



## REPORT TO PLANNING COMMISSION

**To:** Honorable Chair and Members of the Planning Commission

**From:** Damaris Abraham, Interim Assistant Community Development Director

**Prepared by:** Kevin Beery, Associate Planner

**Date:** February 7, 2023

**Subject:** **Planning Application No. 2018-59 (Ministerio Puerta Del Cielo)** - A Request for a Conditional Use Permit to Expand the Existing Church Located in Units 5-B and 7-C at 31712 Casino Drive into Units 6-A, 6-B, 6-C and 7-B

**Applicant:** Sonia Welsh and Helio Esquer

### Recommendation

1. Find and determine 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. 2018-59 (CONDITIONAL USE PERMIT NO. 2022-03) TO EXPAND THE EXISTING CHURCH LOCATED IN UNITS 5-B AND 7-C AT 31712 CASINO DRIVE INTO UNITS 6-A, 6-B, 6-C AND 7-B (APN: 363-171-008)

### Project Location

The project site is located at 31712 Casino Drive (APN: 363-171-008).

### Background

On October 2, 2018, the Planning Commission approved Conditional Use Permit No. 2018-18 allowing the establishment of the subject church (operating as “Ministerio Puerta Del Cielo” and “Amazing Church”) in the existing multi-tenant commercial building at 31712 Casino Drive, Units 5-B and 7-C. The current application is a request to modify the original Conditional Use Permit to allow the church to expand into Units 6-A, 6-B, 6-C and 7-B in the same building.

## **Project Description**

The church currently occupies Units 5-B and 7-C which are used for main assembly and office, respectively. The application proposes to expand the church into Units 6-A, 6-B, 6-C and 7-B. Units 6-A, 6-B and 6-C will be combined into one 3,000 sq. ft. suite to be used for main assembly whereas Units 7-B and 7-C will be combined into one 2,800 sq. ft. suite to be used for accessory office and children's congregation. Unit 5-B will continue to be used for accessory youth congregation. Project construction would entail an interior remodel of the units. No major exterior alterations or site improvements are proposed by the application.

The application states that the anticipated total church membership is 200, including adults and minors. Hours of operation would be Monday through Friday 9:00am-5:00pm for church administration. Church services are scheduled for Sundays 9:00am-12:00pm and 6:00pm-9:00pm; Tuesdays 7:00pm-9:00pm, and Wednesdays 7:00pm-9:00pm. Special events would include a Mother's Day potluck, Christmas Day service (6:00pm-8:00pm), Easter Day service (6:00pm-8:00pm). The church would also hold occasional conference events on the first Saturday of March, June, and November.

## **Analysis**

### *General Plan Consistency*

The General Plan land use designation of the subject property is General Commercial (GC). The GC designation provides for retail, services, and restaurants, professional and administrative offices, hotels and motels, mixed-use projects, public and quasi-public uses, and similar and compatible uses. The proposed religious assembly use is compatible with the GC designation and will serve residents in the surrounding area. The proposal is consistent with all other General Plan goals and policies.

### *Municipal Code Consistency*

The subject property is located in the Neighborhood Commercial (C-1) zoning district. According to Section 17.120.030.C. of the Lake Elsinore Municipal Code (LEMC), places of religious assembly or institution require a Conditional Use Permit in the C-1 district. Therefore, upon review and approval of a Conditional Use Permit modification, the project would be consistent with the C-1 zoning regulations. According to Section 17.415.070.F of the LEMC, applications for any change in a Conditional Use Permit are reviewed in a similar manner as a new application.

The project also complies with the parking requirements under Chapter 17.148 of the LEMC as shown below in Table 1. The commercial building is located in an existing shopping center with shared parking facilities pursuant to a recorded agreement between property owners. The shopping center currently has a total of 438 on-site parking spaces. Based on the standards under Section 17.148.030 of the LEMC, the total number of parking spaces required by existing on-site uses is 369. The proposed change in use would increase the number of parking spaces required by 44 to 413. Therefore, the existing supply of parking spaces in the shopping center exceeds the total required for the proposed church use and other existing businesses. Therefore, the project conforms to applicable minimum parking requirements and is not required to provide additional off-street parking spaces.

Unit	Previous or Existing Use	Proposed Use	Existing Required	Proposed Required
1A-B	Lotions and Lace	Lotions and Lace	15	15
1C	Vacant	Vacant	8	8
2A	Fancy Nail & Spa	Fancy Nail & Spa	4	4
2B-C	One Jiu Jitsu	One Jiu Jitsu	8	8
3A-B	Vincenzos Olive Tree	Vincenzos Olive Tree	29	29
4A-B	Emilio's Mexican Restaurant	Emilio's Mexican Restaurant	103	103
5A	King Kabob	King Kabob	13	13
5B	Amazing Church (main assembly)	Amazing Church (office/youth congregation)	49	9
6A-C	G-Force Fitness Center (vacant)	Amazing Church (main assembly)	12	96
7A	Swan Spa	Swan Spa	6	6
7B	G-Force Fitness Center (vacant)	Amazing Church (office/child congregation)	6	6
7C	Amazing Church (office)	Amazing Church (office/child congregation)	4	4
8A-B	Angel View	Angel View	32	32
300	Firestone Fire	Firestone Fire	19	19
31700	Meineke (vacant)	Meineke (vacant)	11	11
31706	Tommy's Car Wash (approved)	Tommy's Car Wash (approved)	21	21
31724	Sizzler's (vacant) & USPS	Sizzler's (vacant) & USPS	29	29
<b>Total:</b>			<b>369</b>	<b>413</b>

Table 1 – Required Parking Summary

The Design Review Committee, including Staff from Planning, Building and Safety, Fire, and Engineering departments and the Elsinore Valley Municipal Water District, has reviewed the Project and have added recommended permit conditions of approval to ensure compliance with adopted plans, policies, and regulations.

### Environmental Determination

Staff has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities) because the project is confined to a change in use of an existing commercial building and proposed construction is limited to interior alterations not resulting in expansion of building floor area.

The project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project site is completely disturbed and is developed with an existing shopping center. The project site is not located in a Criteria Cell and was not required to be processed through the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) processes. The project complies with all other applicable requirements of the MSHCP.

### Public Notice

Notice of the hearing for this application has been published in the Press-Enterprise newspaper and mailed to property owners within 300 feet of the subject property.

### Attachments:

- Attachment 1 – CUP Resolution
- Attachment 2 – Conditions of Approval
- Attachment 3 – Vicinity Map
- Attachment 4 – Aerial Map
- Attachment 5 – Site and Floor Plans
- Attachment 6 – Public Notice Materials

## **RESOLUTION NO. 2023-**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2018-59 (CONDITIONAL USE PERMIT NO. 2022-03) TO EXPAND THE EXISTING CHURCH LOCATED IN UNITS 5-B AND 7-C AT 31712 CASINO DRIVE INTO UNITS 6-A, 6-B, 6-C AND 7-B (APN: 363-171-008)**

**Whereas**, Sonia Welsh and Heleo Esquer, have filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2018-59 (Conditional Use Permit No. 2022-03) to expand the existing church located in Units 5-B and 7-C at 31712 Casino Drive into Units 6-A, 6-B, 6-C and 7-B (APN: 363-171-008). Units 6-A, 6-B and 6-C will be combined into one 3,000 sq. ft. suite to be used for main assembly, and Units 7-B and 7-C will be combined into one 2,800 sq. ft. suite to be used for accessory office and children's congregation space. Unit 5-B will be used for accessory youth congregation.

