



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



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:

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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
Published: 8/10/24

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:

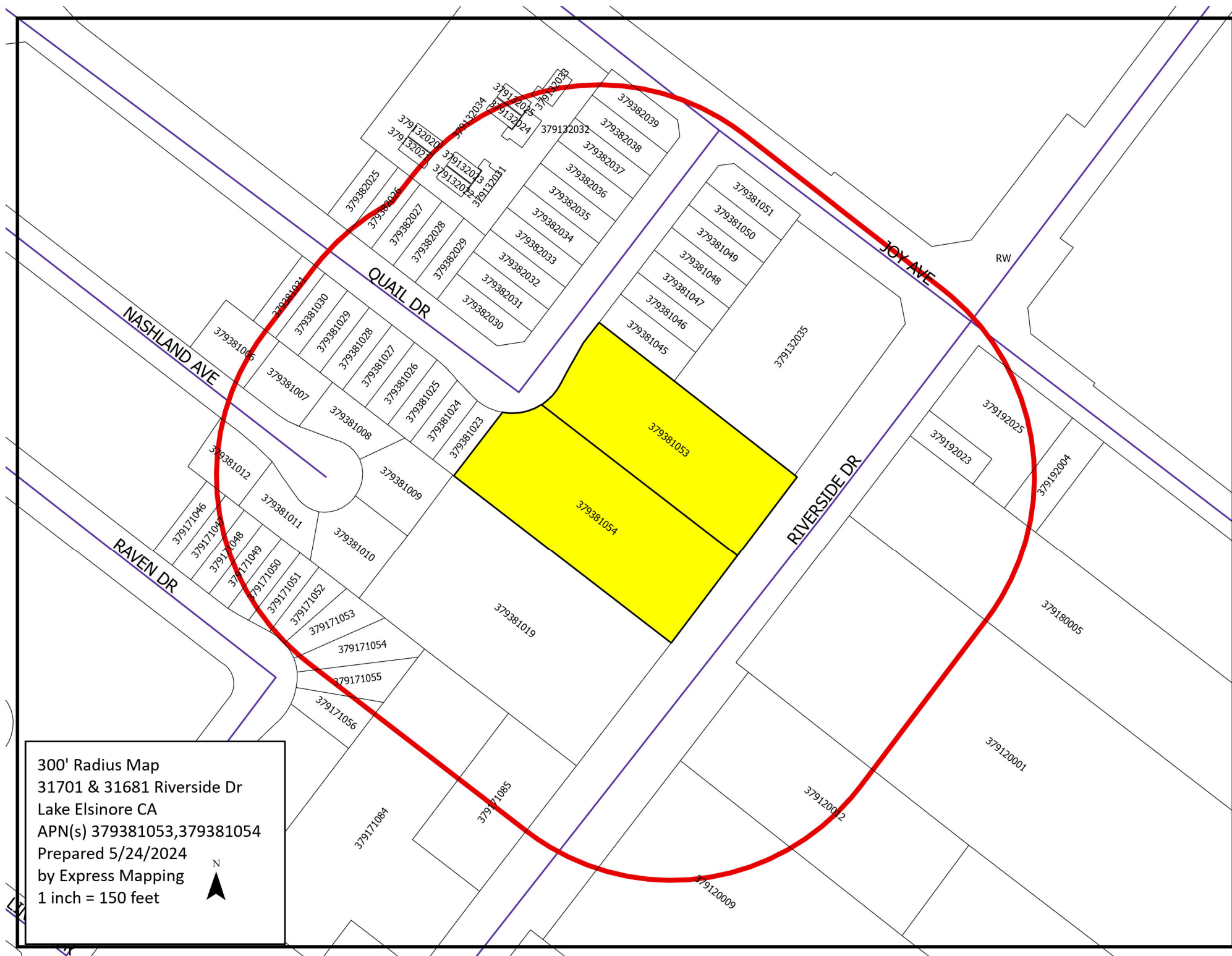
08/10/2024

