES, FINES AND PENALTIES AND ALL WORK COVERED UP FROM APPROPRIATE INSPECTIONS WILL BE REQUIRED TO BE UNCOVERED PER THE CALIFORNIA FIRE CODE. DEFFERED SUBMITTAL ITEMS ARE AS FOLLOWS:

- SIGNAGE DEMO/NEW PLANS

OWNER / APPLICANT

31681 RIVERSIDE DRIVE, LLC
RICKY LEIGH
28656 OLD TOWN FRONT STREET
TEMECULA, CA 92590
PHONE: (951) 294-1064
E-MAIL: rleigh@fluidcarefiare.com

ARCHITECT / EXHIBIT PREPARER

EMPIRE DESIGN GROUP, INC.
511 N MAIN STREET
LAKE ELSINORE, CA 92530
PHONE: (951) 696-1490
CELL PHONE: (951) 809-7601
E-MAIL: ghann@empiregr.biz
CONTACT: GREGORY HANN, ARCHITECT

PROJECT DESCRIPTION:

1. THE PROJECT INVOLVES (2) PARCELS.
2. EXTERIOR FINISH AND PAINT TENANT IMPROVEMENT TO BOTH BUILDINGS 1 AND 2.
3. BUILDING 2 MODIFICATIONS, TO PROVIDE A 1ST FLOOR PATIO AND 2ND FLOOR DECK.
4. PROPOSED PATH OF TRAVEL TO PUBLIC RIGHT OF WAY AND THROUGHOUT THE EXISTING CENTER.

SHEET INDEX:

AS 1.0	ARCHITECTURAL SITE PLAN
A 1.0	BUILDING 1 FLOOR PLAN
A 2.0	BUILDING 1 EXTERIOR ELEVATIONS
B 1.0	BUILDING 2 FIRST FLOOR PLAN
B 1.1	BUILDING 2 SECOND FLOOR PLAN
B 2.0	BUILDING 2 EXTERIOR ELEVATIONS
ABS 1.0	EXISTING SITE PLAN
AB 1.0	EXISTING BUILDING 1 FLOOR PLAN
AB 1.1	EXISTING BUILDING 2 FIRST FLOOR PLAN
AB 1.2	EXISTING BUILDING 2 SECOND FLOOR PLAN
AB 2.0	EXISTING BUILDING ELEVATIONS
MB 1.0	MATERIALS BOARD
SN 1.0	SIGNAGE PLAN

PHOTOMETRIC
SHEET 1 SITE LIGHTING PHOTOMETRIC PLAN

LANDSCAPE
SHEET 1 CONCEPTUAL LANDSCAPE PLAN

VICINITY MAP

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CLIENT:

31681 RIVERSIDE DRIVE, LLC

LAKE ELSINORE PLAZA
31701 & 31681 RIVERSIDE DR.
LAKE ELSINORE, CA 92530

Architect of Record:
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511 N. MAIN STREET
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CEL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C-36663
REN. 9/30/25
LICENSED ARCHITECT

Date:	AUGUST 8, 2023
Project Number:	EDG#04860

NO.	DATE	REVISION DESCRIPTION
1	8-08-23	1ST PLANNING COMMENTS
2	10-19-23	2ND PLANNING COMMENTS

DESIGNED BY:	BN
CHECKED BY:	GH
DRAWN BY:	BN

DRAWING TITLE:

ARCHITECTURAL SITE PLAN

SHEET NO:

AS 1.0

EXHIBIT 1. PROPOSED SITE PLAN

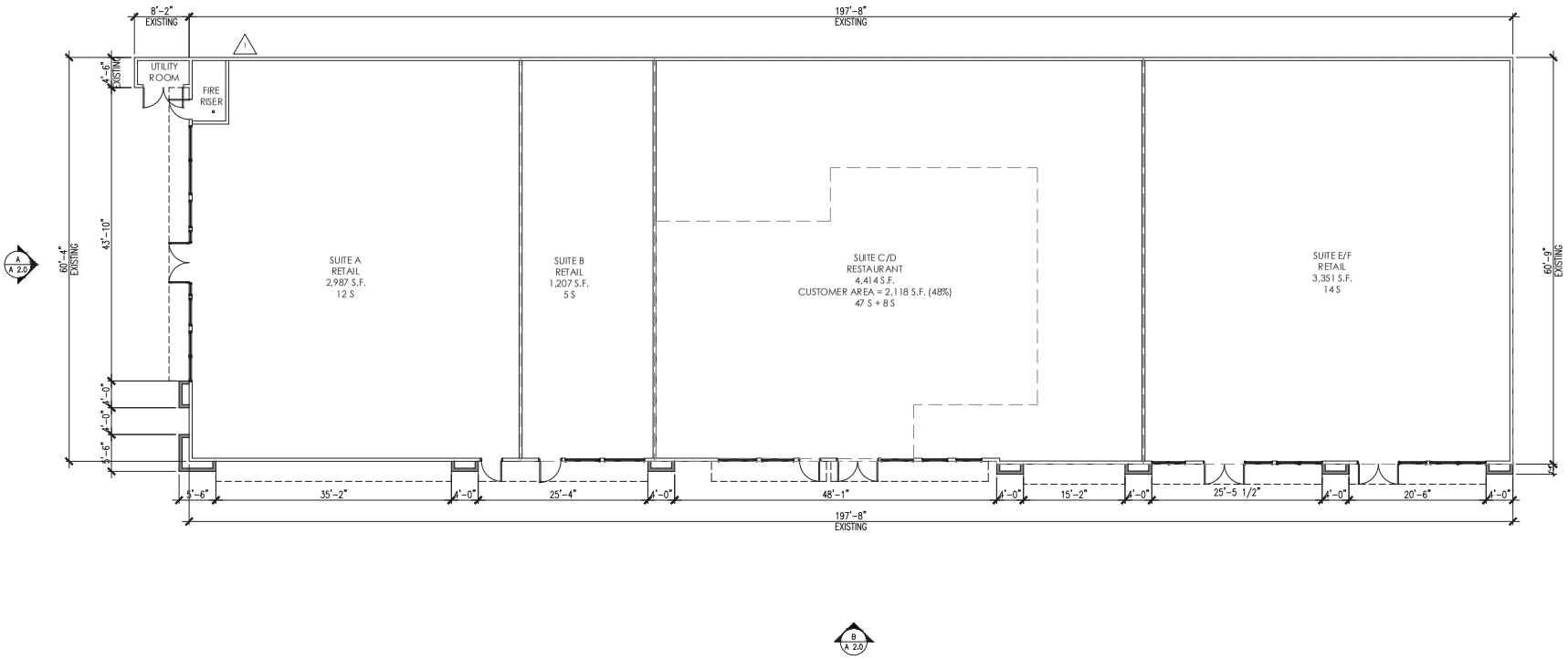
LEGEND

PROPOSED 2x6 STUDS @ 16"o.c.

EXISTING 2x6 STUDS @ 16"o.c.

SITE DATA

BUILDING 1 PARKING CALCULATION: 11,595 S.F.
RETAIL: 7,181 S.F. / 250 = 29
RESTAURANT: 4,414 S.F. (2,118 / 45 & 2,296 / 200) = 58
TOTAL: 87 STALLS REQUIRED



1 PROPOSED 1ST FLOOR PLAN
SCALE: 1/8"=1'-0"

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SEAL:
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C-26863
REN. 9/30/25
LICENSED ARCHITECT