**Whereas**, Section 6.0 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) requires that all discretionary projects within a MSHCP Criteria Cell undergo the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) process to analyze the scope of the proposed development and establish a building envelope that is consistent with the MSHCP criteria; and,

**Whereas**, Section 6.0 of the MSHCP further requires that the City adopt consistency findings demonstrating that the proposed discretionary entitlement complies with the MSHCP Criteria Cell, and the MSHCP goals and objectives; and,

**Whereas**, Chapter 17.415.070.A of the Lake Elsinore Municipal Code (LEMC) provides that certain uses have operational characteristics that, depending on the location and design of the use, may have the potential to negatively impact adjoining properties, businesses or residents and therefore are permitted subject to the issuance of a Conditional Use Permit, which allows the City to comprehensively review and approve the use; and,

**Whereas**, pursuant to Chapter 17.415.070.B of the LEMC, the Planning Commission (Commission) has been delegated with the responsibility of reviewing and approving, conditionally approving, or denying Conditional Use Permits; and,

**Whereas**, on February 7, 2023, at a duly noticed Public Hearing, the Commission has considered evidence presented by the Community Development Department and other interested parties with respect to this item.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

**Section 1:** The Commission has considered the project and has found it acceptable.

**Section 2:** That in accordance with the MSHCP, the Commission makes the following findings for MSHCP consistency:

- 1. The project is not subject to the City's LEAP and the Western Riverside County Regional Conservation Authority's (RCA) JPR processes as it is not located within a Criteria Cell.*



2. *The project site is developed with existing commercial uses. The project is proposing to remodel the interior of an existing multi-tenant commercial building. As such, the Riparian/Riverine Areas and Vernal Pool Guidelines as set forth in Section 6.1.2 of the MSHCP are not applicable.*
3. *The project is consistent with the Protection of Narrow Endemic Plant Species Guidelines as set forth in MSHCP Section 6.1.3 and the Additional Survey Needs and Procedures as set forth in MSHCP Section 6.3.2 because the project is not located within any Narrow Endemic Plant Species Survey Areas or Critical Species Survey Areas.*
4. *The project is consistent with the Fuels Management Guidelines because the project site is not within or adjacent to any MSHCP Criteria Cell or conservation areas.*
5. *The project is exempt from MSHCP local development mitigation fees pursuant to LEMC Section 16.85.090.B because the project involves remodeling to an existing development project and will not result in additional usable square footage.*

**Section 3:** The Commission hereby finds and determines that the project is categorically exempt from California Environmental Quality Act (Cal. Publ. Res. Code §§21000 et seq. "CEQA") and CEQA Guidelines (14. Cal. Code Regs. §§15000 et seq.), specifically pursuant to Section 15301 (Class 1 – Existing Facilities), because the project is confined to an existing commercial building and proposed construction is limited to interior alterations not resulting in an expansion of building floor area.

**Section 4:** That in accordance with California Planning and Zoning Law and the LEMC Section 17.168.060 (Findings), the Commission makes the following findings regarding the project:

1. That the proposed use, on its own merits and within the context of its setting, is in accord with the objectives of the General Plan and the purpose of the planning district in which the site is located.

*The project site is located in the General Commercial (GC) General Plan Land use designation and the Neighborhood Commercial (C-1) Zoning designation, which is consistent with the applicable General Plan Land Use Designation. The proposed use is a permitted use subject to the approval of a Conditional Use Permit within the C-1 Zoning designation.*

2. The proposed use will not be detrimental to the general health, safety, comfort or general welfare of persons residing or working within the neighborhood of the proposed use or the City, or injurious to property or improvements in the neighborhood or the City.

*The proposed use will be located within an existing building. The proposed use does not propose either directly or indirectly any detrimental effects to the existing surrounding community. The project has been conditioned as such to avoid any possible negative impacts associated with the conversion and operation of the proposed facility.*

3. The site for the intended use is adequate in size and shape to accommodate the use, and for all the yards, setbacks, walls or fences, landscaping, buffers and other features required by this title.

*The proposed use has been reviewed for compliance with applicable sections of the LEMC, and the proposed use will complement the existing uses, based on the submitted plans and attached conditions of approval.*

4. The site for the proposed use relates to streets and highways with proper design both as to width and type of pavement to carry the type and quantity of traffic generated by the subject use.

*The proposed use is located within an existing built environment, inclusive of streets. The existing streets are of adequate size to facilitate safe and convenient transportation to and from the site.*

5. In approving the subject use at the specific location, there will be no adverse effect on abutting properties or the permitted and normal use thereof.

*The project has been thoroughly reviewed and conditioned by all applicable City departments thereby eliminating the potential for any adverse effects.*

6. Adequate conditions and safeguards pursuant to Section 17.168.050 of the LEMC, including guarantees and evidence of compliance with conditions, have been incorporated into the approval of the subject project to ensure development of the property in accordance with the objectives of this chapter and the planning district in which the site is located.

*Pursuant to Section 17.168.040 of the LEMC, the project was considered by the Commission at a duly noticed Public Hearing on February 7, 2023, appropriate and applicable conditions of approval have been included to protect and promote the public health, safety, and general welfare.*

**Section 5:** Based upon the evidence presented, the above findings, and the Conditions of Approval imposed upon the project, the Commission hereby approves Planning Application No. 2018-59 (Conditional Use Permit No. 2022-03).

**Section 6:** This Resolution shall take effect immediately upon its adoption.

**Passed and Adopted** on this 7<sup>th</sup> day of February, 2023.

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Matthew Dobler, Chairman

**Attest:**

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Damaris Abraham,  
Interim Assistant Community Development Director

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF LAKE ELSINORE        )

I, Damaris Abraham, Interim Assistant Community Development Director of the City of Lake Elsinore, California, hereby certify that Resolution No. 2023-\_\_ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held February 7, 2023 and that the same was adopted by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Damaris Abraham,  
Interim Assistant Community Development Director

## CONDITIONS OF APPROVAL

PROJECT: PA 2018-59/CUP 2022-03  
PROJECT NAME: Ministerio Puerta Del Cielo  
PROJECT LOCATION: APN: 363-171-008  
APPROVAL DATE:  
EFFECTIVE DATE:  
EXPIRATION DATE:

### **GENERAL**

1. Planning Application No. 2018-59 (Conditional Use Permit No. 2022-03) proposes to expand the existing church located in Units 5-B and 7-C at 31712 Casino Drive into Units 6-A, 6-B, 6-C and 7-B (APN: 363-171-008). Units 6-A, 6-B and 6-C will be combined into one 3,000 sq. ft. suite to be used for main assembly, and Units 7-B and 7-C will be combined into one 2,800 sq. ft. suite to be used for accessory office and children's congregation space. Unit 5-B will be used for accessory youth congregation.
2. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, Agents, and its Consultants (Indemnitees) from any claim, action, or proceeding against the Indemnitees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning approval, implementation and construction of CUP 2022-03, which action is brought within the time period provided for in California Government Code Sections 65009 and/or 66499.37, and Public Resources Code Section 21167, including the approval, extension or modification of CUP 2022-03 or any of the proceedings, acts or determinations taken, done, or made prior to the decision, or to determine the reasonableness, legality or validity of any condition attached thereto. The applicant's indemnification is intended to include, but not be limited to, damages, fees and/or costs awarded against or incurred by Indemnitees and costs of suit, claim or litigation, including without limitation attorneys' fees, penalties and other costs, liabilities and expenses incurred by Indemnitees in connection with such proceeding. The City will promptly notify the applicant of any such claim, action, or proceeding against the City. If the project is challenged in court, the City and the applicant shall enter into formal defense and indemnity agreement, consistent with this condition.
3. Within 30 days of Project approval and prior to issuance of any building permits, the applicant shall sign and complete an "Acknowledgement of Conditions," and shall return the executed original to the Community Development Department for inclusion in the case records.

### **PLANNING DIVISION**

4. Conditional Use Permit No. 2022-03 shall lapse and become void two years following the date on which the conditional use permit became effective, unless one of the following: (1) prior to the expiration of two years, a building permit related to the conditional use permit is issued and construction commenced and diligently pursued toward completion; or (2) prior to the expiration of two years, the applicant has applied for and has been granted an extension of the conditional use permit approval pursuant to subsections (a), (b), and (c) of Lake Elsinore Municipal Code (LEMC) Section

17.415.070.D.2. Subject to the provisions of LEMC Section 17.415.070.I, a conditional use permit granted pursuant to the provisions of this section shall run with the land and shall continue to be valid upon a change of ownership of the site or structure, which was the subject of the Conditional Use Permit application.

