



NOTICE OF PUBLIC HEARING

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

Planning Application No. 2023-15 (Starbucks – Collier Ave): A request by Matthew Rocktashel, Urban Dweller Architects, requesting approval of a Conditional Use Permit (CUP No. 2023-06) to permit the operation of a drive-through and an outdoor dining area in connection with the establishment of a Starbucks coffee shop. The project also includes a minor Commercial Design Review (CDR No. 2023-04) for minor onsite modifications related to the existing 4,400 square foot building's size, exterior elevations, parking lot layout, site circulation, and landscaping. The project site is located on an approximately 0.96-acre site within the General Commercial (C-2) District at 18295 Collier Ave. (APN: 377-120-057).

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 dlongoria@Lake-Elsinore.org.

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

THE PRESS-ENTERPRISE

KEEP YOUR EYES ON THE 'PRISE

pe.com

3512 14 Street
Riverside, California 92501
(951) 368-9229
neller@scng.com

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

Account Number:	5209153
Ad Order Number:	0011640822
Customer's Reference/PO Number:	
Publication:	The Press-Enterprise
Publication Dates:	01/05/2024
Total Amount:	\$327.72
Payment Amount:	\$0.00
Amount Due:	\$327.72
Notice ID:	QfXGJd4GXrWNDGKFWDcE
Invoice Text:	<p>[https://res.cloudinary.com/dgqq2xsfd/image/upload/enotice-production/exports/1704238029009/image001.jpg] NOTICE OF PUBLIC HEARING</p> <p>NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Lake Elsinore, California, will hold a Public Hearing on January 16, 2024, at the Lake Elsinore Cultural Center, 183 North Main Street, Lake Elsinore, California, 92530, at 6:00 p.m., or as soon thereafter as the matter may be heard, to consider the following: Planning Application No. 2023-15 (Starbucks – Collier Ave): A request by Matthew Rocktashel, Urban Dweller Architects, requesting approval of a Conditional Use Permit (CUP No. 2023-06) to permit the operation of a drive-through and an outdoor dining area in connection with the establishment of a Starbucks coffee shop. The project also includes a minor Commercial Design Review (CDR No. 2023-04) for minor onsite modifications related to the existing 4,400 square foot building's size, exterior elevations, parking lot layout, site circulation, and landscaping. The project site is located on an approximately 0.96-acre site within the General Commercial (C-2) District at 18295 Collier Ave. (APN: 377-120-057). 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 dlongoria@Lake-Elsinore.org . If you wish to legally challenge any action taken by the City on the above matter, you may be limited to raising only those issues</p>



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Damaris Abraham,
Assistant Community Development Director
The Press-Enterprise
Published: 1/5/24

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011640822

FILE NO. 0011640822

PROOF OF PUBLICATION

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

01/05/2024

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

Date: January 5, 2024.
At: Riverside, California



Signature



NOTIFICATION PACKAGE

18295 Collier Ave, Lake Elsinore
APNs 377-120-057

INCLUDES:

600' OWNER LIST

600' RADIUS MAP*

*expanded to include 30 unique owners

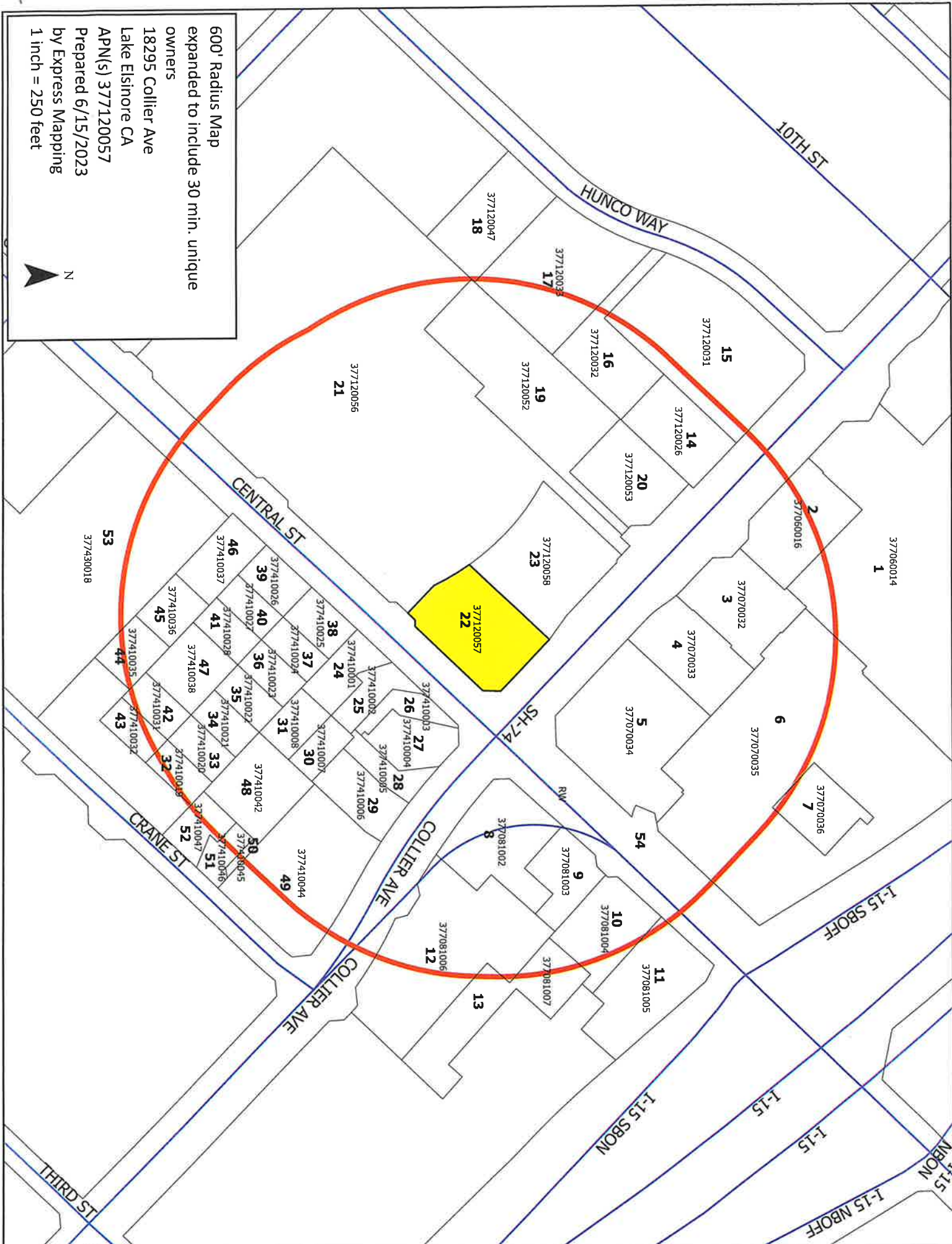
(2) SETS OF GUMMED LABELS (IN CITY PKG)

CERTIFICATION

LIST COUNT: 52

PREPARED 06/15/2023

FILE #3184



600' Radius Map
expanded to include 30 min. unique
owners
18295 Collier Ave
Lake Elsinore CA
APN(s) 377120057
Prepared 6/15/2023
by Express Mapping
1 inch = 250 feet

PROPERTY OWNERS CERTIFICATION

I, Laura Emerson, certify that on 06-15-2023
(Print Name) (Month-day-year)

the attached property owners list was prepared by

Express Mapping 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 600ft expanded to include 30 unique
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: Express Mapping

