



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Lake Elsinore, California, will hold a Public Hearing on March 26, 2024, at the Lake Elsinore Cultural Center, 183 North Main Street, Lake Elsinore, California, 92530, at 7:00 p.m., or as soon thereafter as the matter may be heard, to consider the following related items:

Planning Application No. 2022-02 (Dream Center Discipleship): An appeal of the February 6, 2024 decision of the Planning Commission to deny Commercial Design Review (CDR No. 2022-14) and Conditional Use Permit (CUP No. 2022-21) 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, as a new congregate living and educational facility with conference rooms, a 1,358 sq. ft. dining room and kitchen area/retail commercial restaurant and to establish and operate a congregate living and educational use for a total of 60 occupants on a 0.85-acre site in the Downtown Elsinore Specific Plan (DESP). The project site is located southeast corner of Main Street and Prospect Street, more specifically 164 and 184 South Main Street (APNs: 373-153-041 and 373-153-039). Applicant: Brett Masters, Dream Center Lake Elsinore; Appellant: Brett Masters, Dream Center Lake Elsinore)

The proposed Project is exempt from the 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 Existing Facilities.

ALL INTERESTED PERSONS are hereby invited to attend this Public Hearing to present written information, express opinions or otherwise present evidence in the above matters. 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 City Clerk's office at (951) 674-3124 ext. 269. All Agenda materials are available for review at City Hall the Friday before the Public Hearing.

FURTHER INFORMATION on this item may be obtained by contacting Damaris Abraham, Assistant Community Development Director in the Planning Division at dabraham@lake-elsinore.org or (951) 674-3124, ext. 913.

Candice Alvarez, MMC,
City Clerk



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Lake Elsinore, California, will hold a Public Hearing on March 26, 2024, at the Lake Elsinore Cultural Center, 183 North Main Street, Lake Elsinore, California, 92530, at 7:00 p.m., or as soon thereafter as the matter may be heard, to consider the following related items:

Planning Application No. 2022-02 (Dream Center Discipleship): An appeal of the February 6, 2024 decision of the Planning Commission to deny Commercial Design Review (CDR No. 2022-14) and Conditional Use Permit (CUP No. 2022-21) 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, as a new congregate living and educational facility with conference rooms, a 1,358 sq. ft. dining room and kitchen area/retail commercial restaurant and to establish and operate a congregate living and educational use for a total of 60 occupants on a 0.85-acre site in the Downtown Elsinore Specific Plan (DESP). The project site is located southeast corner of Main Street and Prospect Street, more specifically 164 and 184 South Main Street (APNs: 373-153-041 and 373-153-039). Applicant: Brett Masters, Dream Center Lake Elsinore; Appellant: Brett Masters, Dream Center Lake Elsinore)

The proposed Project is exempt from the 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 Existing Facilities.

ALL INTERESTED PERSONS are hereby invited to attend this Public Hearing to present written information, express opinions or otherwise present evidence in the above matters. 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 City Clerk's office at (951) 674-3124 ext. 269. All Agenda materials are available for review at City Hall the Friday before the Public Hearing.

FURTHER INFORMATION on this item may be obtained by contacting Damaris Abraham, Assistant Community Development Director in the Planning Division at dabraham@lake-elsinore.org or (951) 674-3124, ext. 913.

Candice Alvarez, MMC,
City Clerk

The Press-Enterprise
Published: 3/15/24

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011655228

FILE NO. 0011655228

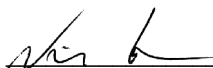
PROOF OF PUBLICATION

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:

03/15/2024

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

Date: March 15, 2024.
At: Riverside, California



Signature

OWNERSHIP LIST

CERTIFICATION FORM

Attached to this certification form is a list of all property owners within a 300'-foot radius of the subject property as obtained from the latest Riverside County County Assessment Rolls.

This list is certified to be true and correct to the best of my knowledge and belief.

Property Located at:

164 S Main St.
Lake Elsinore, CA
APN # 373-153-039 + 041

Signed:

Donna Scales Dated 9-28-23
Donna Scales
Donna's Radius Maps
684 S. Gentry Lane
Anaheim, CA 92807
(714) 921-2921

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of document.

