



**City of Lake Elsinore**  
Planning Commission Meeting  
Minutes – Draft

**Meeting Date:**  
February 06, 2024

**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 Commissioner Carroll.

### **ROLL CALL**

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

### **PUBLIC COMMENTS - NON-AGENDIZED ITEMS - 3 MINUTES**

Natasha Johnson was called to speak.

Tim Sheridan was called to speak.

### **CONSENT CALENDAR**

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

**The motion was carries by the following vote:**

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

#### **1. Minutes of the Regular Planning Commission Meeting of January 16, 2024.**

Approve the minutes of the Regular Planning Commission Meeting of January 16, 2024.

The item was approved on the Consent Calendar.



**PUBLIC HEARING(S)****2. Planning Application No. 2022-02 (Ambassador Discipleship Center) – A Request for a Design Review approval to remodel an existing 14,565 sq. ft. four-story building with a 2,087 sq. ft. addition (16,652 sq. ft. total) and a 3,906 sq. ft. storage building and a Conditional Use Permit to establish and operate a congregate living and educational facility located at 164 and 184 South Main Street**

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities);
2. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2022-02 (CONDITIONAL USE PERMIT NO. 2022-21) TO ESTABLISH A CONGREGATE LIVING AND EDUCATIONAL FACILITY IN AN EXISTING 14,565 SQ. FT. BUILDING WITH 2,087 ADDITION (16,652 SQ. FT. TOTAL) AND A 3,906 STORAGE BUILDING LOCATED AT 164 AND 184 SOUTH MAIN STREET (APNS: 373-153-039 AND 373-153-041); and
3. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2022-02 (COMMERCIAL DESIGN REVIEW NO. 2022-14) TO REMODEL AN EXISTING 14,565 SQ. FT. BUILDING WITH 2,087 ADDITION (16,652 SQ. FT. TOTAL) AND A 3,906 STORAGE BUILDING AS A NEW CONGREGATE LIVING AND EDUCATIONAL FACILITY WITH DINING ROOM AND COMMERCIAL RETAIL RESTAURANT AND OTHER RELATED ONSITE IMPROVEMENTS LOCATED AT 164 AND 184 SOUTH MAIN STREET (APNS: 373-153-039 AND 373-153-041).

The Public Hearing was opened on January 16, 2024 and continued to tonight.

Community Development Director, Abraham provided the presentation.

Brett Masters, the applicant, provided a presentation.

John Leoyd, was called to speak.

Miguel Topete, was called to speak.

Jarred Hanson, was called to speak.

Caitlin Hanson, was called to speak.

Katie Allen, was called to speak.

Janice Garcia, was called to speak.

Che Garcia, was called to speak.

Brad Shay, was called to speak

Valerie Husky, was called to speak.

Gregg Hann, was called to speak.

Cindy Worth, was called to speak.

Cheri Allen, was called to speak.

Aubrey Masters, was called to speak.

Martin Mendoza, was called to speak.

Kimberly Ryan, was called to speak.

John Hansen, was called to speak.

Ted Perry, was called to speak.

Michelle Wallace, was called to speak.

Jeff Freemer, was called to speak.

Jennifer Rivera, was called to speak.

Tim Fleming, was called to speak.

David Baker, was called to speak.

Helen Jeong, was called to speak.

Barry Johnson, was called to speak.

Bobbi Boes, was called to speak.

Cari Castillo, was called to speak.

Christopher Templeton, was called to speak.

Cathy Cook Templeton, was called to speak.

Thomas Solis, was called to speak.

Douglas Norfolk, was called to speak.

Clark Edmond, was called to speak.

Cindy Cardenas, was called to speak.

Antonio Cardenas, was called to speak.

Juan Garcia, was called to speak.

Kyle Saunders, was called to speak.

Chair Peters called for a 5-minute recess 8:12 pm.

The meeting was resumed at 8:18 pm.

Barak Davies, was called to speak.

Blanca Valle, was called to speak.

Brett Masters and Thomas Riggle addressed the Planning Commission to respond to questions from the public and the Planning Commission.

The Public Hearing was closed at 8:46 pm.

**A motion was made by Commissioner Ross to adopt the Resolutions and find the project exempt from CEQA. The motion failed for lack of a second.**

**An alternative motion was made by Commissioner Carroll, seconded by Commissioner Williams to reject the Resolutions,**

**The motion was carried by the following vote:**

**Aye:** 4 - Commissioners Carroll and Williams; Vice Chair Gray; Chair Peters  
**Nay:** 1 - Commissioner Ross

3. **Planning Application No. 2023-36 (Lake Oasis Spa) – A request for a Conditional Use Permit to establish a new massage establishment within a 1,530 sq. ft. suite within an existing multi-tenant building located at 31900 Mission Trail**

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities); and
2. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2023-36 (CONDITIONAL USE PERMIT NO. 2023-13) TO ESTABLISH A NEW MASSAGE ESTABLISHMENT IN AN EXISTING 1,530 SQUARE FOOT UNIT WITHIN A MULTI-TENANT BUILDING LOCATED AT 31900 MISSION TRAIL SUITE 150 (APN: 363-172-006)

The Public Hearing was opened at 8:52 pm.

Assistant Community Development Director, Abraham, provided a presentation.

Commissioner Carroll presented the staff and applicant with a question.

Kimberly Ryan approached to answer the question.

The Public Hearing was closed at 8:55 pm.

**A motion was made by Commissioner Carroll, and a second by Commissioner Ross to adopt the Resolution.**

**The motion was carried by the following vote:**

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

**STAFF COMMENTS**

There were no staff comments.

**CITY ATTORNEY COMMENTS**

There were no City Attorney comments.

**COMMISSIONERS' COMMENTS**

Commissioner Ross thanked the attendees.

**ADJOURNMENT**

The Lake Elsinore Planning Commission will adjourn to the next Regular meeting on Tuesday, February 20, 2024 in the Cultural Center located at 183 N. Main Street at 6:00 p.m.