



City of Lake Elsinore
Planning Commission Meeting
Minutes – Draft

Meeting Date:
December 05, 2023

Public Session: 6:00 PM

Michael Carroll, Chair
Jodi Peters, Vice Chair
John Gray, Commissioner
Anthony Williams, Commissioner
Myles Ross, Commissioner

Cultural Center
183 N. Main Street
Lake Elsinore, CA 92530

CALL TO ORDER

The Regular Meeting of the Planning Commission was called to order at 6:00 pm.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Chair Peters.

ROLL CALL

Present: 5 - Commissioner Gray, Commissioner Ross, Commissioner Williams, Chair Carroll, Vice Chair Peters
Absent: 0 - None

PUBLIC COMMENTS - NON-AGENDIZED ITEMS - 3 MINUTES

None.

CONSENT CALENDAR

A motion was made by Vice Chair Peters, seconded by Commissioner Gray to approve the Consent Calendar.

The motion Carried by the following vote:

Aye: 5 - Commissioner Gray, Ross, and Williams, Chair Carroll, Vice Chair Peters
No: 0 - None
Absent: 0 - None

1. **Minutes of the Regular Planning Commission Meeting of November 7, 2023**

Approve the minutes of the Regular Planning Commission Meeting of November 7, 2023.

This item was approved on the Consent Calendar.



BUSINESS ITEM(S)

2. **A Use Determination Request by Inland Boat Center Regarding the Retail Sales and Service of Boats with Accessory Use of Outdoor Display within the Elsinore City Center Specific Plan**

1. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A LAND USE DETERMINATION ESTABLISHING RECREATIONAL VEHICLE SALES AND SERVICE AS A PERMITTED USE, WITH OUTDOOR DISPLAY AND STORAGE SUBJECT TO THE APPROVAL OF A CONDITIONAL USE PERMIT WITHIN THE ELSINORE CITY CENTER SPECIFIC PLAN.

Damaris Abraham, Assistant Community Development Director provided a presentation.

There were no public speakers.

A motion was made by Commissioner Gray, seconded by Commissioner Ross to approve the one (1) Resolution:

The motion Carried by the following vote:

- Aye: 5** - Commissioners Gray, Ross and Williams, Chair Carroll, Vice Chair Peters
- No: 0** - None
- Absent: 0** - None

PUBLIC HEARING(S)

3. **Planning Application No. 2023-40 (Inland Boat Center) – A Request for a Conditional Use Permit in connection with the establishment of a new boat dealership in an existing 126,661 sq. ft. building with a 29,895 sq. ft. outdoor display area and a 38,736 sq. ft. outdoor storage area located at 31700 Grape Street**

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities); and
2. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2023-40 (CONDITIONAL USE PERMIT NO. 2023-15) IN CONNECTION WITH ESTABLISHING AND OPERATING A NEW BOAT DEALERSHIP IN AN EXISTING BUILDING CONTAINING APPROXIMATELY 126,661 SQUARE FOOT AREA WITH A 29,895 SQUARE FOOT OUTDOOR DISPLAY AREA AND A 38,736 SQUARE FOOT OUTDOOR STORAGE AREA LOCATED AT 31700 GRAPE STREET (APNS: 363-530-003 AND 363-530-006).

The Public Hearing was opened at 6:06 p.m.

Damaris Abraham, Assistant Community Development Director provided a presentation.

There were no public speakers.

The Public Hearing was closed at 6:10 p.m.



A motion was made by Commissioner Gray, seconded by Vice Chair Peters to adopt a Resolution The motion Carried by the following vote:

Aye: 5 - Commissioner Gray, Ross, and Williams, Chair Carroll, Vice Chair Peters
No: 0 - None
Absent: 0 - None

4. **Tentative Tract Map No. 38597 – a Request to Subdivide a 73.77-acre Site Into Eight (8) Lots Ranging in Size From 1.12 Acres to 17.08 Acres for Financing Conveyance Purposes Only**

Continue consideration of the proposed project off-calendar.

The Public Hearing was opened on Tuesday, November 7, 2023, and continued to tonight's meeting.

There were no Public Speakers.

The Public Hearing was closed at 6:12 p.m.

A motion was made by Voting Member Ross, seconded by Vice Chair Peters to continue the project off-calendar. The motion Carried by the following vote:

Aye: 5 - Commissioner Gray, Ross and Williams, Chair Carroll, Vice Chair Peters
No: 0 - None
Absent: 0 - None

PUBLIC COMMENTS - NON-AGENDIZED ITEMS - 3 MINUTES

There was a late request to speak on non-agendized items.

Margaret Williams was called to speak.

STAFF COMMENTS

There were no staff comments.

CITY ATTORNEY COMMENTS

There were no City Attorney Comments.

COMMISSIONERS' COMMENTS

There were no Commissioner Comments.

ADJOURNMENT

The Lake Elsinore Planning Commission adjourned at 6:18 p.m. to the next Regular meeting on Tuesday, December 19, 2023 in the Cultural Center located at 183 N. Main Street at 6:00 p.m.