5. Hours of operation shall be Monday through Friday 9:00am-5:00pm for church administration. Church services shall occur on Sundays 9:00am-12:00pm and 6:00pm-9:00pm; Tuesdays 7:00pm-9:00pm, and Wednesdays 7:00pm-9:00pm. The establishment will also have special events that include a Mother's Day potluck, Christmas Day service 6:00pm-8:00pm and Easter Day service 6:00pm-8:00pm. Conference events will be held on the first Saturday in March, June, and November.
6. Operational activities shall be conducted in accordance with the floor plans approved by the Planning Commission.
7. A temporary use permit or special event permit, as applicable, shall be obtained from the City of Lake Elsinore prior to conducting any outdoor event on the subject property.
8. An application for modification, expansion or other change in a Conditional Use Permit shall be reviewed according to the provisions of the Section 17.415.070 of the LEMC, in a similar manner as a new application
9. If operation of this use raises concerns related to parking, noise, traffic, or other impacts, at the discretion of the Community Development Director, this Conditional Use Permit may be referred back to the Planning Commission for subsequent review at a Public Hearing. If necessary, the Commission may modify or add conditions of approval to mitigate such impacts, or may revoke said Conditional Use Permit.
10. All Conditions of Approval shall be reproduced on page one of building plans prior to their acceptance by the Building and Safety Division, Community Development Department. All Conditions of Approval shall be met prior to the issuance of a Certificate of Occupancy and release of utilities.
11. All future development proposals shall be reviewed by the City on a project-by-project basis. If determined necessary by the Community Development Director or designee, additional environmental analysis will be required.
12. Any proposed minor revisions to the approved plans are subject to review and approval by the Community Development Director or designee. Any proposed substantial revisions to the approved plans shall be reviewed according to the provisions of the Municipal Code in a similar manner as a new application.
13. Provisions of the City's Noise Ordinance (LEMC Chapter 17.176) at all times.
14. Openings including doors and windows shall be closed during operation.
15. No individual signs are approved as part of this approval. The applicant or designee shall submit an application for a sign permit, pay appropriate fees and receive approval from the Community Development Department for any sign(s) installed at the project site.



16. There shall be no loitering in or around the establishment.
17. Graffiti shall be removed within 24 hours.
18. The vicinity of the establishment shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.
19. If any of the conditions of approval set forth herein fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted, deny or further condition issuance of all future building permits, deny revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation

#### BUILDING DIVISION

20. The applicant shall meet all applicable building codes in effect at the time, including requirements for the occupancy.
21. A building permit shall be obtained prior to construction of building alterations.

#### CITY OF LAKE ELSINORE FIRE MARSHAL

22. The applicant/operator shall comply with all requirements of the Riverside County Fire Department Lake Elsinore Office of the Fire Marshal.
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I hereby state that I acknowledge receipt of the approved Conditions of Approval for the above-referenced project and do hereby agree to accept and abide by all Conditions of Approval as approved by the City of Lake Elsinore Planning Commission on \_\_\_\_\_. I also acknowledge that all Conditions shall be met as indicated.

Date: \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_

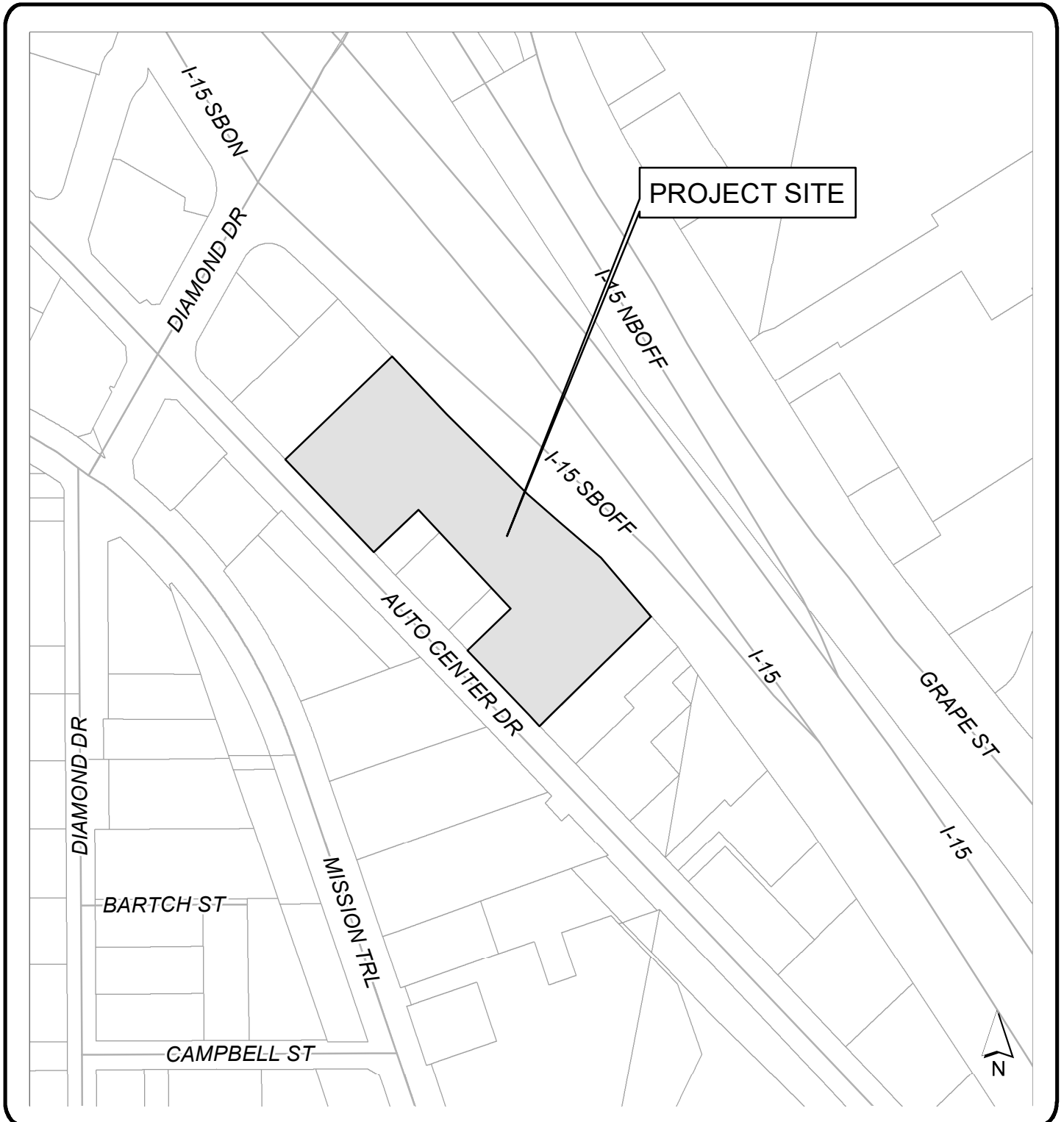
Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

