



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. 2020-89 (Elsinore Market): A request by Ali Naghashi, Smart Construction Design, requesting approval of a Commercial Design Review (CDR No. 2020-03) to construct a 7,917 square foot grocery market and take-out restaurant, 25 parking spaces and related site improvements. The project site is located on an approximately 0.48-acre site within the Downtown Elsinore Specific Plan's Mixed Use Land Use Designation along Main Street south of Franklin Street and north of Heald Ave. (APN: 373-025-026).

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 15332 (In-Fill Development).

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:	0011640823
Customer's Reference/PO Number:	
Publication:	The Press-Enterprise
Publication Dates:	01/05/2024
Total Amount:	\$309.03
Payment Amount:	\$0.00
Amount Due:	\$309.03
Notice ID:	6FwZCc0cqfEYFv0ujOZq
Invoice Text:	<p>[https://res.cloudinary.com/dgqq2xsfd/image/upload/enotice-production/exports/1704238631212/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. 2020-89 (Elsinore Market): A request by Ali Naghashi, Smart Construction Design, requesting approval of a Commercial Design Review (CDR No. 2020-03) to construct a 7,917 square foot grocery market and take-out restaurant, 25 parking spaces and related site improvements. The project site is located on an approximately 0.48-acre site within the Downtown Elsinore Specific Plan's Mixed Use Land Use Designation along Main Street south of Franklin Street and north of Heald Ave. (APN: 373-025-026). 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 15332 (In-Fill Development). 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</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: 0011640823

FILE NO. 0011640823

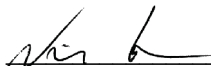
PROOF OF PUBLICATION

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



AFFIDAVIT OF NOTIFICATION LIST

Application No. _____

Applicant Name

NIMEN PEXIM, CORP

Project Name/Location

APN # 373 025 026

I certify that on FIFTEENTH day of NOVEMBER, 2023, we prepared a notification list and a radius map, including properties entirely and partially within 400 feet of the most exterior boundaries of the property being considered in the above referenced project known as (Property Address) APN # 373 025 026. The property owner names and addresses listed on the notification list, provided in an excel spreadsheet on a CD or external hard drive, were taken from the latest records of the Riverside County Assessor. Such names are recorded in the records of the Riverside County Assessor as being the present owner or owners of both the subject property and the property/properties within the required mailing radius of the subject property.

[Signature]

11/15/23

Applicant/Representative Signature

Date

MAP/LIST PREPARED

This instrument was acknowledged before me on this 15 day of November, 2023, by

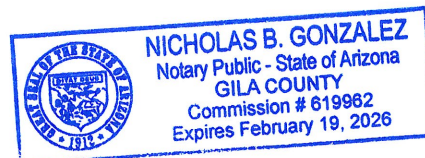
Michael Heggerson

In witness whereof I hereunto set my hand and official seal.

[Signature]