Date: AUGUST 8, 2023
Project Number: EDG#04860

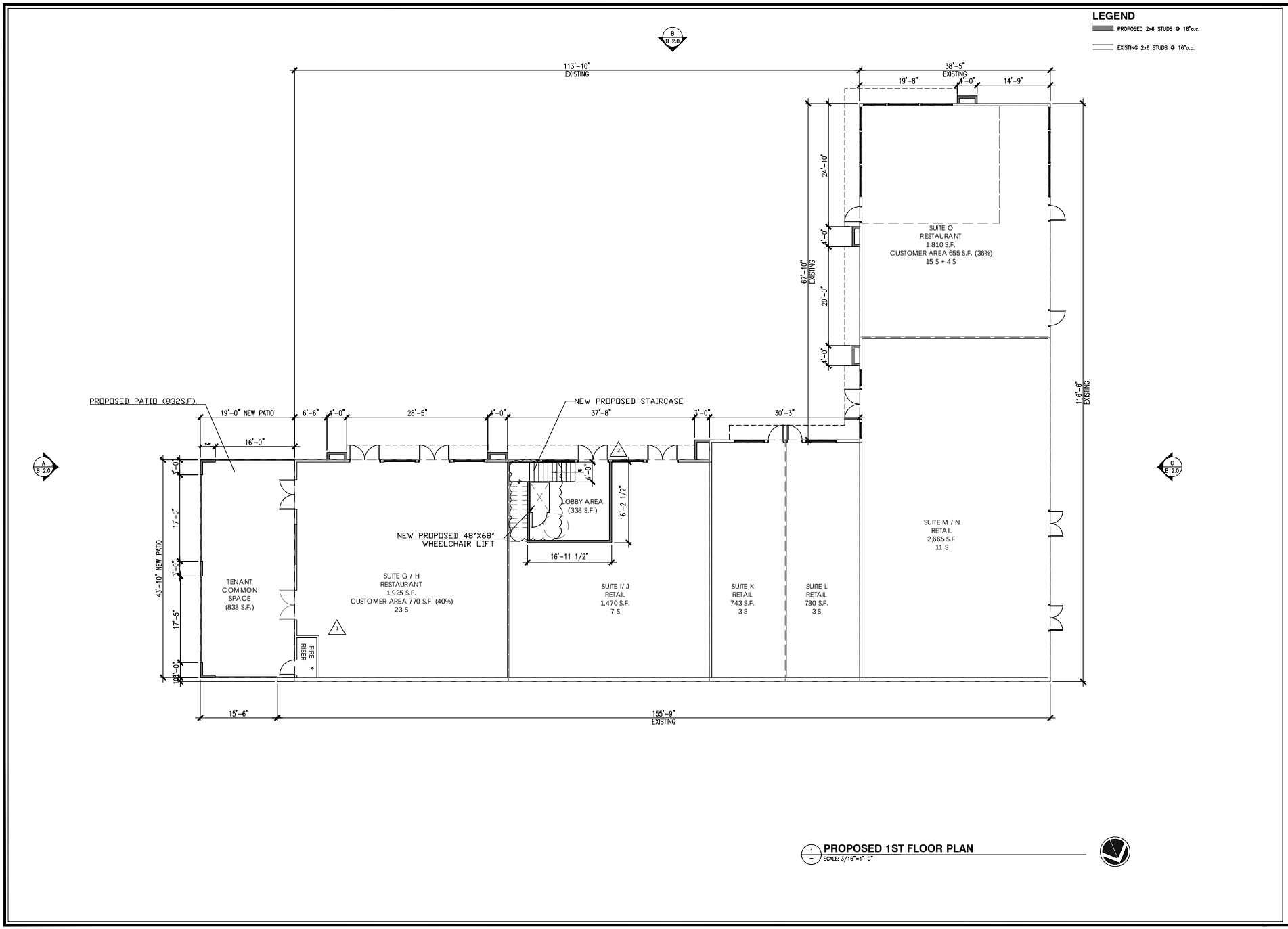
NO.	DATE	REVISION DESCRIPTION
1	9-08-23	1ST PLANNING COMMENTS
2	10-19-23	2ND PLANNING COMMENTS

DESIGNED BY: BN
CHECKED BY: GH
DRAWN BY: BN

DRAWING TITLE:
PROPOSED BUILDING 1 FLOOR PLAN

SHEET NO:
A 1.0

EXHIBIT 2. FLOOR PLAN - BUILDING ONE



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GREGORY SCOTT HANN
C-26863
REN. 9/30/25
LICENSED ARCHITECT

Date: AUGUST 8, 2023
Project Number: EDG#04860

NO.	DATE	REVISION DESCRIPTION
1	8-08-23	1ST PLANNING COMMENTS
2	10-19-23	2ND PLANNING COMMENTS

DESIGNED BY: BN
CHECKED BY: GH
DRAWN BY: BN

DRAWING TITLE:

PROPOSED BUILDING 2
FIRST FLOOR PLAN

SHEET NO:

B 1.0

EXHIBIT 3. FLOOR PLAN- BUILDING TWO, 1ST FLOOR

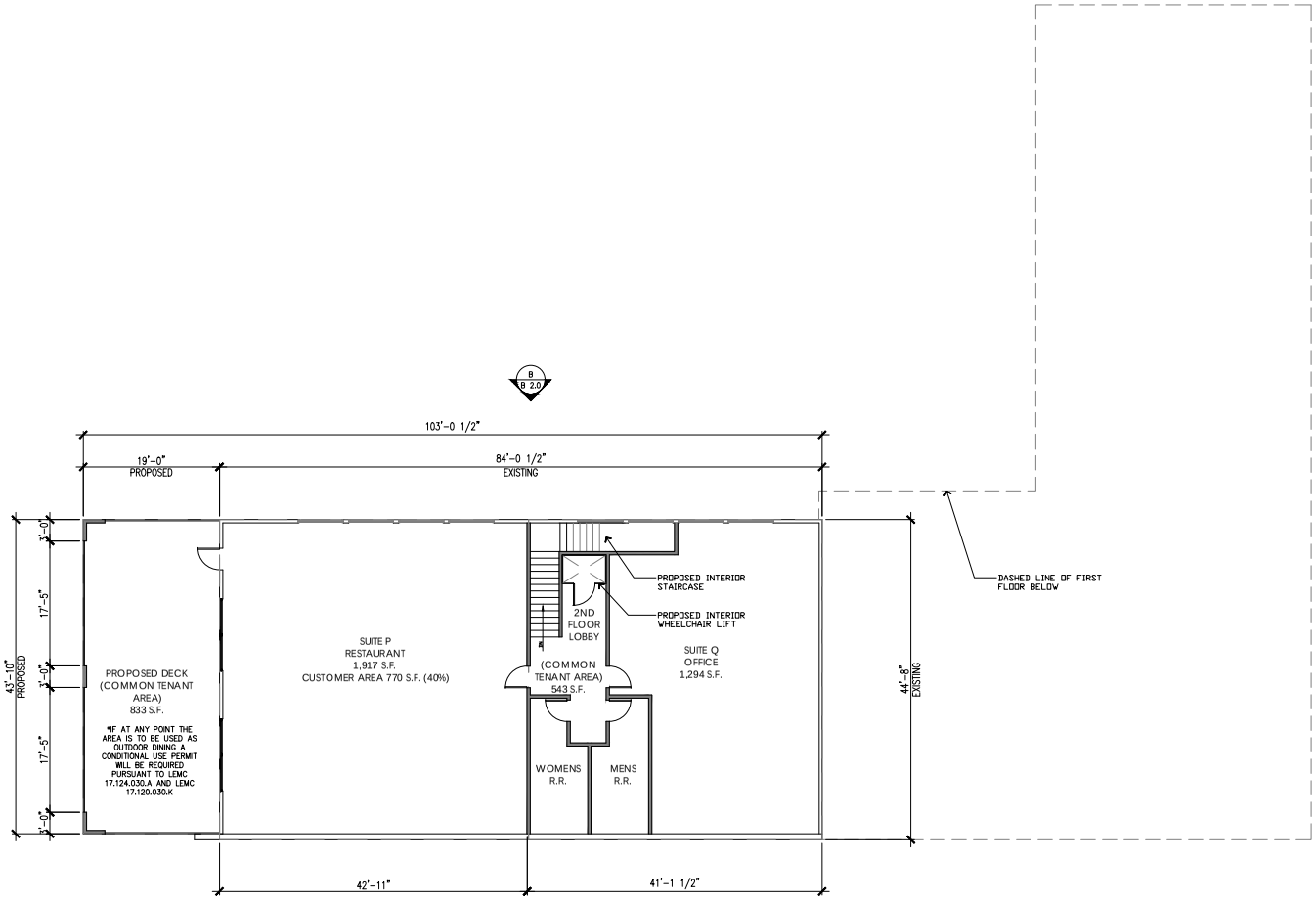
LEGEND

PROPOSED 2x6 STUDS @ 16"o.c.

EXISTING 2x6 STUDS @ 16"o.c.

BUILDING DATA

BUILDING 2 TOTAL:	13,435 S.F.
1ST FLOOR: 9,681 S.F.	
SUITE G/H FUTURE RESTAURANT:	1,925 S.F.
SUITE I/J EXISTING RETAIL:	1,763 S.F.
SUITE K EXISTING RETAIL:	743 S.F.
SUITE L EXISTING RETAIL:	730 S.F.
SUITE M/N EXISTING RETAIL:	2,665 S.F.
SUITE O EXISTING RESTAURANT:	1,810 S.F.
COMMON AREA LOBBY / FIRE RISER:	45 S.F.
2ND FLOOR: 3,754 S.F.	
SUITE Q FUTURE RESTAURANT:	1,917 S.F.
SUITE Q MODIFIED OFFICE:	1,294 S.F.
COMMON AREA LOBBY / RESTROOMS:	543 S.F.