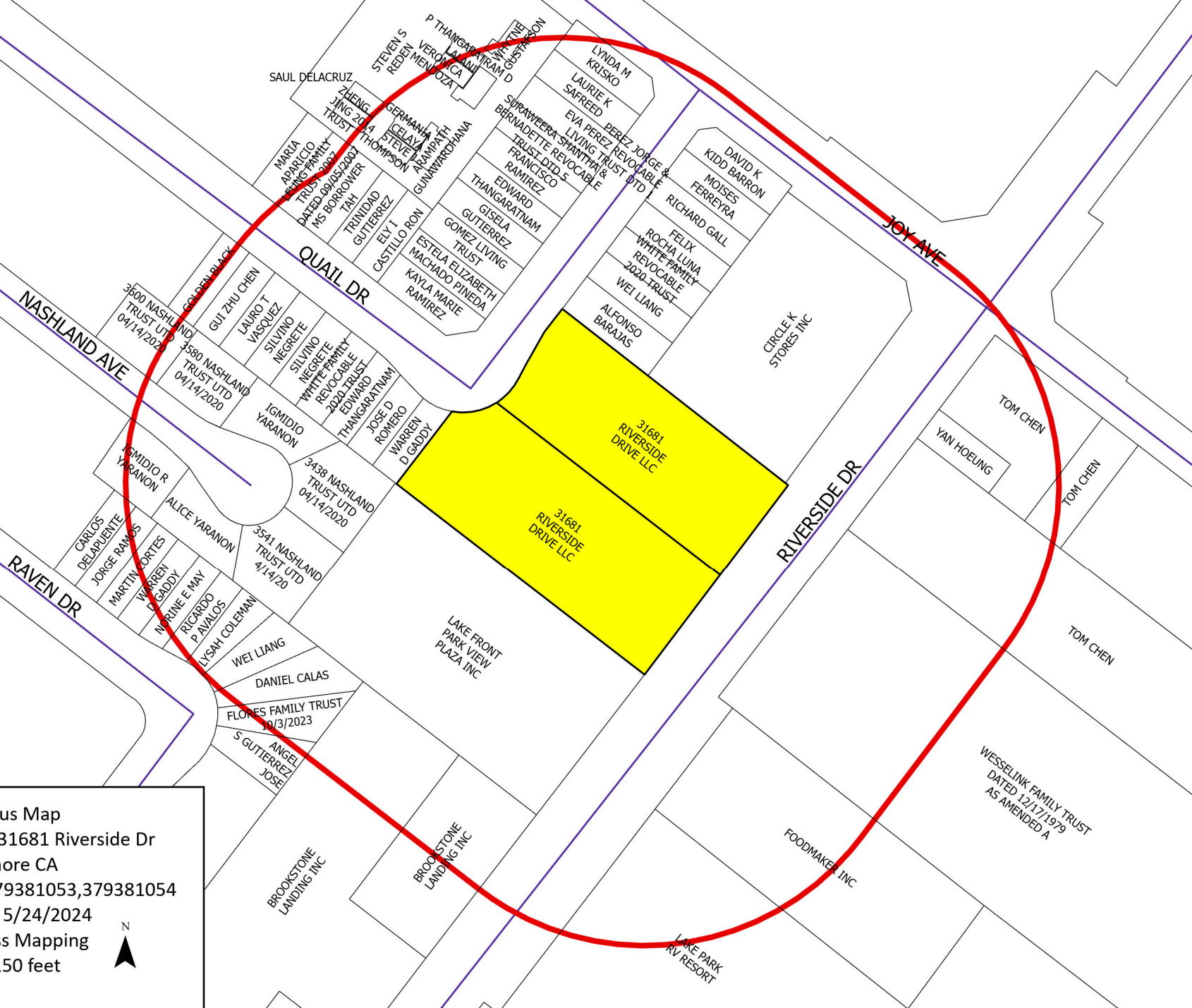
I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: August 10, 2024.

At: Riverside, California

Signature





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 Thangaratnam 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 Delapuenta	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