Notary Public

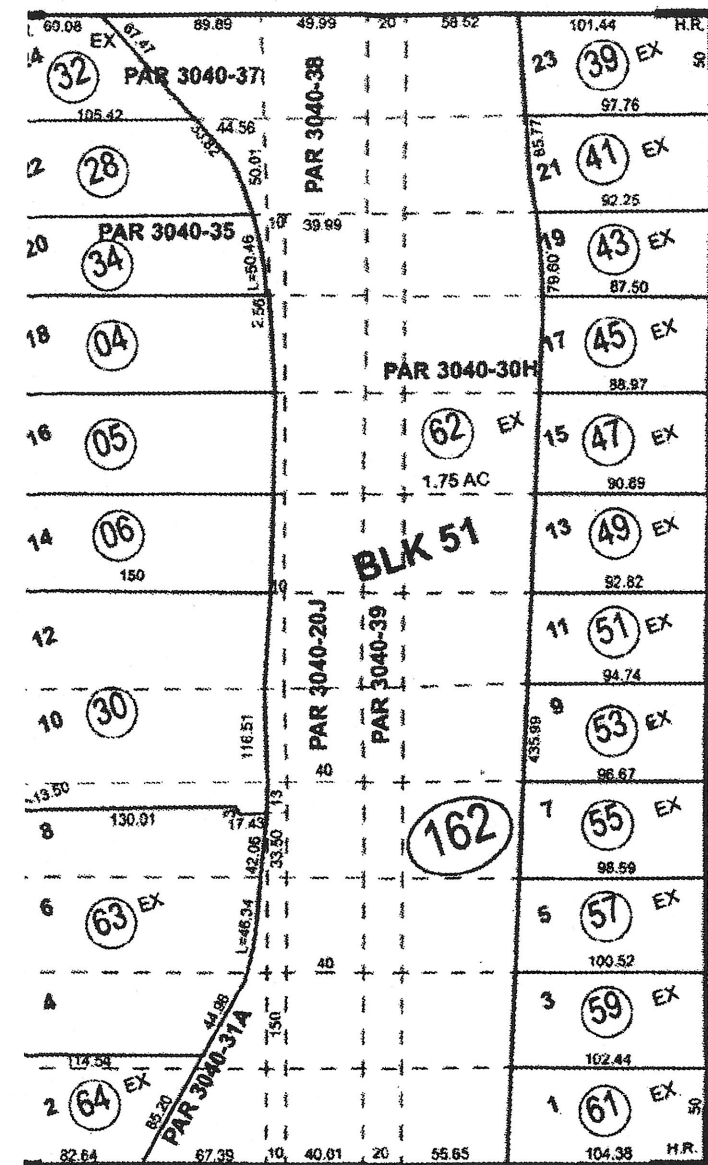
My Commission expires on: 02-19-2026



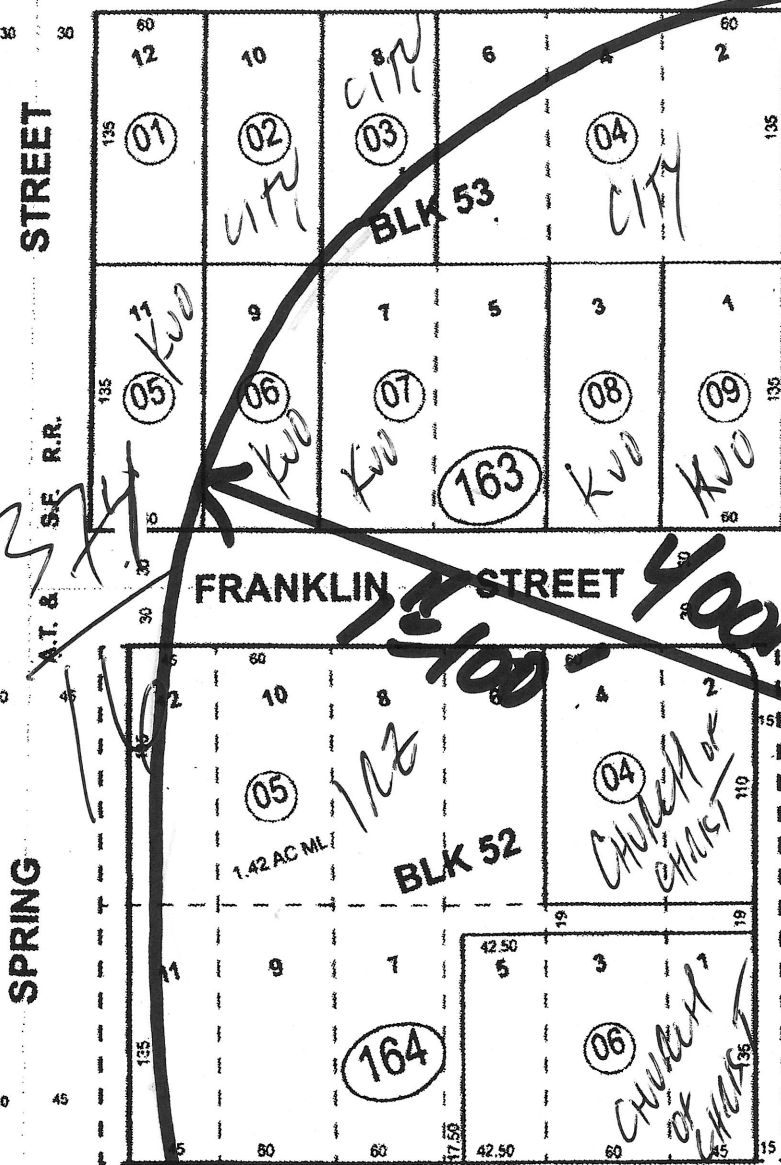
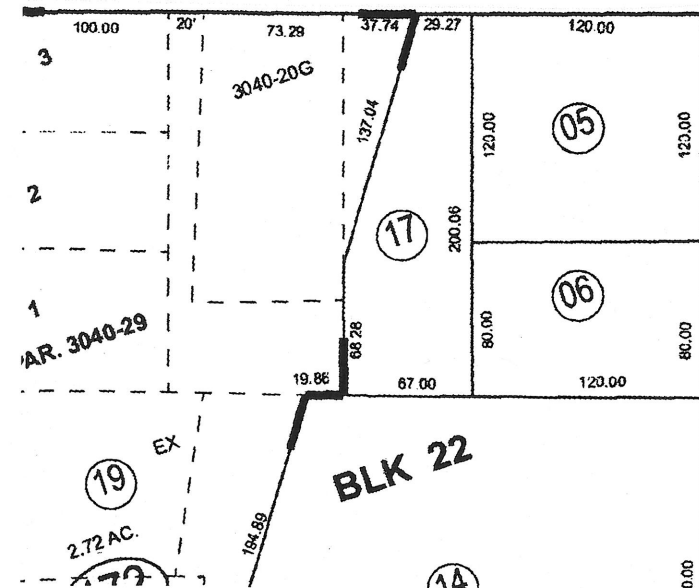
Pursuant to Government Code Sections 65090-65096 notification lists shall be from the most recent Assessor Tax rolls. In order for the application to be deemed complete please return the completed, notarized affidavit to the assigned case planner at your earliest convenience.