1 – BUILDING 2 - PROPOSED 2ND FLOOR PLAN
SCALE: 1/8"=1'-0"

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SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C-26663
REN. 9/30/25
LICENSED ARCHITECT

Date: APRIL 19, 2023

Project Number: EDG#04860

NO.	DATE	REVISION DESCRIPTION
1	8-08-23	1ST PLANNING COMMENTS
2	10-19-23	2ND PLANNING COMMENTS
3	4-17-24	3RD PLANNING COMMENTS

DESIGNED BY: BN
CHECKED BY: GH
DRAWN BY: BN

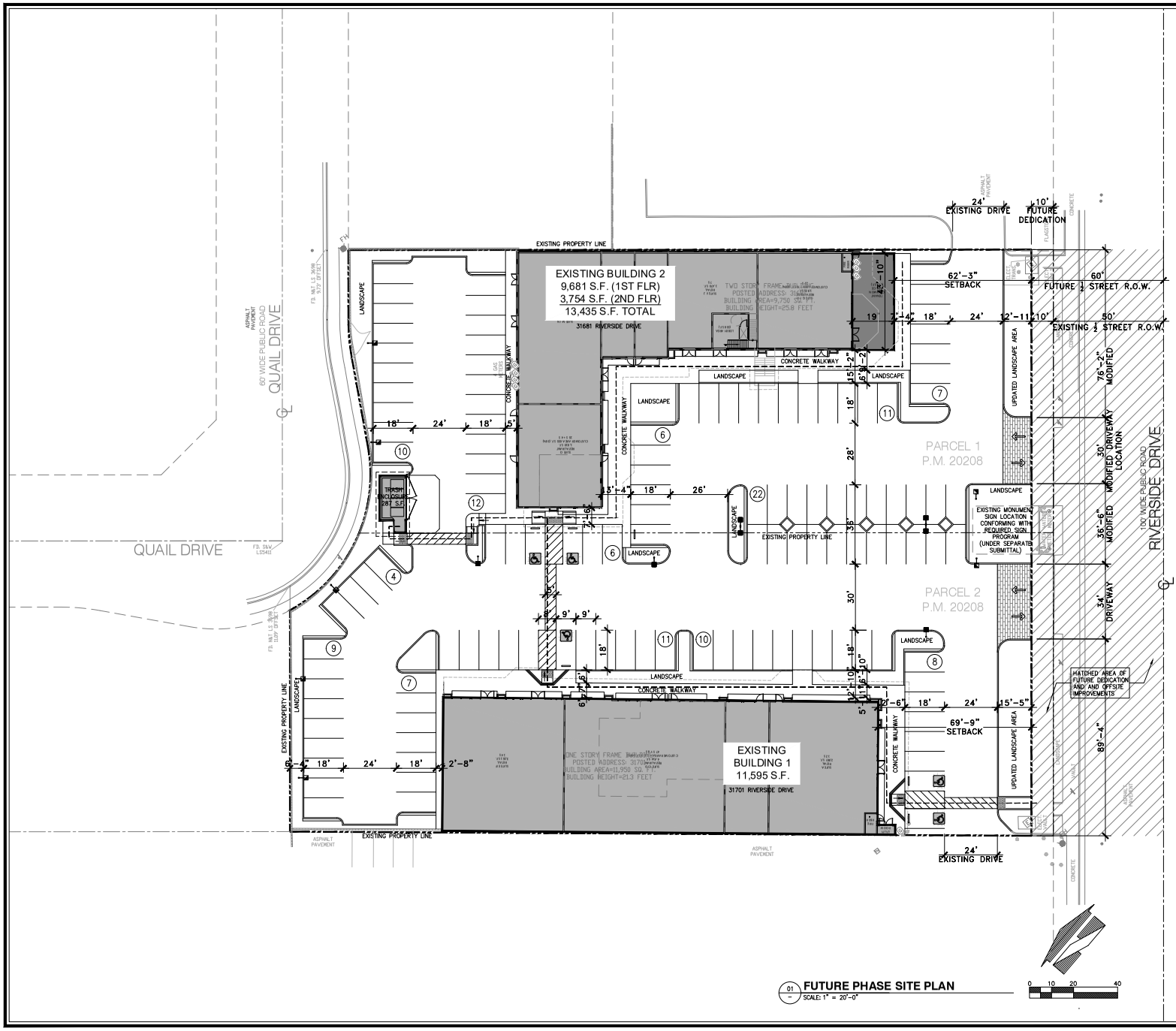
DRAWING TITLE:

BUILDING 2 - PROPOSED 2ND FLOOR PLAN

SHEET NO:

B 1.1

EXHIBIT 4. FLOOR PLAN- BUILDING TWO, 2ND FLOOR



01 FUTURE PHASE SITE PLAN
SCALE: 1" = 20'-0"

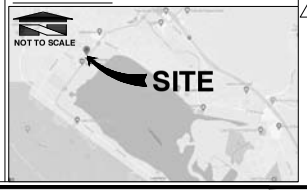
0 10 20 40

SITE DATA

ADDRESS:	31681 & 31701 RIVERSIDE DRIVE LAKE ELSINORE, CA 92530
APN:	379-381-053, 379-381-054
PARKING:	EXISTING: 138 STALLS PROPOSED: 135 STALLS (INCLUDING 4 H.C.) FUTURE PHASE: 123 STALLS (INCLUDING 4 H.C.)

*IF AND WHEN RIVERSIDE DRIVE IS EXPANDED TO FULL-WIDTH, THE LANDLORD WILL BE REQUIRED TO REDUCE THE MAXIMUM NUMBER OF DINE-IN RESTAURANTS TO THREE (3), INSTEAD OF THE CURRENT PROPOSED FOUR (4). (THIS IS DUE TO THE REDUCED PARKING DURING THE FUTURE PHASE.)

VICINITY MAP



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REN. 9/30/23
LICENSED ARCHITECT

Date:	AUGUST 8, 2023
Project Number:	EDG#04860

NO.	DATE	REVISION DESCRIPTION
1	8-08-23	1ST PLANNING COMMENTS
2	10-19-23	2ND PLANNING COMMENTS

DESIGNED BY:	BN
CHECKED BY:	GH
DRAWN BY:	BN

DRAWING TITLE:

FUTURE PHASE SITE PLAN

SHEET NO:

AS 1.1

EXHIBIT 5. FUTURE SITE PLAN (AFTER LAND DEDICATION)

Exhibit 6. List of Existing Tenants

Prepared 5/23/2024

Suite	Tenant Name	Use	GFA (Sq. Ft.)	Business Hours	Parking Ratio	Req'd Parking
BUILDING ONE						
A	Rhema World Ministries	Church	2,987	Worship Services on Sunday	See Note 2	46.9
B	AP Beauty Supplies	Retail	1,207	9 am - 6 pm, daily. Closed Tuesday	1 per 250 sf	4.8
C/D	74 Cantina Mexican Cuisine	Restaurant	4,414	M-F 10am- 11pm; Sat, Sun: 10am- 11:30pm	See Note 1	52.5
E/F	All-Pro Engine & Mower Supply	Retail	3,351	M-F 7:30am- 5pm	1 per 250 sf	13.4
		Building One Total	11,959		Sub-Total	117.6
BUILDING TWO						
G/H	Encouragement Church	Church	1,925	Worship Services on Sunday	See Note 2	30.3
I/J	Aero Delivery, Inc.	Retail	1,763	24/7	1 per 250 sf	7.1
K	Dreamcatchers Photography	Retail	743	M-W 9am - 5:30pm, Sat, Sun 9am-2pm	1 per 250 sf	3.0
L	Vacant	Retail	730	N/A	1 per 250 sf	2.9
M/N	VIP Best Insurance Agency	Office	2,665	M-F, 10:30 am - 5:30 pm	1 per 250 sf	10.7
O	Pizza Bowl	Restaurant	1,810	Wed-Mon, 11 am - 9 pm, Tue, 3 - 9 pm	See Note 1	21.5
P	Vacant	Office	3,754	N/A	1 per 250 sf	15.0
		Building Two Total	13,390		Sub-Total	90.5
		Overall Leasable Space	25,349		Overall Parking Demand	208.1
					Round Up	**209**

Note 1: One space for each 45 square feet of customer area, plus one space for each 200 square feet of non-customer area. Gross floor area includes 40% customer area and 60% non-customer area.