DRAFT

Planning Application No. 2018-59  
APN: 363-171-008  
VICINITY MAP



Planning Application No. 2018-59  
APN: 363-171-008  
AERIAL MAP

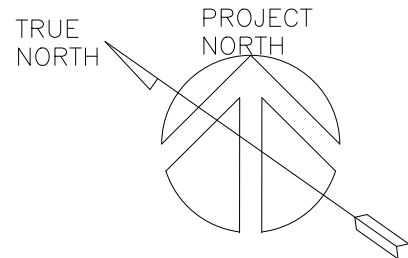




TENANT IMPROVEMENT  
31712 CASINO DR.  
SUITES 6A, 6B, 6C, 7B, AND 7C  
LAKE ELSINORE, CA 92530



SITE PLAN  
NO SCALE



Unit Number	Business Name	Business Type	Total Floor Area (sq. ft.)	RESTAURANT*		Assembly (sq. ft.)	Total (sq. ft.)	VEHICLE REPAIR*		Medical*	Total floor area (sq. ft.)	Total parking spaces required
				Customer Area (sq. ft.)	Non-customer area (sq. ft.)			Service Bays	175/175/202/202 (sq. ft.)			
1A-B	Lotions and Lace	Retail	3600									14.4
1C	Vacant	General	1800									7.2
2A	Fancy Nail & Spa	General	1000									4
2B	One Jiu Jitsu	General	1000									4
2C	One Jiu Jitsu	General	1000									4
3A & 3B	Vincenzo's Olive Tree	Restaurant	4200	1200	3000						28.16069057	
4A & 4B	Enilio's Mexican Restaurant	Restaurant	6750	4000	2750						102.538889	
5A	King Kabob	Restaurant	1900	200	1700						12.94444444	
5B	Amazing Church - Youth Church (Non-drivers)	Church	2200								8.8	
6A-B-C	Amazing Church	Church	3000					2000			95.23809524	
7A	Swan Spa	General	1400								5.6	
7B	Amazing Church - Children's Sunday School	General	1400								5.6	
7C	Amazing Church - Children's Sunday School	General	1400								5.6	
8B-D	Angel View	General	8000								32	
300	Firestone Tire	Vehicle Repair	5120					6	200		18.8	
31700	Vacant (Former Meineke)	General	2520								10.08	
31706	Tommy's Car Wash (Former Coco's)	General	2443								20.972	
31724	Vacant (Former Sizzler)	General	3475								13.9	
31724	US Post Office	General	3720								14.88	
Total =											408.7141191	
Total available											436	
Remaining											-29.28588086	

General: In commercial districts and generally for commercial uses, including offices, one parking space shall be provided for each 250 square feet of gross floor area.  
1. Restaurant: one space for each 45 square feet of customer area, plus one space for each 200 square feet of noncustomer area.  
2. Assembly: one space per each three seats. Where there are no fixed seats, one space per 24 square feet of floor area in places of assembly.  
3. Vehicle Repair: three spaces for each service bay, plus one space for each 250 square feet of office, sales, and storage areas.  
4. Medical: one space for each 175 square feet of gross floor area.

PROJECT DATA

PROJECT DESCRIPTION:  
THIS PROJECT SCOPE CONSISTS OF:  
1. TENANT IMPROVEMENT OF 3 CONTINUOUS UNITS (6A, 6B, 6C) AND 2 CONTINUOUS UNITS (7B, 7C) SEPARATED IN THE SAME BUILDING FOR CHURCH ASSEMBLY AND CHURCH OFFICE USES

PROPERTY INFORMATION:  
ADDRESS: 31712 CASINO DR  
UNITS 6A, 6B, 6C, 7B AND 7C  
LAKE ELSINORE, CA 92530  
ASSESSORS PARCEL NUMBER: 363-171-008

ZONING: C1 - NEIGHBORHOOD COMMERCIAL  
GENERAL PLAN: GC - GENERAL COMMERCIAL

AREAS:  
UNITS 6A, 6B, 6C = 3,000 SF  
UNIT 7B, 7C = 2,800 SF

OCCUPANCY AND TYPE CLASSIFICATION:

OCCUPANCY GROUPS: A3 OCCUPANCY AND B OCCUPANCY  
TYPE OF CONSTRUCTION: TYPE VB SPRINKLERED

USE PERMIT:  
PLANNING APPLICATION NO. 2022-0182  
CONDITIONAL USE PERMIT NO. 2022-0023  
MODIFYING PLANNING APPLICATION NO. 2018-59  
AND CONDITIONAL USE PERMIT NO. 2022-18

PROJECT DIRECTORY

APPLICANT/  
TENANT:  
AMAZING CHURCH LAKE ELSINORE  
24203 DUSTY TRAIL WAY  
MENIFEE, CA 92557  
CONTACT: SONIA WELSH  
PHONE: (951) 972-0788  
EMAIL: 1REALFAITH@GMAIL.COM

PROPERTY  
OWNER:  
TALWAR TRUST  
ASHOK AND KAY TALWAR  
17165 NEWHOPE ST, STE H  
FOUNTAIN VALLEY, CA 92708  
CONTACT: ASHOK TALWAR  
PHONE: (714) 241-1550  
EMAIL: CH@SUMMITTEAM.COM

ARCHITECT:  
KIM QUON ARCHITECT, LLC  
4614 LACKEY RD NW  
LAKEBAY, WA 98349  
CONTACT: KIM QUON  
PHONE: (951) 201-1271  
E-MAIL: KIM@KIMQUONARCHITECT.COM

APPLICABLE CODES

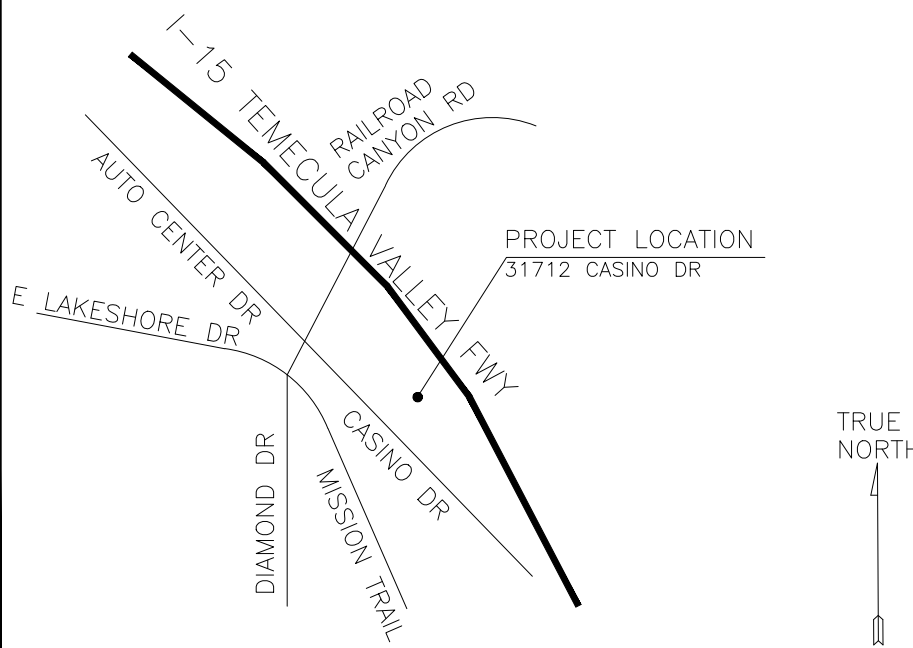
2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA RESIDENTIAL CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA ENERGY CODE  
2022 CALIFORNIA FIRE CODE

AS MODIFIED BY THE CITY OF LAKE ELSINORE

SHEET INDEX

T-1 TITLE SHEET/SITE PLAN  
A-1 UNITS 6A-C AND 7B-C FLOOR PLANS  
A-2 UNIT 5B REFERENCE FLOOR PLAN

VICINITY MAP



REVISION:

kim quon architect, llc  
4614 lackey rd. nw, lakebay, wa 98349 951 201 1271  
kim@kimquonarchitect.com www.kimquonarchitect.com