AVENUE

SUMNER S 71-30 E AVE



S 71 31 05 E



ST.

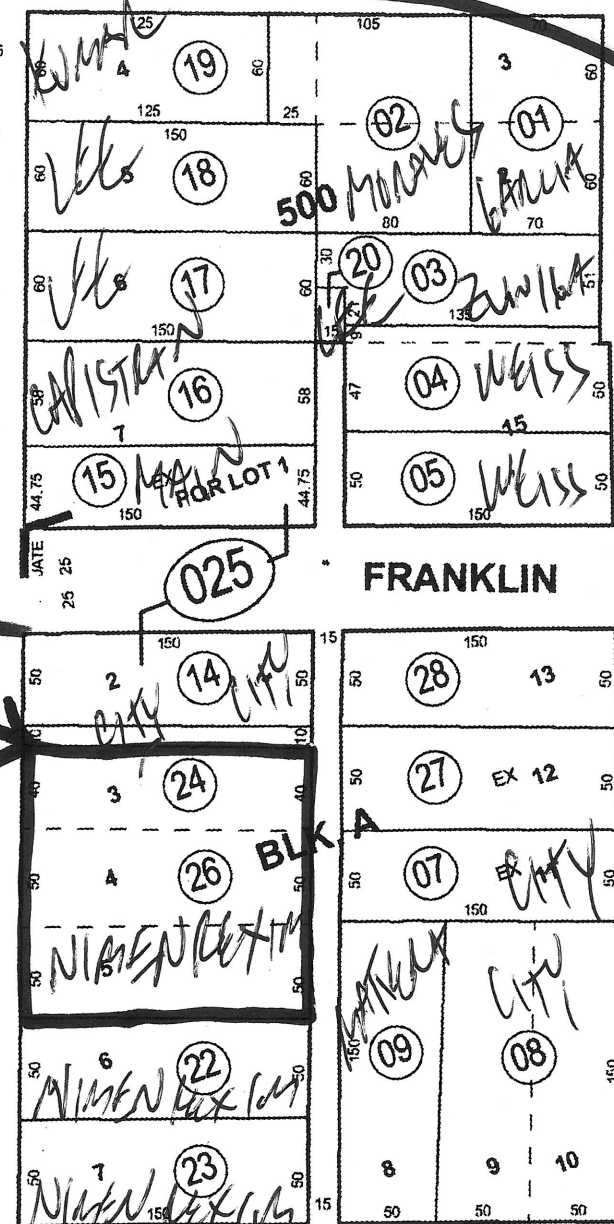
RATH

ST.

18-30 E

MAIN STREET

STREET



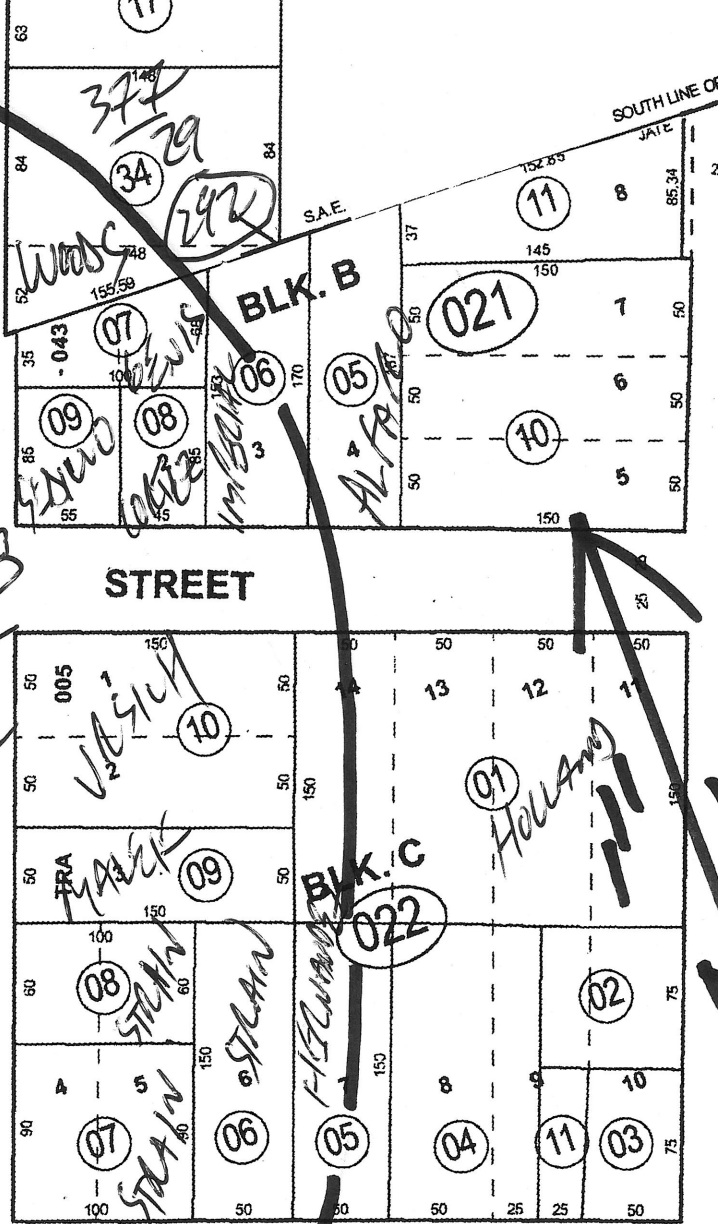
E. HEALD AVENUE

PECK

(RATH)

ELLIS STREET

STREET



AVENUE

STREET

STREET

100'