Note 2: One space per each three seats, or one space per 21 sq. ft. of assembly floor area. Church assembly area estimated at 35% of the gross floor area

Current church tenants in Suites A & G/H will not renew leases as shown in green

Vacant units are shown in orange

Exhibit 7. List of Future Tenants

Prepared 5/23/2024

Suite	Tenant Name	Proposed Use	GFA (Sq. Ft.)	Business Hours	Parking Ratio	Req'd Parking
BUILDING ONE						
A	Commercial TBD	Retail	2,987	TBD	1 per 250 sf	11.9
B	AP Beauty Supplies	Retail	1,207	9 am - 6 pm, daily. Closed Tuesday	1 per 250 sf	4.8
C/D	74 Cantina Mexican Cuisine	Restaurant	4,414	M-F 10am- 11pm; Sat, Sun: 10am- 11:30pm	See Note 1	52.5
E/F	All-Pro Engine & Mower Supply	Retail	3,351	M-F 7:30am- 5pm	1 per 250 sf	13.4
		Building One Total	11,959		Sub-Total	82.6
BUILDING TWO						
G/H	Restaurant TBD	Restaurant	1,925	TBD	See Note 1	22.9
I/J	Aero Delivery, Inc.	Retail	1,763	24/7	1 per 250 sf	7.1
K	Dreamcatchers Photography	Retail	743	M-W 9am - 5:30pm, Sat, Sun 9am-2pm	1 per 250 sf	3.0
L	Commercial TBD	Retail	730	TBD	1 per 250 sf	2.9
M/N	VIP Best Insurance Agency	Office	2,665	M-F, 10:30 am - 5:30 pm	1 per 250 sf	10.7
O	Pizza Bowl	Restaurant	1,810	Wed-Mon, 11 am - 9 pm, Tue, 3 - 9 pm	See Note 1	21.5
P	Restaurant TBD	Restaurant	1,917	TBD	See Note 1	22.8
Q	Commercial TBD	Office	1,294	TBD	1 per 250 sf	5.2
		Building Two Total	12,847		Sub-Total	96
		Overall Leasable Space	24,806		Overall Parking Demand	178.7
					Round Up	**179**

Note 1: One space for each 45 square feet of customer area, plus one space for each 200 square feet of non-customer area. Gross floor area includes 40% customer area and 60% non-customer area.

Note 2. Current Suite P will be converted into Suites P and Q plus a common space of 543 sq. ft.

New tenants in Suites A & G/H replacing church uses are shown in green

Vacant units are shown in orange

Exhibit 8. Time-of-Day Factors for Future Tenants and Vacant Units

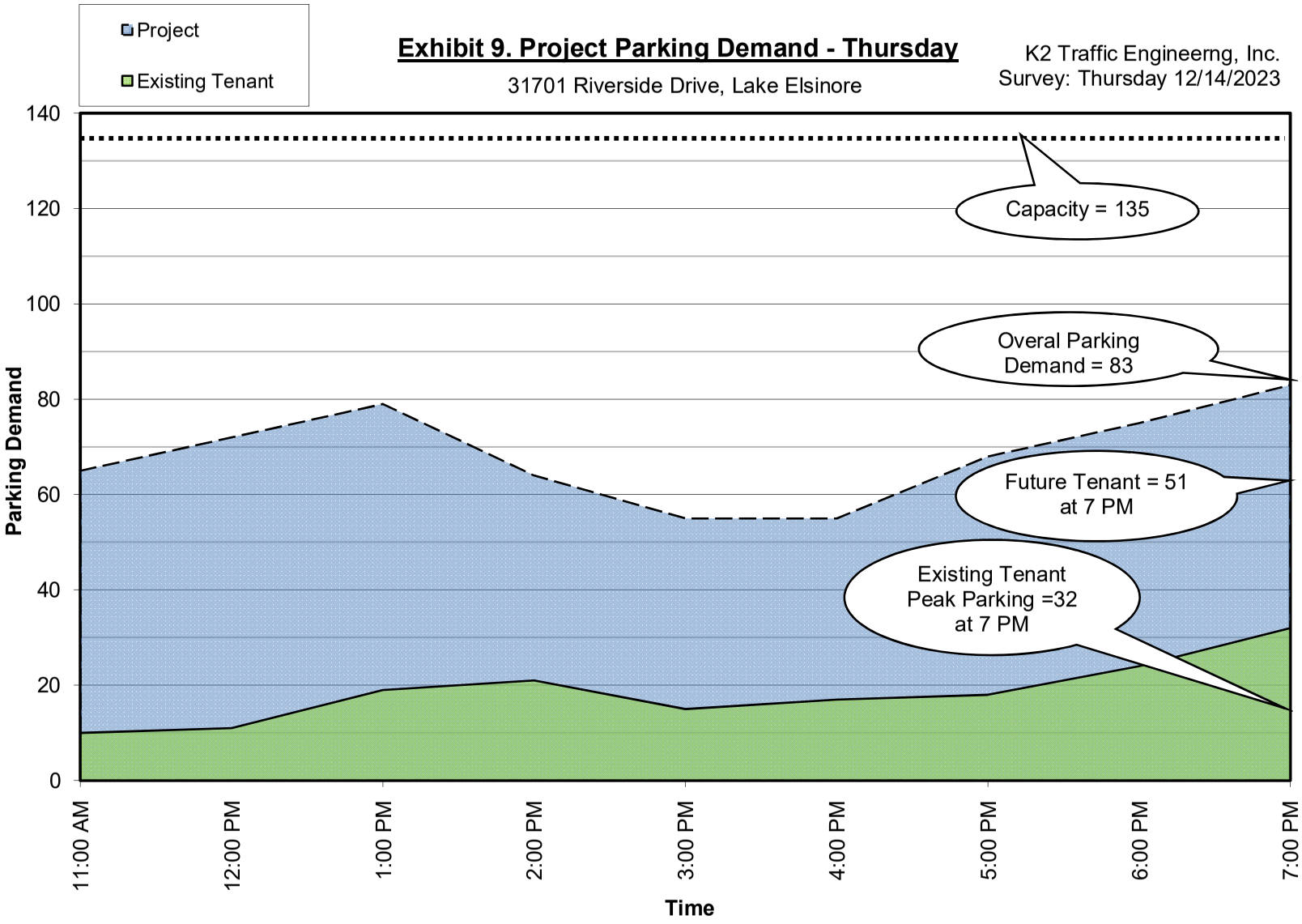
Use	GFA (Sq. Ft.)	Maximum Parking Demand	Hourly Demand [4]								
			11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
WEEKDAY											
Resturant [1]	3,842	45.7	90%	100%	90%	50%	45%	45%	75%	80%	80%
			41	46	41	23	21	21	34	37	37
Retail [2]	3,717	14.8	60%	75%	100%	100%	95%	85%	85%	85%	90%
			9	11	15	15	14	13	13	13	13
Office [3]	1,294	5.2	100%	85%	85%	95%	95%	85%	60%	25%	15%
			5	4	4	5	5	4	3	1	1
WEEKDAY TOTAL			55	**61**	60	43	40	38	50	51	51
WEEKEND											
Resturant [1]	3,842	45.7	65%	85%	90%	95%	95%	90%	95%	100%	95%
			30	39	41	43	43	41	43	46	43
Retail [2]	3,717	14.8	90%	95%	100%	100%	95%	90%	80%	75%	70%
			13	14	15	15	14	13	12	11	10
Office [3]	1,294	5.2	0%	0%	0%	0%	0%	0%	0%	0%	0%
			0	0	0	0	0	0	0	0	0
WEEKEND TOTAL			43	53	56	**58**	57	54	55	57	53

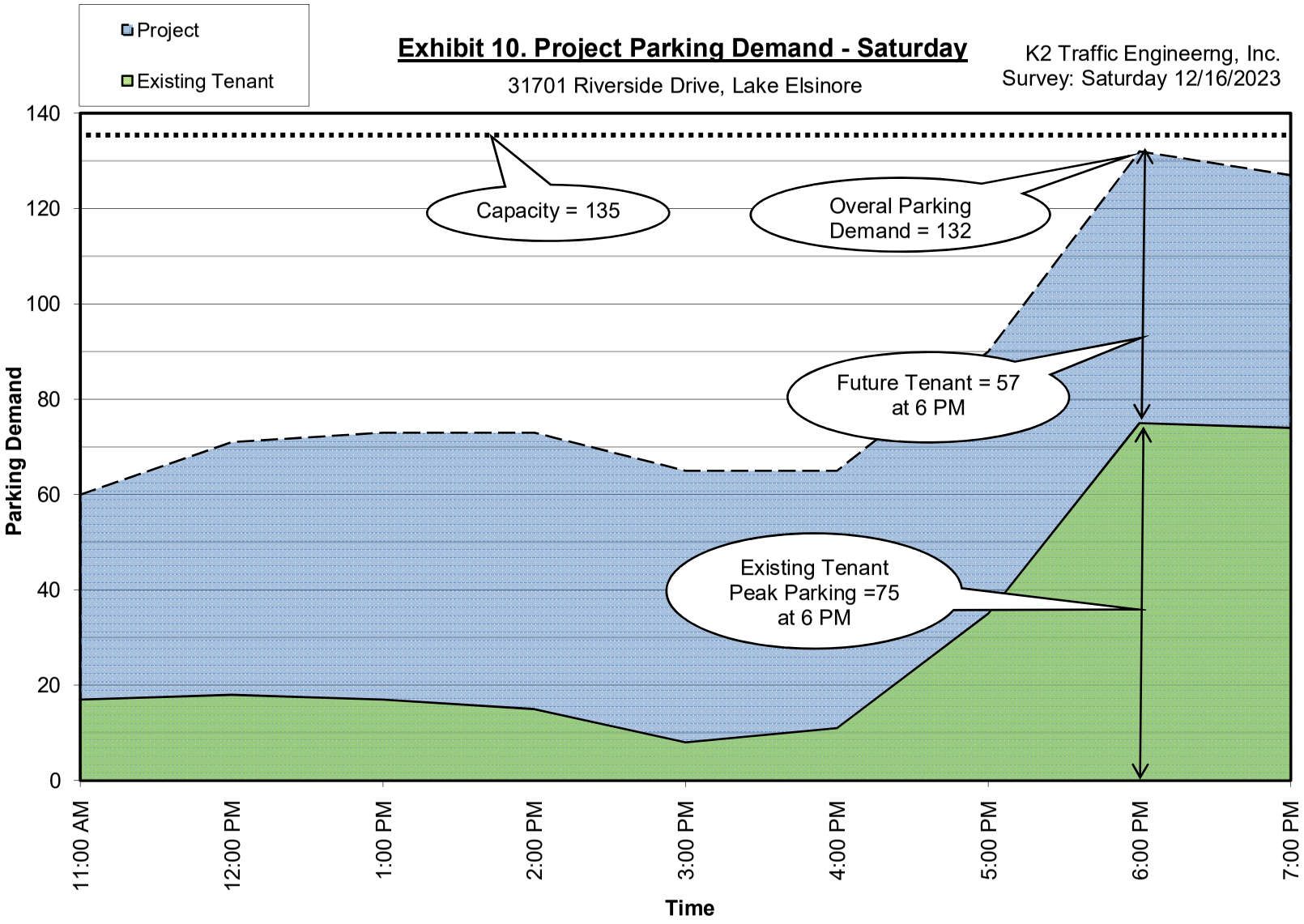
[1] Restaurant use includes Suites G/H and P