STATE OF CALIFORNIA)

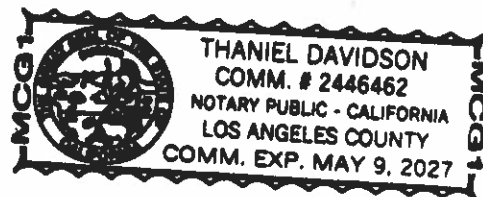
COUNTY OF Orange)

On this 28th day of September, 2023 before me, Thaniel Davidson, a Notary Public, personally appeared Donna Scales who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

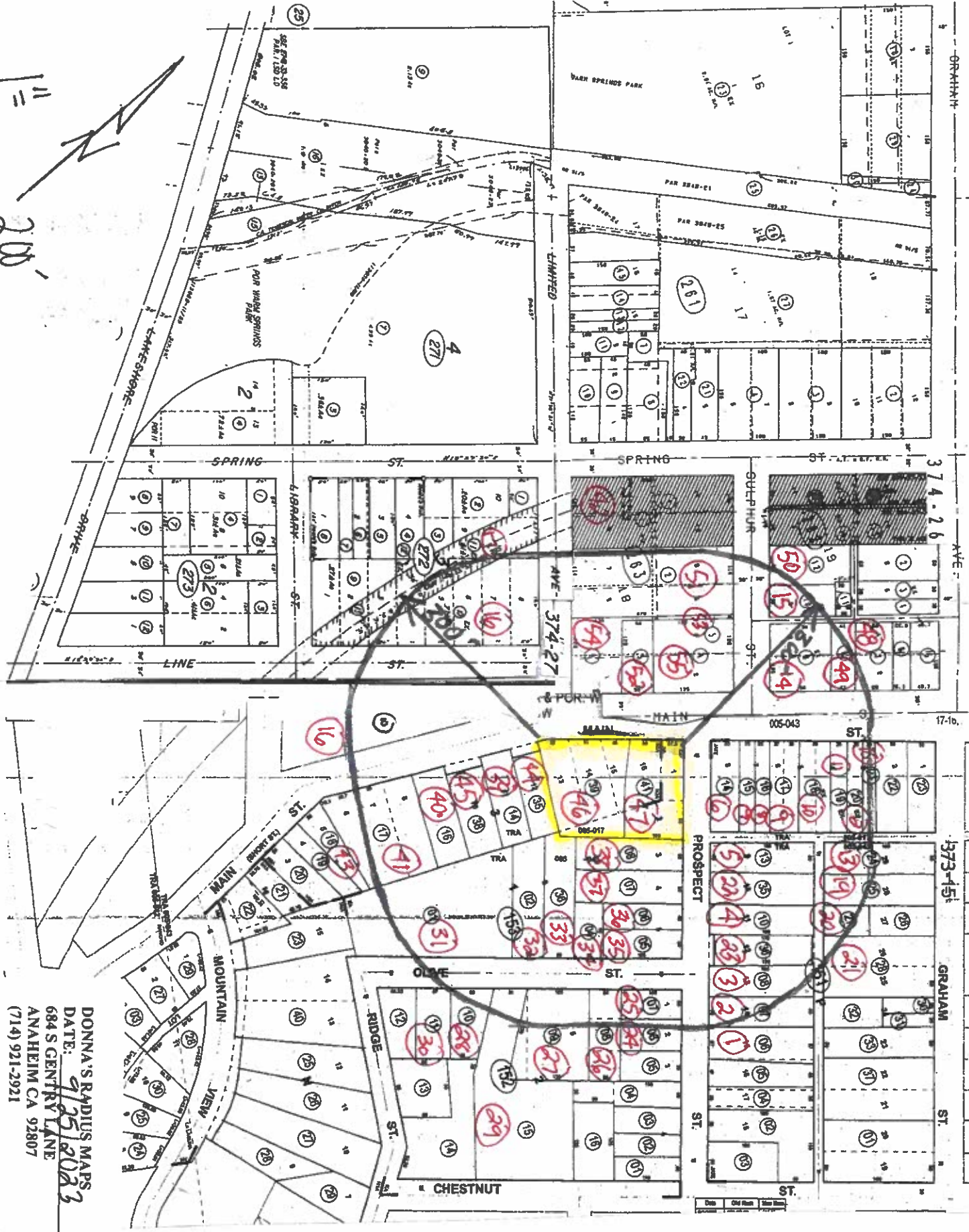
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS My hand and official seal