AMAZING CHURCH  
LAKE ELSINORE  
24203 DUSTY TRAIL WAY  
MENIFEE, CA 92557

SITE PLAN  
TENANT IMPROVEMENT  
31712 CASINO DR  
SUITES 6A, 6B, 6C, 7B, AND 7C  
LAKE ELSINORE, CA 92530

PLOT DATE:  
01/18/23

EDIT DATE:  
01/18/23

PROJECT:  
2219

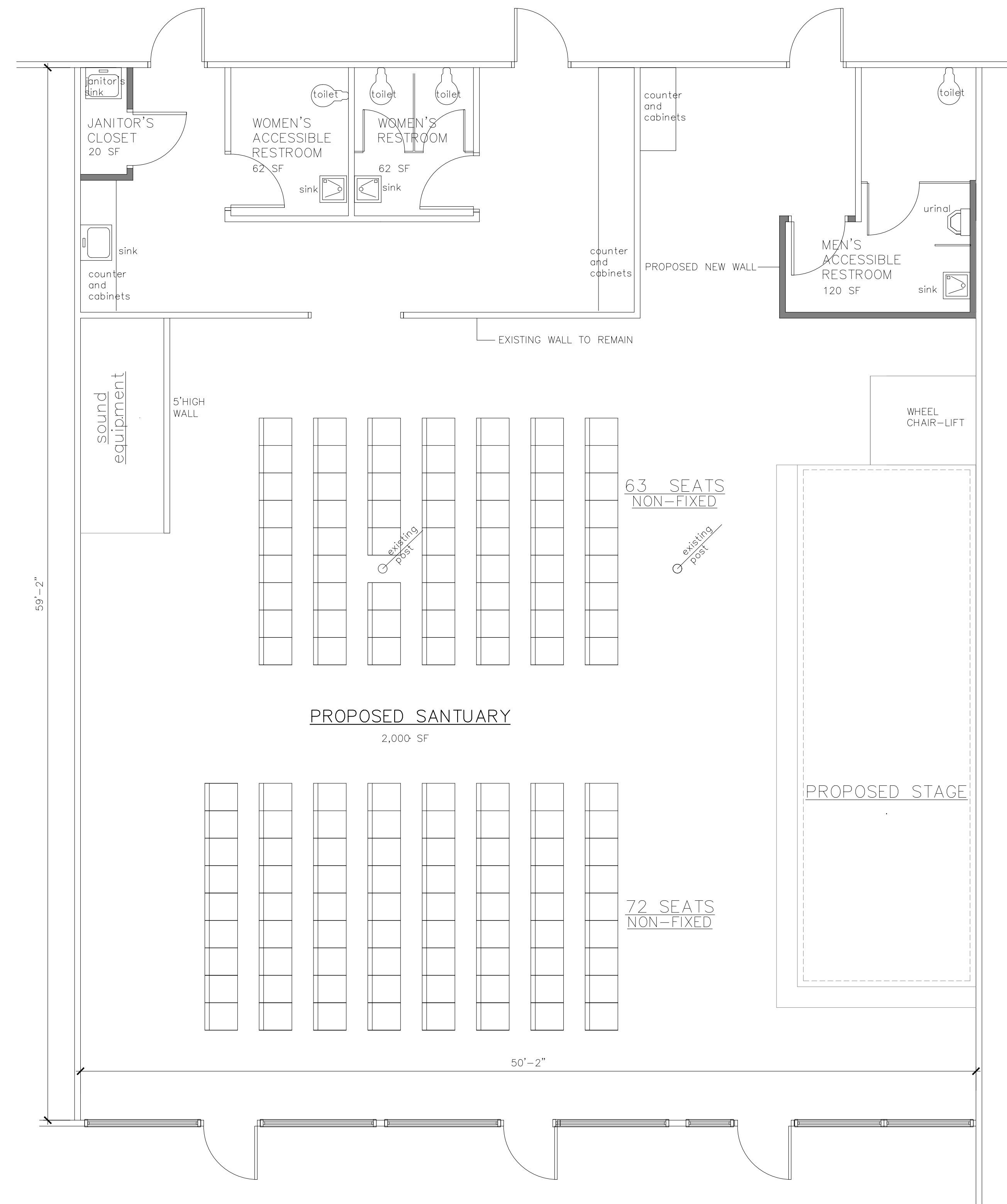
DRAWN:  
K.Q.

SCALE:  
NO SCALE

SHEET

T-1





UNITS 6A, 6B, 6C FLOOR PLAN

SCALE: 1/4" = 1'-0"

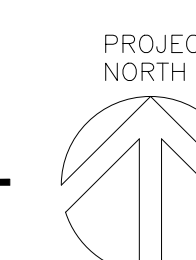


UNITS 6A-C = 3,000 SF  
135 NON-FIXED SEATING  
NON ASSEMBLY = 1,000 SF  
ASSEMBLY AREA = 2,000 SF



UNITS 7B, 7C FLOOR PLAN

SCALE: 1/4" = 1'-0"



UNIT 7B-1400 SF  
NON ASSEMBLY = 1400 SF

UNIT 7C 1400 SF  
NON ASSEMBLY = 1400 SF

REVISION:

**kim quon architect, llc**  
4814 Lackey Rd. NW, Lakeway, WA 98349  
951 201 1271  
kim@kimquonarchitect.com  
www.kimquonarchitect.com

AMAZING CHURCH  
LAKE ELSINORE  
24203 DUSTY TRAIL WAY  
MENIFEE, CA 92587

**FLOOR PLANS**  
**TENANT IMPROVEMENT**  
31712 CASINO DR  
SUITES 6A, 6B, 6C, 7B, AND 7C  
LAKE ELSINORE, CA 92530

PLOT DATE:  
01/18/23

EDIT DATE:  
01/18/23

PROJECT:  
2219

DRAWN:  
K.Q.

SCALE:  
1/4"=1'-0"

SHEET

A-1





## 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 Tuesday, February 7, 2023 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. 2018-59 (Ministerio Puerta Del Cielo):** A request for a Conditional Use Permit to expand the existing church located in Units 5-B and 7-C at 31712 Casino Drive into Units 6-A, 6-B, 6-C and 7-B. Units 6-A, 6-B and 6-C will be combined into one 3,000 sq. ft. suite to be used for main assembly, Units 7-B and 7-C will be combined into one 2,800 sq. ft. suite to be used for accessory office and children's congregation, and Unit 5-B is to be used for accessory youth congregation. (APN: 363-171-008; Applicant: Sonia Welsh and Helio Esquer; Property Owner: Talwar Trust, Ashok & Kay Talwar).

The 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 invited to submit written information, express opinions or otherwise submit written evidence by email to [cserna@lake-elsinore.org](mailto:cserna@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 Kevin Beery, Associate Planner, at [kbeery@lake-elsinore.org](mailto:kbeery@lake-elsinore.org) or (951) 674-3124, ext. 805.

Damaris Abraham  
Interim Assistant Community Development Director

Posted at City Hall on January 27, 2023  
Published in the Press Enterprise on January 27, 2023

# THE PRESS-ENTERPRISE

KEEP YOUR EYES ON THE 'PRISE

pe.com

3512 14 Street  
Riverside, California 92501  
(951) 368-9229  
neller@scng.com

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

*Account Number:* 5209153  
*Ad Order Number:* 0011583071  
*Customer's Reference/PO Number:*  
*Publication:* The Press-Enterprise  
*Publication Dates:* 01/27/2023  
*Total Amount:* \$280.47  
*Payment Amount:* \$0.00  
*Amount Due:* \$280.47  
*Notice ID:* fs7FoWjQCU8C0XaTpKZD  
*Invoice Text:*

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 Tuesday, February 7, 2023 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. 2018-59 (Ministerio Puerta Del Cielo): A request for a Conditional Use Permit to expand the existing church located in Units 5-B and 7-C at 31712 Casino Drive into Units 6-A, 6-B, 6-C and 7-B. Units 6-A, 6-B and 6-C will be combined into one 3,000 sq. ft. suite to be used for main assembly, Units 7-B and 7-C will be combined into one 2,800 sq. ft. suite to be used for accessory office and children's congregation, and Unit 5-B is to be used for accessory youth congregation. (APN: 363-171-008; Applicant: Sonia Welsh and Helio Esquer; Property Owner: Talwar Trust, Ashok & Kay Talwar). The 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 invited to submit written information, express opinions or otherwise submit written evidence by email to [cserna@lake-elsinore.org](mailto:cserna@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

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011583071

FILE NO. 0011583071

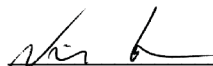
### PROOF OF PUBLICATION

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:

01/27/2023

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

Date: January 27, 2023.  
At: Riverside, California

  
\_\_\_\_\_  
Signature

### NOTICE OF PUBLIC HEARING

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Damaris Abraham  
Interim Assistant Community Development Director  
**The Press-Enterprise**  
Published: 1/27/23





## AFFIDAVIT OF NOTIFICATION LIST

Application No.