[2] Retail use includes Suites A and L

[3] Office use includes Suite Q

[4] Hourly demand is rounded up to the next whole number


Project
Existing Tenant
Exhibit 9. Project Parking Demand - Thursday
31701 Riverside Drive, Lake Elsinore
K2 Traffic Engineerng, Inc.
Survey: Thursday 12/14/2023
Capacity = 135
Overal Parking Demand = 83
Future Tenant = 51 at 7 PM
Existing Tenant Peak Parking =32 at 7 PM
Parking Demand
0
20
40
60
80
100
120
140
11:00 AM
12:00 PM
1:00 PM
2:00 PM
3:00 PM
4:00 PM
5:00 PM
6:00 PM
7:00 PM
Time


Project
Existing Tenant
Exhibit 10. Project Parking Demand - Saturday
31701 Riverside Drive, Lake Elsinore
K2 Traffic Engineerng, Inc.
Survey: Saturday 12/16/2023
Capacity = 135
Overal Parking Demand = 132
Future Tenant = 57 at 6 PM
Existing Tenant Peak Parking =75 at 6 PM
Parking Demand
0
20
40
60
80
100
120
140
11:00 AM
12:00 PM
1:00 PM
2:00 PM
3:00 PM
4:00 PM
5:00 PM
6:00 PM
7:00 PM
Time

APPENDIX A. PARKING SURVEY - THURSDAY

P6643 Lake Elsinore Plaza Parking
31701 Riverside Drive, Lake Elsinore

Date: 12/14/2023
Day: Thursday
By: Danny C.

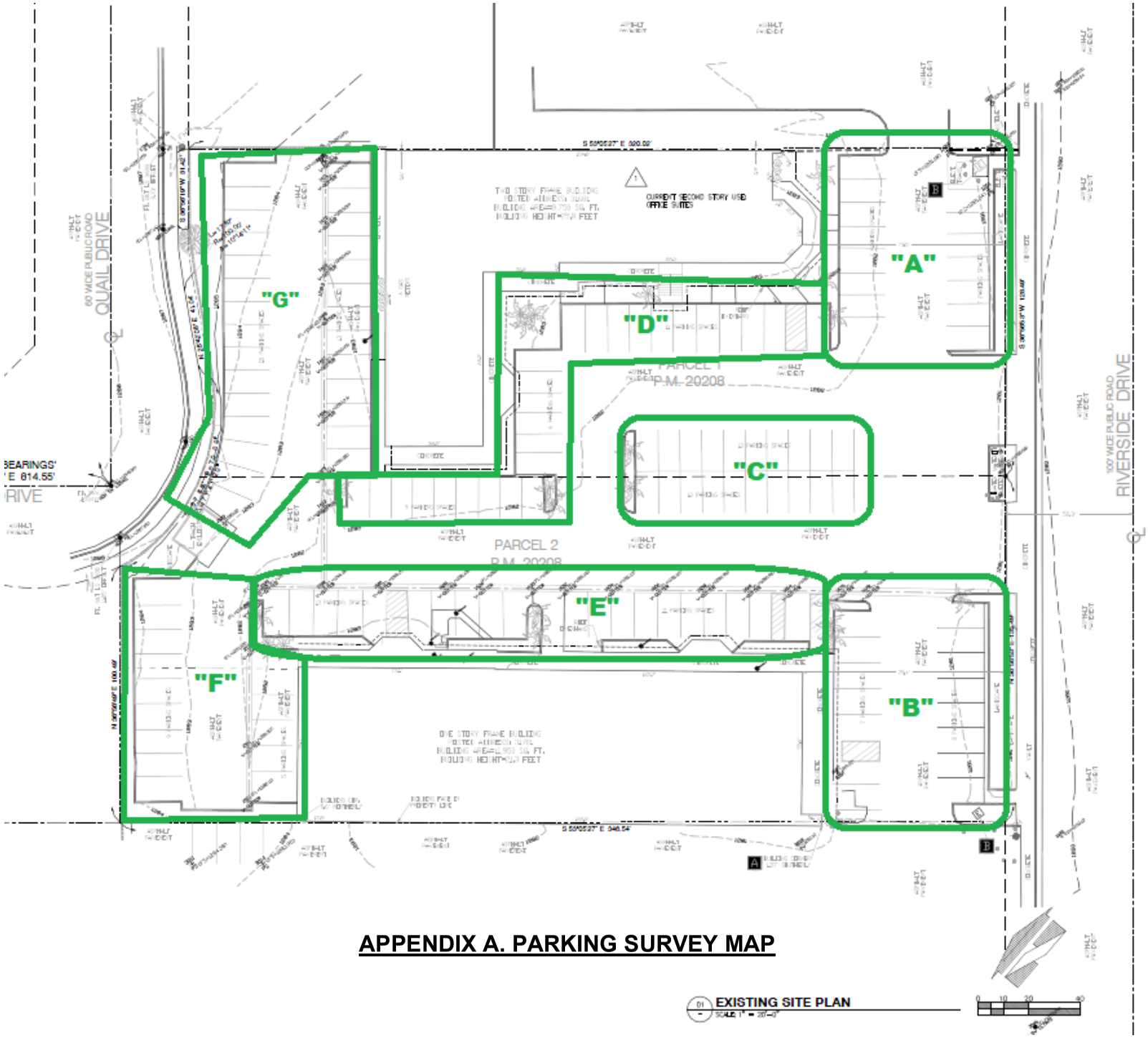
Area	A	B	C	D	E	F	G	Total
Capacity	15	15	20	25	20	12	28	135
Handicap Included	0	1	0	1	3	0	0	5
11:00 AM	0	0	0	6	3	1	0	10
12:00 PM	0	1	1	7	1	1	0	11
1:00 PM	0	4	1	6	6	1	1	19
2:00 PM	0	4	3	6	7	1	0	21
3:00 PM	0	3	2	3	6	1	0	15
4:00 PM	1	6	1	3	5	1	0	17
5:00 PM	0	3	3	3	8	1	0	18
6:00 PM	2	7	2	3	9	1	0	24
7:00 PM	1	14	3	4	9	1	0	32 *
Existing peak demand occurred at 7:00 PM							**MAX =**	32

APPENDIX A. PARKING SURVEY - SATURDAY

P6643 Lake Elsinore Plaza Parking
31701 Riverside Drive, Lake Elsinore

Date: 12/16/2023
Day: Saturday
By: Danny C.

