



## 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 March 18, 2025, 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. 2024-16 (Mission Tr Massage Parlor):** The proposed project is a request by Owen Liu for a Conditional Use Permit (CUP No. 2024-09) to establish a new massage establishment within an existing 1,117 square-foot (sq. ft.) multi-tenant commercial building. The proposal includes a total of five (5) massage rooms: three (3) single massage rooms, one (1) couple massage room, and one (1) foot massage room. The project site is located at 31736 Mission Trail, Unit A within the Commercial Mixed-Use District (CMU) (APN: 363-172-018 and 363-172-019).

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 15301 (Class 1: Existing Facilities).

**ALL INTERESTED PERSONS** are invited to submit written information, express opinions or otherwise submit written evidence by email to [jmatie@Lake-Elsinore.org](mailto:jmatie@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](http://www.lake-elsinore.org) the Friday before the Public Hearing.

**FURTHER INFORMATION** on this item may be obtained by contacting Jesse Rodriguez, Assistant Planner in the Planning Division at [Jrodriguez@lake-elsinore.org](mailto:Jrodriguez@lake-elsinore.org) or (951) 777-7454.

Damaris Abraham,  
Community Development Director

# THE PRESS-ENTERPRISE

KEEP YOUR EYES ON THE 'PRISE

pe.com

3512 14 Street  
Riverside, California 92501  
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City of Lake Elsinore  
130 South Main Street  
Lake Elsinore, California 92530

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Invoice Text:	<p>[<a href="https://res.cloudinary.com/dgqq2xsfd/image/upload/q_auto:best/enotice-production/documentcloud/notices/1741034761992/eeeeeee.jpg">https://res.cloudinary.com/dgqq2xsfd/image/upload/q_auto:best/enotice-production/documentcloud/notices/1741034761992/eeeeeee.jpg</a>] 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 March 18, 2025, 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. 2024-16 (Mission Tr Massage Parlor): The proposed project is a request by Owen Liu for a Conditional Use Permit (CUP No. 2024-09) to establish a new massage establishment within an existing 1,117 square-foot (sq. ft.) multi-tenant commercial building. The proposal includes a total of five (5) massage rooms: three (3) single massage rooms, one (1) couple massage room, and one (1) foot massage room. The project site is located at 31736 Mission Trail, Unit A within the Commercial Mixed-Use District (CMU) (APN: 363-172-018 and 363-172-019). 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 15301 (Class 1: Existing Facilities). ALL INTERESTED PERSONS are invited to submit written information, express opinions or otherwise submit written evidence by email to <a href="mailto:jmatie@Lake-Elsinore.org">jmatie@Lake-Elsinore.org</a> [<a href="mailto:jmatie@Lake-Elsinore.org">jmatie@Lake-Elsinore.org</a>]. 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</p>



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**FURTHER INFORMATION** on this item may be obtained by contacting Jesse Rodriguez, Assistant Planner in the Planning Division at [jrodriguez@lake-elsinore.org](mailto:jrodriguez@lake-elsinore.org) or (951) 777-7454.

Damaris Abraham,  
Community Development Director  
**The Press-Enterprise**  
Published: 3/7/25

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011722913

**FILE NO. 0011722913**

#### 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:

**03/07/2025**

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

Date: March 7, 2025.  
At: Riverside, California

Signature



# AFFIDAVIT OF NOTIFICATION LIST

Application No. 2024-16

Applicant Name WEN WANG

Project Name/Location MISSION TR MASSAGE PALLOU / 31736 MISSION TR #A

I certify that on 6th day of FEBRUARY, 2025, we prepared a notification list and a radius map, including properties entirely and partially within 600 feet of the most exterior boundaries of the property being considered in the above referenced project known as (Property Address) 31736 MISSION TR #A. 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.

AN # 363 172 018, 019

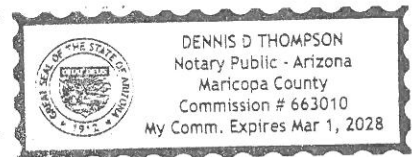
2-2 2/6/25

Applicant/Representative Signature MAPLIST PREPARED - DATA MAPPING SOLUTIONS, LLC  
This instrument was acknowledged before me on this 6 day of FEB, 2025, by