2018-59 (CUR 2018-18), 2022-0182  
Sonia Welsh CCUP 2022-0023

Applicant Name

Casino Drive 31712, Lake Elsinore, CA  
92530

Project Name/Location

Amazing Church LE; Ministerio Puerta Del Cielo

I certify that on 6th day of January, 2023, we prepared a notification list and a radius map, including properties entirely and partially within 300 feet of the most exterior boundaries of the property being considered in the above referenced project known as (Property Address) 31712 Casino Dr. Lake Elsinore CA 92530. 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.

[Signature]  
Applicant/Representative Signature

1/6/23

Date

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by

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

Notary Public

My Commission expires on: \_\_\_\_\_

**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.**

See Attached



# Affidavit of Notification List

## ACKNOWLEDGMENT

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 that document.

State of California

County of San Bernardino

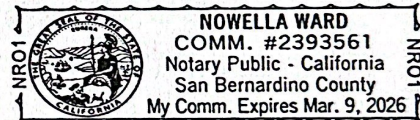
On 1/6/23 before me Nowella Ward notary public  
(insert name and title of the officer)

personally appeared Genevieve Vega  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Signature Nowella Ward (Seal)





363-130-013  
At & Sf Rr  
Or Current Resident  
740 Carnegie Dr  
San Bernardino, CA 92408-3571

363-130-059  
Chenwell Inc  
Or Current Resident  
17 Tennessee  
Irvine, CA 92606-1753

363-130-074  
Inv, Pmn  
Or Current Resident  
8780 19th St 373  
Alta Loma, CA 91701-4608

363-140-043  
Murdock, Bonne  
Or Current Resident  
146 Avenida Serra  
San Clemente, CA 92672-4759

363-140-069  
Grande, Laguna  
Or Current Resident  
265 San Jacinto River Rd 101  
Lake Elsinore, CA 92530-4400

363-140-096  
Plaza, Railroad  
Or Current Resident  
Rr Plz  
Newport Beach, CA 92660

363-171-004  
Elsinore, Dynasty & Lake, Elsinore  
Or Current Resident  
250 Diamond Dr  
Lake Elsinore, CA 92530-4464

363-171-010  
Fugate, J  
Or Current Resident  
208 S Maize Rd  
Wichita, KS 67209-3110

363-171-016  
Thacker, James & Sylvia  
Or Current Resident  
24564 Hawthorne Blvd 201  
Torrance, CA 90505-6854

363-171-019  
Rajrang Inc  
Or Current Resident  
31808 Casino Dr  
Lake Elsinore, CA 92530-4587

363-130-019  
31500 Auto Center Dr  
Or Current Resident  
31500 Auto Center Dr  
Lake Elsinore, CA 92530-4563

363-130-069  
Chevron Usa Inc  
Or Current Resident  
Po Box 1392  
Bakersfield, CA 93302-1392

363-130-077  
State Of Calif  
Or Current Resident  
464 W 4th St  
San Bernardino, CA 92401-1407

363-140-049  
State Of Calif Hwy Div  
Or Current Resident  
464 W 4th St  
San Bernardino, CA 92401-1407

363-140-080  
Highway, Great  
Or Current Resident  
Po Box 491099  
Los Angeles, CA 90049-9099

363-140-097  
Hub Enterprises  
Or Current Resident  
29826 Haun Rd 305  
Menifee, CA 92586-6547

363-171-005  
Napoli, Giuseppe & Vitia  
Or Current Resident  
34193 Camelina St  
Lake Elsinore, CA 92532-2946

363-171-011  
Pourshirazi, Homayoun & Youssefi, Ne  
Or Current Resident  
8152 E Bailey Way  
Anaheim, CA 92808-2513

363-171-017  
Group, Samanci  
Or Current Resident  
11971 Reagan St  
Los Alamitos, CA 90720-4131

363-172-006  
Bcc Heritage Plaza Llc  
Or Current Resident  
41140 Chaco Canyon Rd  
Murrieta, CA 92562-1921

363-130-044  
Mcdonalds Corp  
Or Current Resident  
Po Box 884  
Murrieta, CA 92564-0884

363-130-073  
Holmes, Scott & Terry  
Or Current Resident  
31264 N Star Way  
Valley Center, CA 92082-3875

363-130-080  
Beach, Garfield  
Or Current Resident  
1 Cvs Dr  
Woonsocket, RI 02895-6146

363-140-061  
State Of California  
Or Current Resident  
Po Box 231  
San Bernardino, CA 92402-0231

363-140-093  
7 Eleven Inc  
Or Current Resident  
Po Box 711  
Dallas, TX 75221-0711

363-171-003  
Riverside Cnty Transportation Commiss  
Or Current Resident  
4080 Lemon St 3  
Riverside, CA 92501-3609

363-171-006  
Talwar, Ashok & Kay  
Or Current Resident  
31461 Glenbridge Rd  
Westlake Village, CA 91361-4722

363-171-012  
E & R Rancho Pacific Inc  
Or Current Resident  
10470 Foothill Blvd 100  
Rancho Cucamonga, CA 91730-3754

363-171-018  
Western Realty Partners  
Or Current Resident  
505 S Villa Real 208  
Anaheim, CA 92807-3443

363-172-009  
Trail, Mission  
Or Current Resident  
751 S 1175 S Hidden Canyon Rd Rd 1  
Anaheim Hills, CA 92807

363-172-012  
Armstrong, Ronald & Debra  
Or Current Resident  
38142 Stone Meadow Dr  
Murrieta, CA 92562-3025

363-172-013  
Msa Enterprises Inc  
Or Current Resident  
82297 Indio Blvd  
Indio, CA 92201-3129