Area	A	B	C	D	E	F	G	Total
Capacity	15	15	20	25	20	12	28	135
Handicap Included	0	1	0	1	3	0	0	5
11:00 AM	0	2	0	8	6	1	0	17
12:00 PM	0	0	1	9	7	1	0	18
1:00 PM	0	0	2	8	6	1	0	17
2:00 PM	1	0	4	5	4	1	0	15
3:00 PM	1	0	1	2	3	1	0	8
4:00 PM	1	2	3	1	3	1	0	11
5:00 PM	3	7	11	5	8	1	0	35
6:00 PM	5	15	16	19	19	1	0	75 *
7:00 PM	4	15	18	17	19	1	0	74
Existing peak demand occurred at 6:00 PM							**MAX =**	75



APPENDIX A. PARKING SURVEY MAP

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 August 20, 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. 2023-17 (Lakefront Plaza Revitalization): A request by Richard Leigh, Fluid and Fare, requesting approval of Commercial Design Review (CDR No. 2023-05) for exterior building and related site improvements for the existing Lakefront Plaza commercial center. Proposed improvements include a new façade for the existing buildings, new landscaping, and a small reduction in square footage. No new square footage or new buildings are proposed. The proposed request also includes a parking reduction. The project site is located on an approximately 1.99-acre site within the General Commercial (C-2) District at 31681 and 31701 Riverside Drive (APNs: APNS: 379-381-053 & 379-381-054).

The proposed project is exempt from California Environmental Quality Act (CEQA), pursuant to 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 (Class 1 Existing Facilities).

ALL INTERESTED PERSONS are invited to submit written information, express opinions or otherwise submit written evidence by email to jmatie@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 the Friday before the Public Hearing.

FURTHER INFORMATION on this item may be obtained by contacting Carlos Serna, Associate Planner in the Planning Division at cserna@lake-elsinore.org or (951) 674-3124, ext. 916.

Damaris Abraham,
Community Development Director

THE PRESS-ENTERPRISE
KEEP YOUR EYES ON THE 'PRISE
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The Press-Enterprise
3512 14 Street
Riverside, California 92501
(951) 368-9229

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011685906

FILE NO. 0011685906

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:

08/10/2024

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

Date: August 10, 2024.
At: Riverside, California

Signature

CITY OF LAKE ELSINORE

NOTICE OF PUBLIC HEARING

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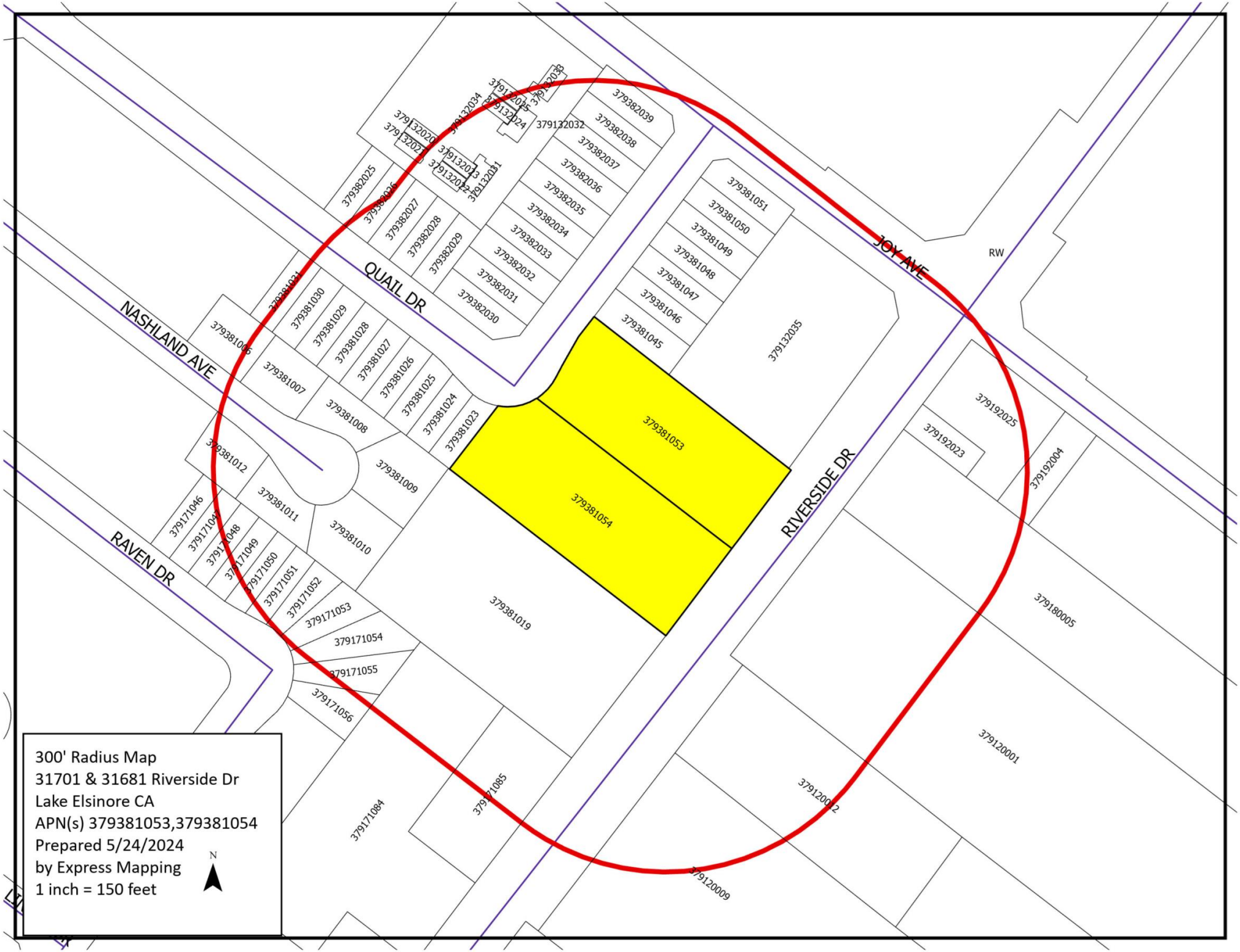
Damaris Abraham,
Community Development Director
The Press-Enterprise
Published: 8/10/24


300' Radius Map
31701 & 31681 Riverside Dr
Lake Elsinore CA
APN(s) 379381053,379381054
Prepared 5/24/2024
by Express Mapping
1 inch = 150 feet
N
QUAIL DR
NASHLAND AVE
RAVEN DR
RIVERSIDE DR
JOY AVE
RW
379381053
379381054
379132035
379381051
379381050
379381049
379381048
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379381046
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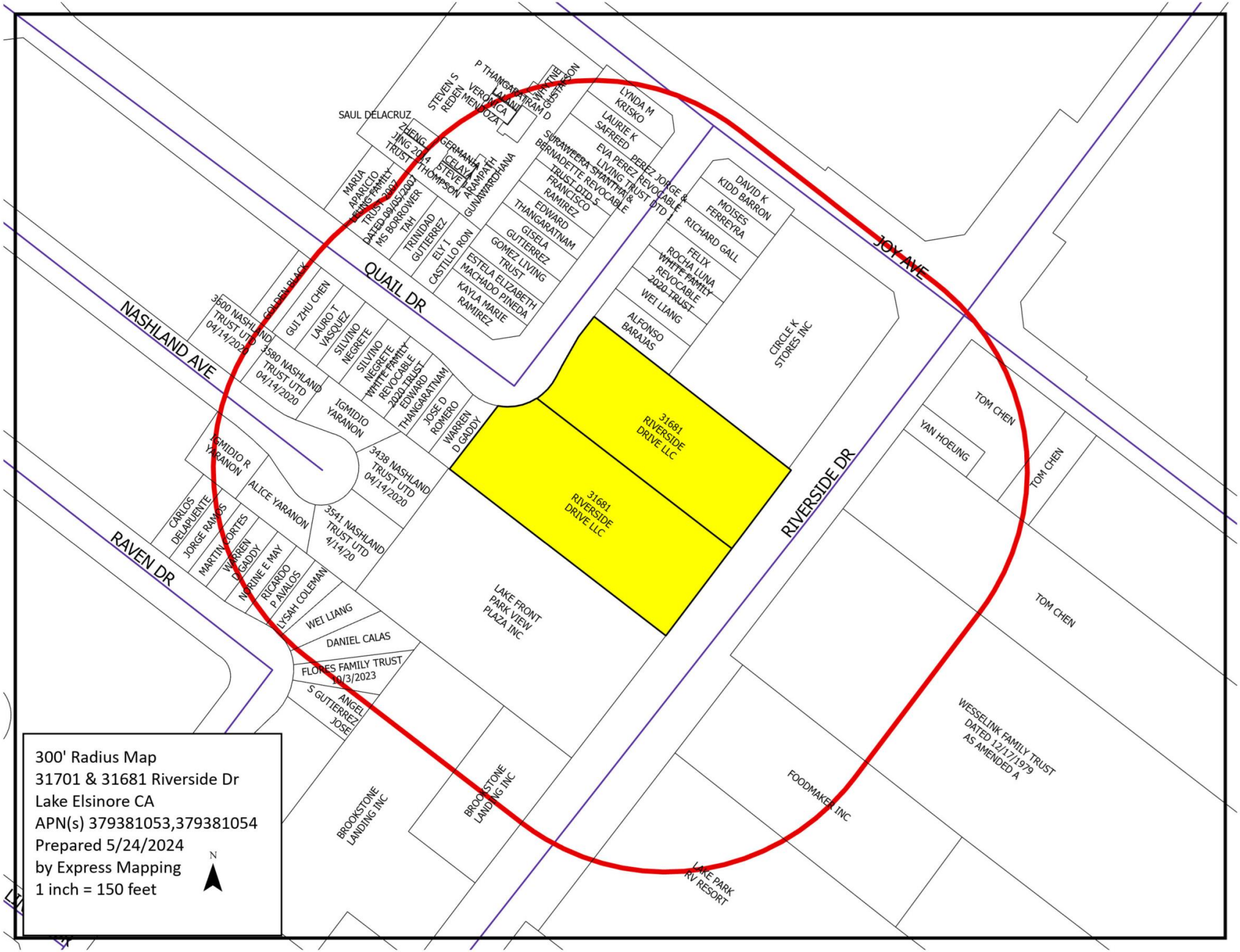