APN	NAME	ADDRESS	CITY	STATE	ZIP
373-025-026	NIMENREXIM, CORP	25 VIA DEL MACCI CT	LAKE ELSINORE	CA	##### OWNER/APPLICANT
373-021-005	JORGE/FROYLAN/J/KARLA ALFARO	25540 HAYES AVE	MURRIETA	CA	#####
373-021-006	IMPERIAL PROP INV	8141 LA MONTE RD	ANAHEIM	CA	#####
373-021-007	JUAN S GENIS / HERNANDEZ GUILLERMO PAZ/ESPERANZA	260 ELLIS ST	LAKE ELSINORE	CA	#####
373-021-008	JUAN CORTEZ / LIZBETH PALMERIN	203 FRANKLIN ST	LAKE ELSINORE	CA	#####
373-021-009	MICKIE R SEDILLO	252 ELLIS ST	LAKE ELSINORE	CA	#####
373-022-001	WALTER GORDON HOLLAND / ELLEN AUSTIN HOLLAND	226 E FRANKLIN ST	LAKE ELSINORE	CA	#####
373-022-005	MARY JHANETH ZURDO HERNANDEZ	219 E HEALD AVE	LAKE ELSINORE	CA	#####
373-022-006,008	ALICE LYNN STRAIN	38520 MESA RD	TEMECULA	CA	#####
373-022-007	ALICE LYNN STRAIN	P O BOX 890145	TEMECULA	CA	#####
373-022-009	LADISLAV MALEK / MALEK SYLVIA	1353 EL NIDO DR	FALLBROOK	CA	#####
373-022-010	DAVID R PEREZ / PEREZ RICARDO L	3432 RANCHO EL MONICO RD	COVINA	CA	#####
373-023-007	GIOVANNI B GIACALONE/THERESA CARRILLO	207 E PECK ST	LAKE ELSINORE	CA	#####
373-023-008	LEONARD LEICHNITZ	2618 SAN MIGUEL DR #503	NEWPORT BEACH	CA	#####
373-023-009	ALEXANDER N SANTIAGO / SANTIAGO MARIA ELENA	3640 PARK HILL DR	CORONA	CA	#####
373-023-010	JILL IONE URSICH	131 E PECK ST	LAKE ELSINORE	CA	#####
373-023-011,012,015,024-026/025-008,029	CITY OF LAKE ELSINORE	130 S MAIN ST	LAKE ELSINORE	CA	#####
373-023-016,017	ENRIQUE LEDESMA FLORES / BARRERA ERNESTINA	10810 DOWNEY AVE	DOWNEY	CA	#####
373-023-018	WILLIAMS PHILIP BOWLAY	4501 IRWINDALE AVE	COVINA	CA	#####
373-023-019,020	RICARDO LARA GUTIERREZ / GUTIERREZ MARIA GUADALUPE	304 CHANEY ST	LAKE ELSINORE	CA	#####
373-025-001	FLORENCIO GARCIA / GARCIA MARIA TERESA	16041 DOUBLEGROVE ST	LA PUENTE	CA	#####
373-025-002	RAMON L MORALES / MORALES JUANITA R	4278 GRANADA ST	MONTCLAIR	CA	#####
373-025-003	ALEJANDRA ZUNIGA	2513 W CENTRAL	SANTA ANA	CA	#####
373-025-004,005	STEWART ALAN WEISS	P O BOX 1404	COVINA	CA	#####
373-025-007,014,024,027	REDEVELOPMENT AGENCY CITY OF LAKE ELSINORE	130 S MAIN ST	LAKE ELSINORE	CA	#####
373-025-009	JOHN KEITH MATTERA / MATTERA MARIA DEL ROSARIO	25280 CRAIG AVE	MENIFEE	CA	#####
373-025-015	MAIN LAKE ELSINORE LLC	1920 CRESTLINE DR	GLENDALE	CA	#####
373-025-016	LUCINA CAPISTRAN / CAPISTRAN PEDRO	645 W 98TH ST	LOS ANGELES	CA	#####
373-025-017,018,020	JOHN Y LEE	P O BOX 75797	LOS ANGELES	CA	#####
373-025-019	KUMAR RAJ & SANTOSH KUMAR TRUST DTD 8/5/2005 / KUMAR RAJ	401 E 6TH ST	CORONA	CA	#####
373-025-022,023	NIMENREXIM, CORP	25 VIA DEL MACCI CT	LAKE ELSINORE	CA	#####
374-163-002,003,004	LAKE ELSINORE CITY	130 S MAIN ST	LAKE ELSINORE	CA	#####
374-163-005-009	RAYMOND CHUNTEH KUO / KUO YUANN L	P O BOX 5266	IRVINE	CA	#####
374-164-004,006	CHURCH OF CHRIST OF SEDCO HILLS / CHURCH OF CHRIST OF SEDCO HILLS	201 N MAIN ST	LAKE ELSINORE	CA	#####
374-164-005	IRZ INV	5485 WOODSIDE PL	RANCHO CUCAMONGA	CA	#####
374-173-001	GOLDEN OPPORTUNITY NO 28LP	4900 SANTA ANITA AVE	EL MONTE	CA	#####
374-173-002,003	ANTONIO FRANCO	1435 FINEGROVE AVE	HACIENDA HEIGHTS	CA	#####
374-173-004	BERTHANNA TAYLOR	6495 NIWOT RD	LONGMONT	CO	#####
374-173-010	COAST ENTERPRISES	6700 E SWARTHOME DR	ANAHEIM HILLS	CA	#####
374-173-012	JACOR PROPERTIES	44880 LOS GATOS RD	TEMECULA	CA	#####
374-173-013	HARVEY RYAN / RYAN KIMBERLY	159 N MAIN ST	LAKE ELSINORE	CA	#####
374-173-014	169 N MAIN STREET	31620 RAILROAD CYN RD	CANYON LAKE	CA	#####
377-292-034	STEVEN WOODS / CHACON-WOODS ANDREINA	34250 DEERGRASS WAY	LAKE ELSINORE	CA	#####