Thaniel Davidson
Signature



111
200



DONNA'S RADIIUS MAPS
DATE: 9/25/2023
684 S CENTRY LANE
ANAHEIM CA 92807
(714) 921-2921

373-151-006 1
OPPORTUNITY I HOLDINGS GOLDEN
4900 SANTA ANITA AVE #2C
EL MONTE CA 91731

373-151-007 2
VILLALOBOS LIVING TR
207 E PROSPECT ST
LAKE ELSINORE CA 92530

373-151-008 3
OTTO RENE ESCOBAR
201 PROSPECT ST
LAKE ELSINORE CA 92530

373-151-010 4
ROBERT ADLER
17782 HEIDI CIR
YORBA LINDA CA 92886

373-151-013 5
DAMIAN J HELLING
349 WHITE FOX RUN
FALLBROOK CA 92028

373-151-014 6
LETICIA CERVANTES
143 N VICENTIA AVE
CORONA CA 92882

373-151-015 7
CAPITAL OCSM
2981 E BLUE STAR AVE
ANAHEIM CA 92806

373-151-016 8
144 MAIN
144 S MAIN ST
LAKE ELSINORE CA 92530

373-151-017 9
GEORGE C BECERRA
4005 S HERMITAGE DR
HACIENDA HEIGHTS CA 91745

373-151-018-020,024 10-17
374-262-009,010,374-272-010,011
CITY OF ELSINORE
130 S MAIN ST
LAKE ELSINORE CA 92530

373-151-021 18
GENARO PRATS
23828 VIA OLIVIA
MURRIETA CA 92562

373-151-025 & 027 19-20
CARRIAGE FUNERAL
SERVICES OF CALIF INC
3040 POST OAK BLVD #300
HOUSTON TX 77056

373-151-028 21
SVPP PROPERTIES
610 N SANTA ANITA AVE
ARCADIA CA 91006

373-151-035 22
MONTERRAT NOEGGERATH
125 E PROSPECT ST
LAKE ELSINORE CA 92530

373-151-036 23
WORK ACTION GROUP SOCIAL
28497 HIGHWAY 74 #A102
LAKE ELSINORE CA 92532

373-152-006 24
LOUIS A VILLA
25370 VIA OESTE
TEMECULA CA 92590

373-152-007 25
PROP HT
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

373-152-008 26
KATRINA AVALOS
172 OLIVE ST
LAKE ELSINORE CA 92530

373-152-009 27
DAVID KHWAJA
14443 OLD CREEK RD
SAN DIEGO CA 92131

373-152-010 28
SKY MEMORIAL CENTER
444 E HUNTINGTON #209
ARCADIA CA 91006

373-152-015 29
SKY MEMORIAL CENTER
PO BOX 2058
ARCADIA CA 91007

373-152-011 30
HELEN AURELIA SMITH
196 OLIVE ST
LAKE ELSINORE CA 92530

373-153-001,002,036 31-33
SUNRIDERS CONST MANAGEMENT
22570 PIN TAIL DR
CANYON LAKE CA 92587

373-153-004 34
ERIC M HOSHAW
6311 PULLMAN CT
RIVERSIDE CA 92505

373-153-005 35
CORTEZ GARCIA FAMILY TR
2727 S NORMANDIE AVE
LOS ANGELES CA 90007

373-153-006 36
LUMOS COMMUNITIES
2618 SAN MIGUEL #503
NEWPORT BEACH CA 92660

373-153-007 & 008 37-38
DIANA ROSSON
25034 RHINE ST
HEMET CA 92544

373-153-014 & 016 39-40
CARLOS & MARIA MORAN TR
629 S BLUFF RD
MONTEBELLO CA 90034

373-153-017,374-263-001 41-42
REYNOLDS DAVID E & DIANNE TR
22830 HIDDEN CREEK CT
MURRIETA CA 92562

373-153-018 43
RONALD W BROMLEY
866 S RANCHO SANTA FE RD
SAN MARCOS CA 92078

373-153-035 44
ROBERT A GRIMES
15 PALATINE DR
ALHAMBRA CA 91801

373-153-038 45
CARLOS O MORAN
629 S BLUFF RD
MONTEBELLO CA 90034

373-153-039 46
EDNA M GEARHART
677 BOWMAN RD
HAMILTON MT 59840

373-153-041 47
DREAM CENTER LAKE ELSINORE
114 E PECK ST
LAKE ELSINORE CA 92530

374-262-007 48
REG FAMILY LIMITED PARTNERSHIP
117 S MAIN ST #205
LAKE ELSINORE CA 92530

374-262-008 49
RUSS MACIAS
18011 TERETICORNIS AVE
LAKE ELSINORE CA 92532

374-262-012 50
ASSET HOLDINGS ACCESS
119 W SULPHUR ST
LAKE ELSINORE CA 92530

374-263-002 & 005 51-52
LI LI
725 W DUARTE RD #2058
ARCADIA CA 91007

374-263-003 & 006 53-54
LI LI
PO BOX 630
ROSEMEAD CA 91770

374-263-004 55
INV VIHAAN
39291 SHREE RD
TEMECULA CA 92591