300' Radius Map
31701 & 31681 Riverside Dr
Lake Elsinore CA
APN(s) 379381053,379381054
Prepared 5/24/2024
by Express Mapping
1 inch = 150 feet

PROPERTY OWNERS CERTIFICATION

I, Laura Emerson, certify that on 05-24-2024
(Print Name) (Month-day-year)

the attached property owners list was prepared by

Laura Emerson Pursuant to application

requirements furnished by the City of Lake Elsinore Planning Division. Said list is a complete and true compilation of owner of the subject property and all other property owners within **300 feet (or the 30 nearest individual property owners, whichever creates the greatest number of public notices (persons owning multiple properties shall only be counted once)** of the property involved in the application and is based upon the latest equalized assessment rolls.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or erroneous information may result in processing delays or be grounds for rejection or denial of the application.

NAME: Laura Emerson

TITLE/REGISTRATION: Employee Express Mapping

ADDRESS: 4000 Barranca Pkwy #250, Irvine CA 92604

PHONE: 949-771-0051 (Daytime phone no.)

SIGNATURE: Laura Emerson

DATE: 05/24/2024 CASE NO.: _____

379-120-001
WESSELINK FAMILY TRUST DATED
26400 LA ALAMEDA #207
MISSION VIEJO CA 92691

379-120-009
LAKE PARK RV RESORT
900 SKOKIE BLVD
NORTHBROOK IL 60062

379-120-012
FOODMAKER INC
26400 LA ALAMEDA #207
MISSION VIEJO CA 92691

379-132-020
SAUL DELACRUZ
16525 JOY ST
LAKE ELSINORE CA 92530

379-132-021
ZHENG JING 2014 TRUST
20739 LYCOMING ST #84
DIAMOND BAR CA 91789

379-132-022
STEVE J THOMPSON
34217 MAZARINE DR
TEMECULA CA 92592

379-132-023
GERMANIA CELAYA
16533 JOY ST
LAKE ELSINORE CA 92530

379-132-024
VERONICA MENDOZA
16537 JOY ST
LAKE ELSINORE CA 92530

379-132-025
P THANGARATRAM D LALANI
35 LONG VIEW RD
COTO DE CAZA CA 92679

379-132-031
ARAMPATH GUNAWARDHANA
4521 CAMPUS DR #377
IRVINE CA 92612

379-132-032
STEVE THOMPSON
34217 MAZARINE DR
TEMECULA CA 92592

379-132-033
WHYTNE GUSTAFSON
16547 JOY ST
LAKE ELSINORE CA 92530

379-132-034
STEVEN S REDEN
3763 EL LADO DR
GLENDALE CA 91208

379-132-035
CIRCLE K STORES INC
255 E RINCON #100
CORONA CA 92879

379-171-046
CARLOS DELAPUENTE
15047 EUREKA ST
LAKE ELSINORE CA 92530

379-171-047
JORGE RAMOS
3588 RAVEN DR
LAKE ELSINORE CA 92530

379-171-048
MARTIN CORTES
18670 CHIPPEWA RD
LAKE ELSINORE CA 92532

379-171-049
WARREN D GADDY
4642 KIMBERWICK CIR
IRVINE CA 92604

379-171-050
NORINE E MAY
29880 LONGHORN DR
CANYON LAKE CA 92530

379-171-051
RICARDO P AVALOS
3568 RAVEN DR
LAKE ELSINORE CA 92530

379-171-052
LYSAH COLEMAN
3560 RAVEN DR
LAKE ELSINORE CA 92530

379-171-053
WEI LIANG
1005 HOLIDAY DR
WEST COVINA CA 91791

379-171-054
DANIEL CALAS
772 ROBIN DR
LAKE ELSINORE CA 92530

379-171-055
FLORES FAMILY TRUST 10/3/2023
16919 BELL AVE
LAKE ELSINORE CA 92530

379-171-056
ANGEL S GUTIERREZ JOSE
782 ROBIN DR
LAKE ELSINORE CA 92530

379-171-084
BROOKSTONE LANDING INC
171 B AVENIDA VAQUERO
SAN CLEMENTE CA 92672

379-171-085
BROOKSTONE LANDING INC
171 B AVENIDA VAQUERO
SAN CLEMENTE CA 92672

379-180-005
TOM CHEN
15155 CAMPHOR WAY
LAKE ELSINORE CA 92530

379-192-004
TOM CHEN
15155 CAMPHOR WAY
LAKE ELSINORE CA 92530

379-192-023
YAN HOEUNG
15155 CAMPHOR WAY
LAKE ELSINORE CA 92530

379-192-025
TOM CHEN
15155 CAMPHOR WAY
LAKE ELSINORE CA 92530

379-381-006
3600 NASHLAND TRUST UTD
427 E 17TH ST #744
COSTA MESA CA 92627

379-381-007
3580 NASHLAND TRUST UTD
427 E 17TH ST #F
COSTA MESA CA 92627

379-381-008
IGMIDIO YARANON
3581 NASHLAND AVE #D
LAKE ELSINORE CA 92530

379-381-009
3438 NASHLAND TRUST UTD
427 E 17TH ST #F
COSTA MESA CA 92627

379-381-010
3541 NASHLAND TRUST UTD
427 E 17TH ST #F
COSTA MESA CA 92627

379-381-011
ALICE YARANON
3581 NASHLAND AVE #D
LAKE ELSINORE CA 92530

379-381-012
IGMIDIO R YARANON
3581 NASHLAND AVE #D
LAKE ELSINORE CA 92530

379-381-019
LAKE FRONT PARK VIEW PLAZA
P O BOX 217
MONTEREY PARK CA 91754

379-381-023
WARREN D GADDY
4642 KIMBERWICK CIR
IRVINE CA 92604

379-381-024
JOSE D ROMERO
562 QUAIL DR
LAKE ELSINORE CA 92530

379-381-025
EDWARD THANGARATNAM
35 LONG VIEW RD
TRABUCO CANYON CA 92679

379-381-026
WHITE FAMILY REVOCABLE 2020
654 S OAK TREE DR
COVINA CA 91723

379-381-027
SILVINO NEGRETE
15923 GEORGIA AVE
PARAMOUNT CA 90723

379-381-028
SILVINO NEGRETE
15923 GEORGIA AVE
PARAMOUNT CA 90723

379-381-029
LAURO T VASQUEZ
348 LAURA LAKE DR
LAKE ELSINORE CA 92530

379-381-030
GUI ZHU CHEN
592 QUAIL DR
LAKE ELSINORE CA 92530

379-381-031
GOLDEN BLACK
1101 CALIFORNIA AVE #201A
CORONA CA 92881

379-381-045
ALFONSO BARAJAS
534 QUAIL DR
LAKE ELSINORE CA 92530

379-381-046
WEI LIANG
1005 HOLIDAY DR
WEST COVINE CA 91791

379-381-047
WHITE FAMILY REVOCABLE 2020
654 S OAK TREE DR
COVINA CA 91723

379-381-048
FELIX ROCHA LUNA
522 QUAIL DR
LAKE ELSINORE CA 92530

379-381-049
RICHARD GALL
514 QUAIL DR
LAKE ELSINORE CA 92530

379-381-050
MOISES FERREYRA
512 QUAIL DR
LAKE ELSINORE CA 92530

379-381-051
DAVID K KIDD BARRON
504 QUAIL DR
LAKE ELSINORE CA 92530

379-381-053
31681 RIVERSIDE DRIVE LLC
28656 OLD TOWN FRONT ST
TEMECULA CA 92590

379-381-054
31681 RIVERSIDE DRIVE LLC
28656 OLD TOWN FRONT ST
TEMECULA CA 92590

379-382-025
MARIA APARICIO
595 QUAIL DR
LAKE ELSINORE CA 92530

379-382-026
LEUNG FAMILY TRUST 2007 DATED
1605 S FREMONT AVE
ALHAMBRA CA 91803

379-382-027
MS BORROWER TAH
1508 BROOKHOLLOW DR
SANTA ANA CA 92705

379-382-028
TRINIDAD GUTIERREZ
583 QUAIL DR
LAKE ELSINORE CA 92530

379-382-029
ELY I CASTILLO RON
575 QUAIL DR
LAKE ELSINORE CA 92530

379-382-030
KAYLA MARIE RAMIREZ
553 QUAIL DR
LAKE ELSINORE CA 92530

379-382-031
ESTELA ELIZABETH MACHADO