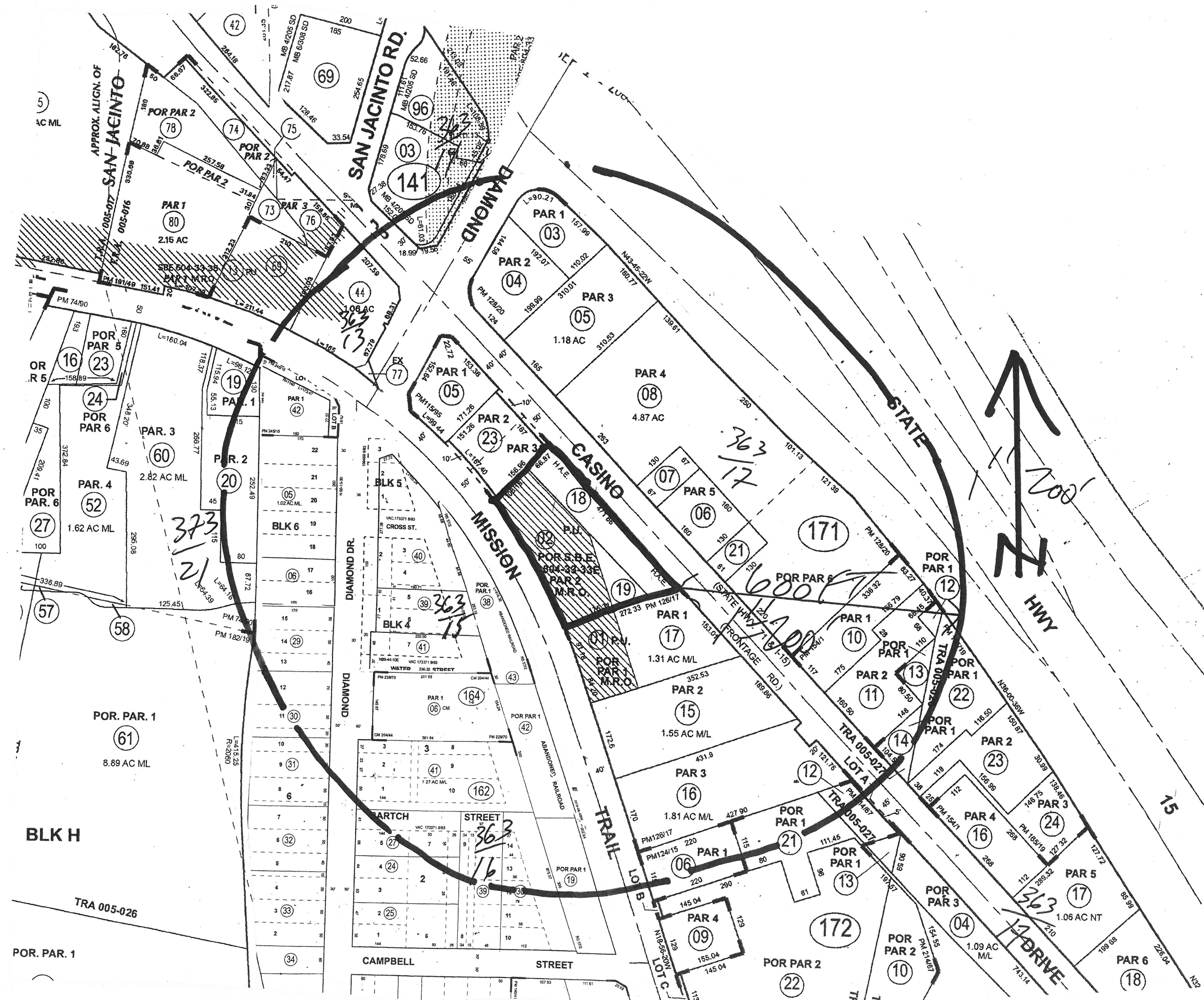
In witness whereof I hereunto set my hand and official seal.