ADDRESS: 4000 Barranca Pkwy #250

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

SIGNATURE: _____

DATE: 06/15/2023 CASE NO.: _____

377-060-014
HD DEV OF MARYLAND INC
2455 PACES FERRY RD
ATLANTA GA 30339

377-060-016
ELSINOREJAY LAKE
5151 BALBOA BLVD #307
ENCINO CA 91316

377-070-032
RSM PROP INC
3452 UNIVERSITY AVE
RIVERSIDE CA 92501

377-070-033
PROP RSM
1949 AUTO CENTRE DR
GLENDDORA CA 91740

377-070-034
RIVERSIDE INV HOKUA
P O BOX 1159
DEERFIELD IL 60015

377-070-035
PROP RSM
1949 AUTO CENTER DR
GLENDDORA CA 91740

377-070-036
AL CALIF
P O BOX 460049 DEPT 501
HOUSTON TX 77056

377-081-002
LONE OAK RANCH INC
165 HIGH SIERRA DR
EXETER CA 93221

377-081-003
ROCHESTER PAPA
222 SIDNEY BAKER S #305
KERRVILLE TX 78028

377-081-004
DMD LODGING INC
2508 N LA CAPELLA CT
ORANGE CA 92867

377-081-005
ANA NIREENA CORP
385 S LEMON AVE
WALNUT CA 91789

377-081-006
KW ESTATE
2475 PASEO DE LAS AMERICAS
SAN DIEGO CA 92154

377-081-007
DMD LODGING INC
2508 N LA CAPELLA CT
ORANGE CA 92867

377-120-026
ELSINORE SKYKING LAKE
27286 VIA INDUSTRIA #B
TEMECULA CA 92590

377-120-031
ELSINORE SKYKING LAKE
27286 VIA INDUSTRIA #B
TEMECULA CA 92590

377-120-032
INV R2H
20930 MALAGA RD
LAKE ELSINORE CA 92530

377-120-033
REAL INV VISTA
1201 S OLIVE ST
LOS ANGELES CA 90015

377-120-047
ERDTSIECK FAMILY TRUST DATED
4501 LA PALMA AVE #200
ANAHEIM CA 92807

377-120-052
MURARI L GUPTA
PO BOX 4475
ORANGE CA 92863

377-120-053
MCDONALDS USA
18201 EVERGREEN CIR
VILLA PARK CA 92861

377-120-056
TARGET CORP
P O BOX 9456
MINNEAPOLIS MN 55440

377-120-057
KING INV LUCKY
PO BOX 2609
CARLSBAD CA 92018

377-120-058
MMWR
P O BOX 5126
SHERMAN OAKS CA 91413

377-410-001
YUKATA ENTERPRISES INC
23905 CLINTON KEITH RD #114-3
WILDOMAR CA 92595

377-410-002
TIMOTHY J KIMBLE
30525 EMPEROR DR
CANYON LAKE CA 92587

377-410-003
CARLOS LARA
20365 TONEY ST
PERRIS CA 92570

377-410-004
MATSON REALTY CORP
12948 LOMAS VERDES DR
POWAY CA 92064

377-410-005
CARLOS E LARA
20365 TONEY ST
PERRIS CA 92570

377-410-006
CENTRAL PROP LAKE
1874 TAMDEN WAY
NORCO CA 92860

377-410-007
JRT PROPERTY MGMT
506 S GRAHAM AVE #207
LAKE ELSINORE CA 92530

377-410-008
QUINN JAMES ALLEN ESTATE OF
22210 VILLAGE WAY DR
CANYON LAKE CA 92597

377-410-019
BRIAN M GOLIE
29540 NIGHTCREST CIR
TEMECULA CA 92591

377-410-020
RVE SR DYNASTY 1
2498 OCEAN ST
CARLSBAD CA 92008

377-410-021
AMCM
12391 DOHERTY ST
RIVERSIDE CA 92503

377-410-022
WILLIAMS FAMILY TRUST DATED
3287 BRUSHWOOD LN
FALLBROOK CA 92028

377-410-023
MARINO FAMILY TRUST DTD
5597 VISTA DEL MANDO
LAGUNA WOODS CA 92637

377-410-024
WILDOMAR VALLEY WOOD
2498 OCEAN ST
CARLSBAD CA 92008

377-410-025
CARLOS JUHAS
33 CORTE MADERA
LAKE ELSINORE CA 92532

377-410-026
WILLIAMS FAMILY TRUST DATED
3287 BRUSHWOOD LN
FALLBROOK CA 92028

377-410-027
LAWRENCE J MARINO
5597 VISTA DEL MANDO #A
LAGUNA WOODS CA 92637

377-410-028
PROP PCE
570 CENTRAL AVE #E
LAKE ELSINORE CA 92530

377-410-031
RVE SR DYNASTY 1
2498 OCEAN ST
CARLSBAD CA 92008

377-410-032
WILDOMAR VALLEY WOOD
PO BOX 5955
NORCO CA 92860

377-410-035
BASSE JOHN D & BEVERLY D
30391 POINT MARINA DR
CANYON LAKE CA 92587

377-410-036
LINEHAN
570 CENTRAL AVE #C
LAKE ELSINORE CA 92530

377-410-037
WILLIAMS JOHN W & BARBARA A
1901 NUTWOOD CIR
CORONA CA 92881

377-410-038
SUSPENSION DIRECT INC
571 CRANE ST #B
LAKE ELSINORE CA 92530

377-410-042
MANTON ROBIN L FAMILY TRUST
PO BOX 245
LAKE ELSINORE CA 92531

377-410-044
S & J DESIGN LABS
601 CRANE ST #A
LAKE ELSINORE CA 92530

377-410-045
FEATHERINGILL
6322 EL CAJON BLVD
SAN DIEGO CA 92115

377-410-046
FEATHERINGILL
6322 EL CAJON BLVD
SAN DIEGO CA 92115

377-410-047
FEATHERINGILL
6322 EL CAJON BLVD
SAN DIEGO CA 92115

377-430-018
PORTFOLIO SUBSIDIARY STORAGE
PO BOX 800729
DALLAS TX 75380