545 QUAIL DR
LAKE ELSINORE CA 92530

379-382-032
GOMEZ LIVING TRUST
543 QUAIL DR
LAKE ELSINORE CA 92530

379-382-033
GISELA GUTIERREZ
535 QUAIL DR
LAKE ELSINORE CA 92530

379-382-034
EDWARD THANGARATNAM
35 LONG VIEW RD
TRABUCO CANYON CA 92679

379-382-035
FRANCISCO RAMIREZ
525 QUAIL DR
LAKE ELSINORE CA 92530

379-382-036
SURAWEERA SHANTHA &
11 LAS FIERAS
RANCHO SANTA MARG CA 92688

379-382-037
PEREZ JORGE & EVA PEREZ
515 QUAIL DR
LAKE ELSINORE CA 92530

379-382-038
LAURIE K SAFREED
513 QUAIL DR
LAKE ELSINORE CA 92530

379-382-039
LYNDA M KRISKO
505 QUAIL DR
LAKE ELSINORE CA 92530

APN	Name	Address	City	State	Zip
379-120-001	Wesselink Family Trust	26400 La Alameda #207	Mission Viejo	CA	92691
379-120-009	Lake Park Rv Resort	900 Skokie Blvd	Northbrook	IL	60062
379-120-012	Foodmaker Inc	26400 La Alameda #207	Mission Viejo	CA	92691
379-132-020	Saul Delacruz	16525 Joy St	Lake Elsinore	CA	92530
379-132-021	Zheng Jing 2014 Trust	20739 Lycoming St #84	Diamond Bar	CA	91789
379-132-022	Steve J Thompson	34217 Mazarine Dr	Temecula	CA	92592
379-132-023	Germania Celaya	16533 Joy St	Lake Elsinore	CA	92530
379-132-024	Veronica Mendoza	16537 Joy St	Lake Elsinore	CA	92530
379-132-025	P Thangaratram D Lalani	35 Long View Rd	Coto De Caza	CA	92679
379-132-031	Arampath Gunawardhana	4521 Campus Dr #377	Irvine	CA	92612
379-132-032	Steve Thompson	34217 Mazarine Dr	Temecula	CA	92592
379-132-033	Whytne Gustafson	16547 Joy St	Lake Elsinore	CA	92530
379-132-034	Steven S Reden	3763 El Lado Dr	Glendale	CA	91208
379-132-035	Circle K Stores Inc	255 E Rincon #100	Corona	CA	92879
379-171-046	Carlos Delapuente	15047 Eureka St	Lake Elsinore	CA	92530
379-171-047	Jorge Ramos	3588 Raven Dr	Lake Elsinore	CA	92530
379-171-048	Martin Cortes	18670 Chippewa Rd	Lake Elsinore	CA	92532
379-171-049	Warren D Gaddy	4642 Kimberwick Cir	Irvine	CA	92604
379-171-050	Norine E May	29880 Longhorn Dr	Canyon Lake	CA	92530
379-171-051	Ricardo P Avalos	3568 Raven Dr	Lake Elsinore	CA	92530
379-171-052	Lysah Coleman	3560 Raven Dr	Lake Elsinore	CA	92530
379-171-053	Wei Liang	1005 Holiday Dr	West Covina	CA	91791
379-171-054	Daniel Calas	772 Robin Dr	Lake Elsinore	CA	92530
379-171-055	Flores Family Trust 10/3/2023	16919 Bell Ave	Lake Elsinore	CA	92530
379-171-056	Angel S Gutierrez Jose	782 Robin Dr	Lake Elsinore	CA	92530
379-171-084	Brookstone Landing Inc	171 B Avenida Vaquero	San Clemente	CA	92672
379-171-085	Brookstone Landing Inc	171 B Avenida Vaquero	San Clemente	CA	92672
379-180-005	Tom Chen	15155 Camphor Way	Lake Elsinore	CA	92530
379-192-004	Tom Chen	15155 Camphor Way	Lake Elsinore	CA	92530
379-192-023	Yan Hoeung	15155 Camphor Way	Lake Elsinore	CA	92530
379-192-025	Tom Chen	15155 Camphor Way	Lake Elsinore	CA	92530
379-381-006	3600 Nashland Trust Utd 04/14/2020	427 E 17th St #744	Costa Mesa	CA	92627
379-381-007	3580 Nashland Trust Utd 04/14/2020	427 E 17th St #F	Costa Mesa	CA	92627
379-381-008	Igmidio Yaranon	3581 Nashland Ave #D	Lake Elsinore	CA	92530
379-381-009	3438 Nashland Trust Utd 04/14/2020	427 E 17th St #F	Costa Mesa	CA	92627
379-381-010	3541 Nashland Trust Utd 4/14/20	427 E 17th St #F	Costa Mesa	CA	92627
379-381-011	Alice Yaranon	3581 Nashland Ave #D	Lake Elsinore	CA	92530
379-381-012	Igmidio R Yaranon	3581 Nashland Ave #D	Lake Elsinore	CA	92530
379-381-019	Lake Front Park View Plaza Inc	P O Box 217	Monterey Park	CA	91754
379-381-023	Warren D Gaddy	4642 Kimberwick Cir	Irvine	CA	92604
379-381-024	Jose D Romero	562 Quail Dr	Lake Elsinore	CA	92530
379-381-025	Edward Thangaratnam	35 Long View Rd	Trabuco Canyon	CA	92679

379-381-026	White Family Revocable 2020 Trust	654 S Oak Tree Dr	Covina	CA	91723
379-381-027	Silvino Negrete	15923 Georgia Ave	Paramount	CA	90723
379-381-028	Silvino Negrete	15923 Georgia Ave	Paramount	CA	90723
379-381-029	Lauro T Vasquez	348 Laura Lake Dr	Lake Elsinore	CA	92530
379-381-030	Gui Zhu Chen	592 Quail Dr	Lake Elsinore	CA	92530
379-381-031	Golden Black	1101 California Ave #201A	Corona	CA	92881
379-381-045	Alfonso Barajas	534 Quail Dr	Lake Elsinore	CA	92530
379-381-046	Wei Liang	1005 Holiday Dr	West Covine	CA	91791
379-381-047	White Family Trust	654 S Oak Tree Dr	Covina	CA	91723
379-381-048	Felix Rocha Luna	522 Quail Dr	Lake Elsinore	CA	92530
379-381-049	Richard Gall	514 Quail Dr	Lake Elsinore	CA	92530
379-381-050	Moises Ferreyra	512 Quail Dr	Lake Elsinore	CA	92530
379-381-051	David K Kidd Barron	504 Quail Dr	Lake Elsinore	CA	92530
379-381-053	31681 Riverside Drive Llc	28656 Old Town Front St	Temecula	CA	92590
379-381-054	31681 Riverside Drive Llc	28656 Old Town Front St	Temecula	CA	92590
379-382-025	Maria Aparicio	595 Quail Dr	Lake Elsinore	CA	92530
379-382-026	Leung Family Trust	1605 S Fremont Ave	Alhambra	CA	91803
379-382-027	Ms Borrower Tah	1508 Brookhollow Dr	Santa Ana	CA	92705
379-382-028	Trinidad Gutierrez	583 Quail Dr	Lake Elsinore	CA	92530
379-382-029	Ely I Castillo Ron	575 Quail Dr	Lake Elsinore	CA	92530
379-382-030	Kayla Marie Ramirez	553 Quail Dr	Lake Elsinore	CA	92530
379-382-031	Estela Elizabeth Machado Pineda	545 Quail Dr	Lake Elsinore	CA	92530
379-382-032	Gomez Living Trust	543 Quail Dr	Lake Elsinore	CA	92530
379-382-033	Gisela Gutierrez	535 Quail Dr	Lake Elsinore	CA	92530
379-382-034	Edward Thangaratnam	35 Long View Rd	Trabuco Canyon	CA	92679
379-382-035	Francisco Ramirez	525 Quail Dr	Lake Elsinore	CA	92530
379-382-036	Suraweera Shantha & Bernadette	11 Las Fieras	Rancho Santa Marg	CA	92688
379-382-037	Perez Jorge & Eva Perez	515 Quail Dr	Lake Elsinore	CA	92530
379-382-038	Laurie K Safreed	513 Quail Dr	Lake Elsinore	CA	92530
379-382-039	Lynda M Krisko	505 Quail Dr	Lake Elsinore	CA	92530