Notary Public

My Commission expires on: March 01, 2028



**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.**





363-172-018,019  
JACK & HILDA MALKI TRUST  
31076 FLYING CLOUD DR  
LAGUNA NIGUEL CA 92677

363-130-013/172-001,002  
AT&SF RR  
740 E CARNEGIE DR  
SAN BERNARDINO CA 92408

363-130-044  
MCDONALDS CORP  
P O BOX 884  
MURRIETA CA 92564

363-130-069  
CHEVRON USA INC  
P O BOX 1392  
BAKERSFIELD CA 93302

363-130-077  
STATE OF CALIF  
464 W FOURTH ST  
SAN BERNARDINO CA 92401

363-141-003  
VERMEULEN PROP 5  
2677 N MAIN ST #930  
SANTA ANA CA 92705

363-150-005  
THOMAS F/JEEP JESSUP/CRAIG &  
MONICA HEMPEL  
151 DIAMOND DR  
LAKEELSINORE CA 92530

363-150-006-031/210-061  
JIC CP DIAMOND DEV  
13974 BOQUITA DR  
DEL MAR CA 92014

363-150-038  
LAURA C /JAMES WOLFE  
8502 E CHAPMAN AVE #319  
ORANGE CA 92869

363-150-039,040  
WALGREEN CO/W UNION  
P O BOX 1159  
DEERFIELD IL 60015

363-150-041  
TERRENCE B /DOUGLAS C JONES  
P O BOX 2427  
PALM SPRINGS CA 92263

363-150-042  
DMSD PROP  
41760 IVY ST #201  
MURRIETA CA 92562

363-162-019,042  
MAXSON HOLDINGS  
17668 GRAND AVE  
LAKE ELSINORE CA 92530

363-162-024  
DANIEL CHING YAU YANG  
18975 BRAMHALL LN  
ROWLAND HEIGHTS CA 91748

363-162-030,039  
LYNN FAMILY REVOCABLE LIVING TR DTD  
02/07/2006  
18975 BRAMHALL LN  
ROWLAND HEIGHTS CA 91748

363-162-041  
DIAMOND LAKE LP  
448 E FOOTHILL BLVD #207  
SAN DIMAS CA 91773

363-162-043  
JAMES /LAURA C WOLFE  
8502 E CHAPMAN AVE #319  
ORANGE CA 92869

363-162-045  
LAKE ELSINORE MEDICAL  
8721 W SUNSET BLVD  
LOS ANGELES CA 90069

363-164-001  
SEBASTIAN SERGIO/MIREYA BEATRIZ  
CERDA  
31866 CORTE MENDOZA  
TEMECULA CA 92592

363-164-002,003  
SAADAT FAMILY TRUST/FARID SAADAT  
26866 ORCHID TREE AVE  
MURRIETA CA 92562

363-164-004,005  
NAIMAH D POWELL  
19726 LONGBRANCH WAY  
CORONA CA 92881

363-164-006  
DIAMOND PROFESSIONAL PLAZA  
425 DIAMOND DR #102  
LAKE ELSINORE CA 92530

363-171-003  
SMBD INV  
200 4TH AVE  
NASHVILLE TN 37201

363-171-004  
ELSINORE DYNASTY HOLDINGS/LAKE  
ELSINORE INV  
250 DIAMOND DR  
LAKEELSINORE CA 92530

363-171-006-008,021  
ASHOK/KAY TALWAR  
31461 GLENBRIDE RD  
WESTLAKE VILLAGE CA 91361

363-171-010  
FUGATE J LARRY  
208 S MAIZE RD  
WICHITA KS 67209

363-171-011  
POURSHIRAZI HOMAYOUN & NEGAR  
YOUSSEFI LIVING TRUST D  
8152 E BAILEY WAY  
ANAHEIM CA 92808

363-171-012-014,022  
E&R RANCHO PACIFIC INC  
10470 FOOTHILL BLVD #100  
RANCHO CUCAMONGA CA 91730

363-171-025  
KICK EXPRESS LP/GIUSEPPE NAPOLI  
31706 CASINO DR  
LAKE ELSINORE CA 92530

363-171-026  
GIUSEPPE /VITINA NAPOLI  
31797 PASEO LA BRANZA  
SAN JUAN CAPO CA 92675

363-172-005  
CIRCLE K STORES INC  
PO BOX 52085  
PHOENIX AZ 85072

363-172-006  
BCC HERITAGE PLAZA LLC  
41140 CHACO CANYON RD  
MURRIETA CA 92562

363-172-012,021  
RONALD EUGENE /DEBRA ANN  
ARMSTRONG  
38142 STONE MEADOW DR  
MURRIETA CA 92562

363-172-015,017  
CHI MING/RU YU FAN  
2008 KANOLA RD  
LA HABRA HEIGHTS CA 90631

363-172-016  
IMPERIAL STATIONS INC  
3199 RED HILL AVE #B  
COSTA MESA CA 92626

363-172-021  
RONALD EUGENE /DEBRA ANN  
ARMSTRONG  
204 POCAHONTAS ST  
WILLIAMSBURG VA 92562

363-172-023  
VROOM PROP  
29801 SANTA MARGARITA PKWY  
RANCHO SANTA MARGARITA CA 92688

373-210-019  
COMMUNITY ACCESS NETWORK NON  
PROFIT CORP  
2275 S MAIN ST #201  
CORONA CA 92882

373-210-020,060  
LEVC GROUP  
5850 CANOGA AVE #650  
WOODLAND HILLS CA 91367