



City of Lake Elsinore
Planning Commission Meeting
Minutes – Draft

Meeting Date:
April 16, 2024

Public Session: 6:00 PM

Jodi Peters, Chair
John Gray, Vice Chair
Anthony Williams, Commissioner
Michael Carroll, 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 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Carroll led the Pledge of Allegiance.

ROLL CALL

Present: 5 - Commissioners Ross, Carroll, and Williams; Vice Chair Gray; and Chair Peters
Absent: 0 - None

PUBLIC COMMENTS - NON-AGENDIZED ITEMS - 3 MINUTES

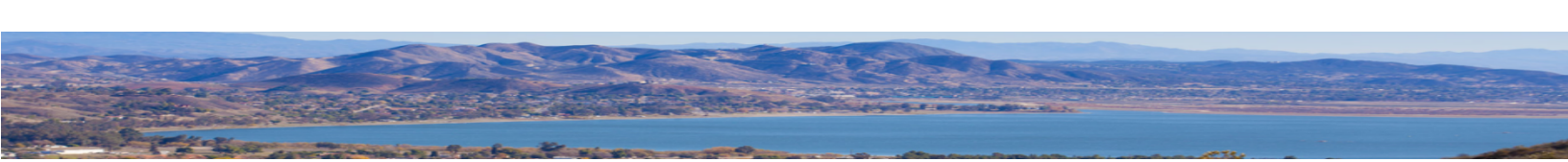
None.

CONSENT CALENDAR

There were no Consent Calendar items.

PUBLIC HEARING(S)

1. **Planning Application No. 2020-92 (Riverside/Lincoln Commercial) proposing to establish a new commercial center with six (6) buildings (approximately 51,101 sq. ft. in total) on an approximately 6.36-acre site located at the southwest corner of Lincoln Street and Riverside Drive**
 1. Find that pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, the project would not have a significant effect on the environment and no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in a previously adopted Mitigated Negative Declaration (ER 2020-05) (SCH No. 2021010316);



2. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO 2020-92 (CONDITIONAL USE PERMIT NO. 2023-16 AND COMMERCIAL DESIGN REVIEW NO. 2023-06) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP);
3. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2023-16 TO ESTABLISH A GASOLINE DISPENSING STATION WITH A 4,291 SQUARE FOOT CANOPY, BEER AND WINE SALES (TYPE 20), SELF-STORAGE FACILITY (THREE (3) BUILDINGS 38,016 SQUARE FEET IN TOTAL), 3,979 SQUARE FOOT SELF-SERVE CARWASH, AND 4,456 SQUARE FOOT DRIVE-THRU RESTAURANT LOCATED AT APNS: 379-111-017, 018, 019, AND 020; and
4. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING COMMERCIAL DESIGN REVIEW NO. 2023-06 FOR BUILDING DESIGN AND CONSTRUCTION OF A 4,650 SQ. FT. CONVENIENCE STORE, 4,291 SQ. FT. CANOPY, 38,016 SQ. FT. SELF-STORAGE FACILITY, 3,979 SQ. FT. SELF-SERVE CARWASH, 4,456 SQ. FT. DRIVE-THRU RESTAURANT, AND RELATED SITE IMPROVEMENTS LOCATED AT APNS: 379-111-017, 018, 019, AND 020.

The Public Hearing was opened at 6:02 p.m.

Staff received 15 written comments, which were provided to the Commission and entered into the record. The written comments were made available to the public.

Associate Planner Mendoza presented the staff report.

The Public Hearing was closed at 6:13 p.m.

A motion was made by Commissioner Ross and seconded by Vice Chair Gray to adopt the resolutions and to find that no new environmental documentation was necessary.

The motion carried by the following vote:

Aye: 4 - Commissioners Ross and Williams; Vice Chair Gray, and Chair Peters

Nay: 1 - Commissioner Carroll

2. **Two Development Agreements pertaining to the approximately 368-acre subdivision within Tentative Tract Map No. 31370 located within the Tuscany Hills Specific Plan**

1. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF DEVELOPMENT AGREEMENTS NO. 2024-__ (T.T. GROUP INC.) and 2024-__ (CANADIAN PACIFIC LAND, LLC AND STRACK FARMS LAND, LLC) FOR THE APPROXIMATELY 368-ACRE SUBDIVISION PREVIOUSLY APPROVED UNDER TENTATIVE TRACT MAP NO. 31370 LOCATED WITHIN THE TUSCANY HILLS SPECIFIC PLAN.

The Public Hearing was opened at 6:15 p.m.

Community Development Director Abraham provided a presentation.

There were no public comments.

The Public Hearing was closed at 6:20 p.m.

A motion was made by Commissioner Carroll and seconded by Vice Chair Gray to adopt the resolution.

The motion carried by the following vote:

Aye: 5 - Commissioners Ross, Carroll, and Williams; Vice Chair Gray; and Chair Peters
Nay: 0 - None

BUSINESS ITEM(S)

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 6:28 p.m. to the next Regular meeting on Tuesday, May 7, 2024 in the Cultural Center located at 183 N. Main Street at 6:00 p.m.