373-025-026 NIMENREXIM, CORP 25 VIA DEL MACCI CT LAKE ELSINORE CA 92532	373-021-005 JORGE/FROYLAN/J/KARLA ALFARO 25540 HAYES AVE MURRIETA CA 92562	373-021-006 IMPERIAL PROP INV 8141 LA MONTE RD ANAHEIM CA 92804
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373-025-016 LUCINA CAPISTRAN / CAPISTRAN PEDRO 645 W 98TH ST LOS ANGELES CA 90044	373-025-017,018,020 JOHN Y LEE P O BOX 75797 LOS ANGELES CA 90075	373-025-019 KUMAR RAJ & SANTOSH KUMAR TRUST DTD 8/5/2005 / KUMAR RAJ 401 E 6TH ST CORONA CA 92879

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130 S MAIN ST
LAKE ELSINORE CA 92530

374-163-005-009
RAYMOND CHUNTEH KUO / KUO YUANN L
P O BOX 5266
IRVINE CA 92616

374-164-004,006
CHURCH OF CHRIST OF SEDCO HILLS /
CHURCH OF CHRIST OF SEDCO HILLS
201 N MAIN ST
LAKE ELSINORE CA 92530

374-164-005
IRZ INV
5485 WOODSIDE PL
RANCHO CUCAMONGA CA 91737

374-173-001
GOLDEN OPPORTUNITY NO 28LP
4900 SANTA ANITA AVE
EL MONTE CA 91731

374-173-002,003
ANTONIO FRANCO
1435 FINEGROVE AVE
HACIENDA HEIGHTS CA 91745

374-173-004
BERTHANNA TAYLOR
6495 NIWOT RD
LONGMONT CO 80503

374-173-010
COAST ENTERPRISES
6700 E SWARTHOME DR
ANAHEIM HILLS CA 92807

374-173-012
JACOR PROPERTIES
44880 LOS GATOS RD
TEMECULA CA 92590

374-173-013
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