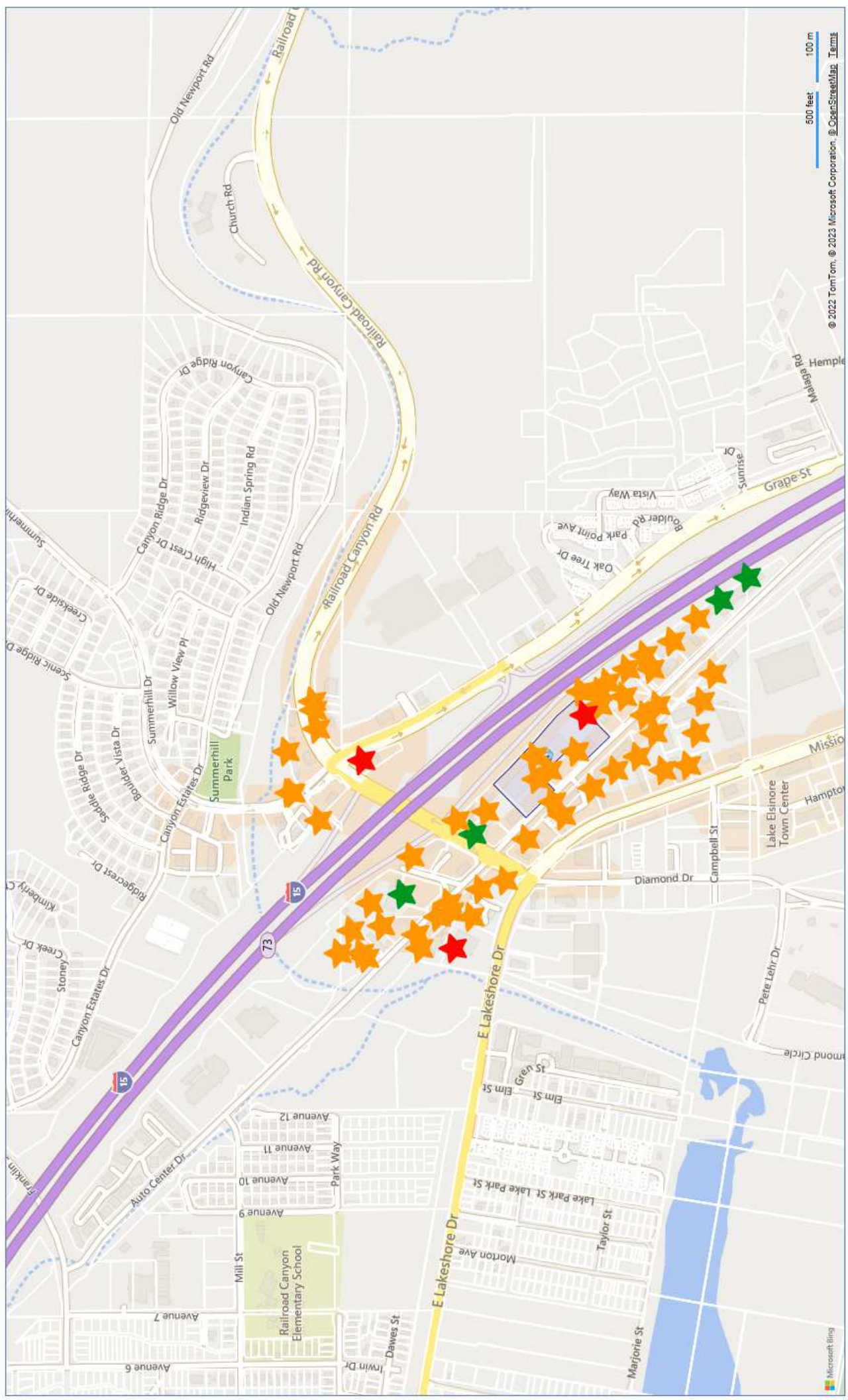
363-172-015  
Fan, Chi & Ru  
Or Current Resident  
2008 Kanola Rd  
La Habra Heights, CA 90631-8222

363-172-016  
Imperial Stations Inc  
Or Current Resident  
3199 Red Hill Ave B  
Costa Mesa, CA 92626-3445

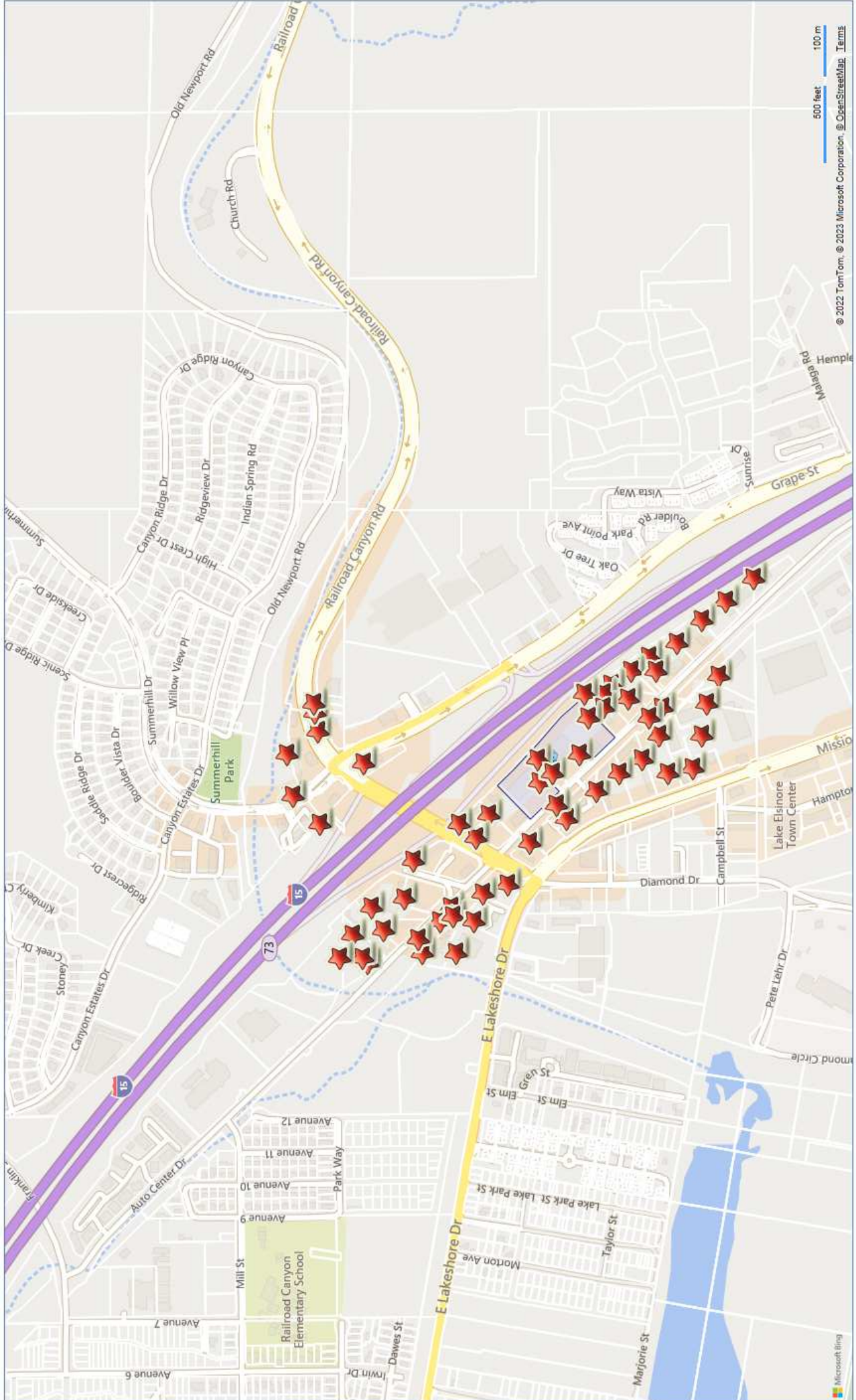
363-172-018  
Jack & Hilda  
Or Current Resident  
31076 Flying Cloud Dr  
Laguna Niguel, CA 92677-2714

363-172-023  
Cathro, Robert  
Or Current Resident  
23428 Continental Way  
Canyon Lake, CA 92587-7768

36 labels printed







500 feet 100 m

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Microsoft Bing

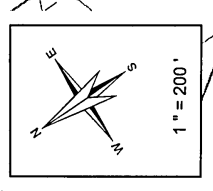
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005-017  
005-026  
005-027

SEC. 16 9 T.6S., R.4W.  
CITY OF LAKE ELSINORE

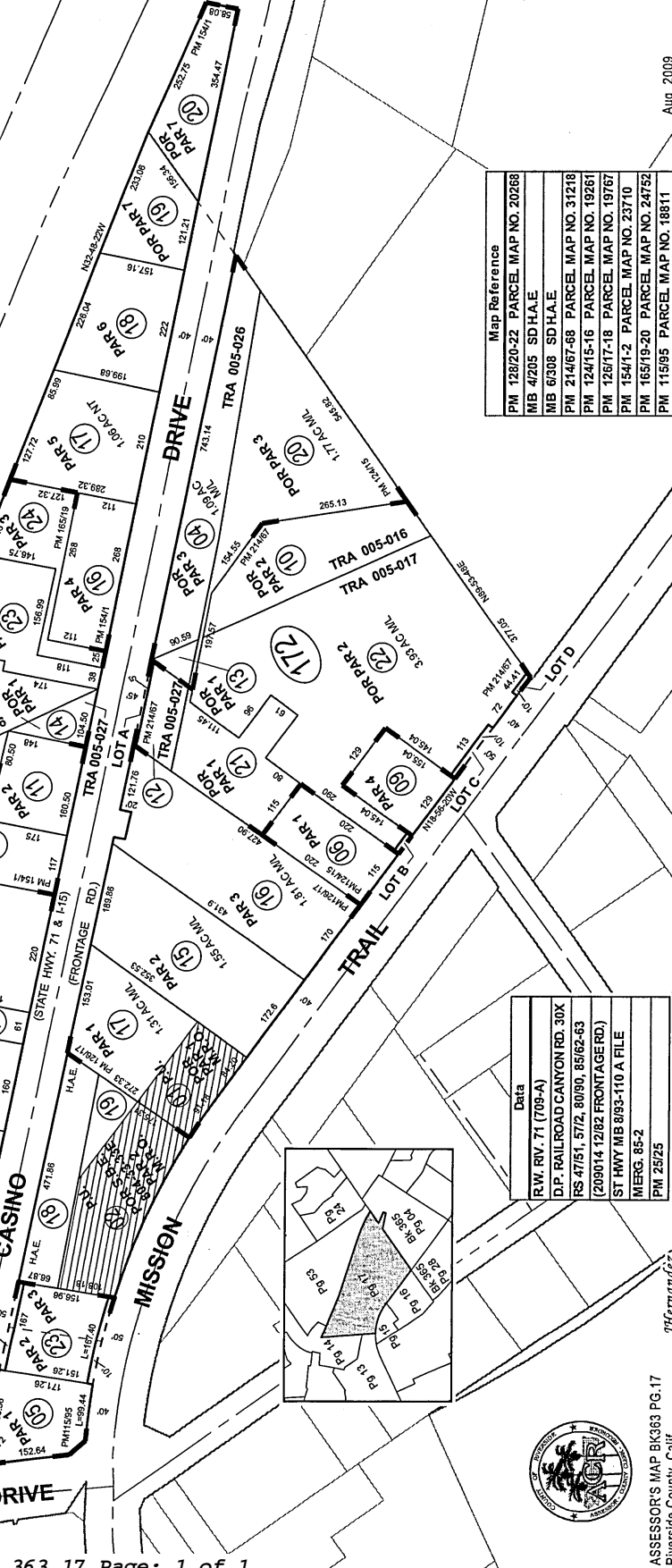
SEP 14 2000

HIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

363-17  
1940  
1941-1



- Legend**
- Lot Lines
  - Right-Of-Way
  - Old Lot Lines
  - Reference R.O.W
  - Other Easements
  - Lease Area
  - Subdivision Tie Mark



**Map Reference**

PM 128/20-22	PARCEL MAP NO. 20268
MB 4/205	SD H.A.E.
MB 6/308	SD H.A.E.
PM 214/67-68	PARCEL MAP NO. 31218
PM 124/15-16	PARCEL MAP NO. 19261
PM 126/17-18	PARCEL MAP NO. 19767
PM 154/1-2	PARCEL MAP NO. 23710
PM 165/19-20	PARCEL MAP NO. 24752
PM 115/05	PARCEL MAP NO. 18811

**Data**

R.W. RV. 71 (709-A)
D.P. RAILROAD CANYON RD. 30X
RS 47/51, 57/2, 80/90, 85/62-63
(209014 12/82 FRONTAGE RD.)
ST HWY MB 8/93-110 A FILE
MERG. 85-2
PM 25/25



ASSESSOR'S MAP BK363 PG. 17  
Riverside County, Calif.

Aug 2009

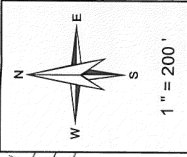
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC. 9, T.6S., R.4W.  
CITY OF LAKE ELSINORE

TRA. 005-026  
005-027

363-14

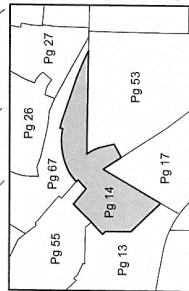
19-41  
41-1



Legend	
—	Lot Lines
- - -	Right-Of-Way
- - -	Old Lot Lines
- - -	Reference R.O.W.
- - -	Other Easements
.....	Lease Area
—	Subdivision Tie Mark

Date	Old Number	New Number
1/1/1982	ST	61
1/1/1982	ST	62
1/1/1982	ST	63
1/1/1982	ST	64
1/1/1982	ST	65
1/1/1982	ST	66
1/1/1982	ST	67
1/1/1982	ST	68
1/1/1982	ST	69
1/1/1982	ST	70
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1/1/1982	ST	95
1/1/1982	ST	96
1/1/1982	ST	97
1/1/1982	ST	98
1/1/1982	ST	99
1/1/1982	ST	100

Map Reference *	
MB 2/102 SD	SA STEWARTS ADD TO ELSINORE
MB 4/205 SD	HEALDS 1ST ADD TO ELSINORE
MB 6/308 SD	HEALDS ADD TO ELSINORE



Data *	
MB 8/93-110	
MB 2/141 SD	
MB 2/142 SD	
CO. RD. MAP 30-X	
ST HWY 71 (1-15)	
NO. 414032-414034	
RS 100/29	



ASSESSOR'S MAP BK363 PG.14  
Riverside County, Calif.

Hernandez

T.R.A. 005-027  
005-017  
005-013  
005-026  
005-016

SEC. 9 T. 6S., R. 4W  
CITY OF LAKE ELSINORE

NOV 10 2005

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

1" = 200'  
ANGLE = 0

STATE HWY 71 & I-15

RIVER DRIVE

AUTO CENTER

AVE 12

PARK WAY

PARK

LAKESHORE

DRIVE

A.T. & S.F.

DATE	OLD NUMBER	NEW NUMBER
01/74	662	9
01/74	901	10
01/74	906	11
01/74	907	12
01/74	908	13
01/74	909	14
01/74	910	15
01/74	911	16
01/74	912	17
01/74	913	18
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01/74	940	45
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01/74	946	51
01/74	947	52
01/74	948	53
01/74	949	54
01/74	950	55

DATE	OLD NUMBER	NEW NUMBER
01/74	662	9
01/74	901	10
01/74	906	11
01/74	907	12
01/74	908	13
01/74	909	14
01/74	910	15
01/74	911	16
01/74	912	17
01/74	913	18
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01/74	940	45
01/74	941	46
01/74	942	47
01/74	943	48
01/74	944	49
01/74	945	50
01/74	946	51
01/74	947	52
01/74	948	53
01/74	949	54
01/74	950	55

DATE	OLD NUMBER	NEW NUMBER
01/74	662	9
01/74	901	10
01/74	906	11
01/74	907	12
01/74	908	13
01/74	909	14
01/74	910	15
01/74	911	16
01/74	912	17
01/74	913	18
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01/74	917	22
01/74	918	23
01/74	919	24
01/74	920	25
01/74	921	26
01/74	922	27
01/74	923	28
01/74	924	29
01/74	925	30
01/74	926	31
01/74	927	32
01/74	928	33
01/74	929	34
01/74	930	35
01/74	931	36
01/74	932	37
01/74	933	38
01/74	934	39
01/74	935	40
01/74	936	41
01/74	937	42
01/74	938	43
01/74	939	44
01/74	940	45
01/74	941	46
01/74	942	47
01/74	943	48
01/74	944	49
01/74	945	50
01/74	946	51
01/74	947	52
01/74	948	53
01/74	949	54
01/74	950	55

DATA: DEED 7479 1/77, MB 12/95  
RS 47/91, RS 9/8  
SEE 801-15-11  
STATE HWY 71 (1094 & 7118)  
200014 12/87 FRONTAGE RD  
MB 19/13-110 SEE A FILE

ASSESSOR'S MAP BK. 363 PG. 13  
Riverside County, Calif.

0-1 2005

MB 6/308 SD HEAD'S 1ST ADD TO ELSINORE  
PM 177/96-97 PARCEL MAP NO. 26890  
PM 191/49-50 PARCEL MAP NO. 28712