



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 28, 2023 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 item:

Planning Application No. 2021-38 (Lakeshore Drive Condos): A request for approval of Tentative Tract Map No. 38271 (TTM No. 2021-02) to subdivide an approximately 10.29-acre site into one lot for condominium purposes, in conjunction with Residential Design Review (RDR No. 2021-05) to construct 140 two-story attached condominium residences and associated improvements within the Attached Residential (AR) and Commercial/Residential Flex (CRF) land use designations of the Lakeshore Village Specific Plan. The project site is located on the southwest side of Lakeshore Drive at the intersection of Lakeshore Drive and Gunnerson Street. (APNs: 379-230-001, 379-230-002; Applicant: Lake Elsinore Lakeshore, LLC; Property Owner: Lake Elsinore Lakeshore, LLC). On March 7, 2023, the Planning Commission held a public hearing to consider this matter and recommended City Council approval of the application.

Pursuant to 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 (MND No. 2003-03) prepared for the Lakeshore Village Specific Plan. Pursuant to CEQA Guidelines Section 15164, an Addendum providing minor additions and changes to MND No. 2003-03 has been prepared for the project. All potentially significant effects have been avoided or mitigated pursuant to MND No. 2003-03 and none of the conditions described in Section 15162 have occurred. MND No. 2003-03 was adopted by the City Council on October 28, 2003.

ALL INTERESTED PERSONS are invited to submit written information, express opinions or otherwise submit written evidence by email to calvarez@lake-elsinore.org. The State strongly recommends that persons exercising their right to engage in political expression, including attendance and participation in a city council meeting, should utilize alternative channels, such as Zoom videoconferencing utilized by the City of Lake Elsinore, in place of in-person gatherings. Consistent with State and County Public Health Orders, remote public participation is allowed in the following ways:

- 1) Cable T.V. Broadcast on Spectrum Channel 29 and Frontier Channel 31.
- 2) Livestream on the City's Website.
- 3) Email comments to calvarez@lake-elsinore.org before or during the City Council meeting, prior to the close of public hearing on this item, to be read by the City Clerk during public comment. Lengthy public comment may be summarized in the interest of time.

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 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 or (951) 674-3124, ext. 805.

March 3, 2023

Candice Alvarez, MMC,
City Clerk

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: 0011591701
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 03/16/2023
Total Amount: \$416.94
Payment Amount: \$0.00
Amount Due: \$416.94
Notice ID: 0GiqwxNPiEaJzGs0YAKH
Invoice Text:

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 28, 2023 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 item: Planning Application No. 2021-38 (Lakeshore Drive Condos): A request for approval of Tentative Tract Map No. 38271 (TTM No. 2021-02) to subdivide an approximately 10.29-acre site into one lot for condominium purposes, in conjunction with Residential Design Review (RDR No. 2021-05) to construct 140 two-story attached condominium residences and associated improvements within the Attached Residential (AR) and Commercial/Residential Flex (CRF) land use designations of the Lakeshore Village Specific Plan. The project site is located on the southwest side of Lakeshore Drive at the intersection of Lakeshore Drive and Gunnerson Street. (APNs: 379-230-001, 379-230-002; Applicant: Lake Elsinore Lakeshore, LLC; Property Owner: Lake Elsinore Lakeshore, LLC). On March 7, 2023, the Planning Commission held a public hearing to consider this matter and recommended City Council approval of the application. Pursuant to 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 (MND No. 2003-03) prepared for the Lakeshore Village Specific Plan. Pursuant to CEQA Guidelines Section 15164, an Addendum providing minor additions and changes to

The Press-Enterprise

3512 14 Street
Riverside, California 92501
(951) 368-9229

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011591701

FILE NO. 0011591701

PROOF OF PUBLICATION

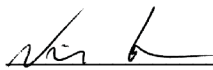
I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper 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:

03/16/2023

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

Date: March 16, 2023.

At: Riverside, California



Signature

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FURTHER INFORMATION on this item may be obtained by contacting Kevin Beery, Associate Planner, at kbeery@lake-elsinore.org or (951) 674-3124, ext. 805.

Candice Alvarez, MMC,
City of Lake Elsinore City Clerk
The Press-Enterprise
Published: 3/16/23

**CITY COUNCIL
PUBLIC HEARING NOTICE**

City of Lake Elsinore

A PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE ON TUESDAY, MARCH 28, 2023, AT THE LAKE ELSINORE CULTURAL CENTER, 183 NORTH MAIN STREET, LAKE ELSINORE, CA, 92530, AT 7:00 P.M. OR AS SOON THEREAFTER AS THE ITEM MAY BE HEARD TO CONSIDER THE FOLLOWING PROJECT:

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Candice Alvarez, MMC, City Clerk

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



OFFICIAL NOTICE
CITY OF LAKE ELSINORE
COMMUNITY DEVELOPMENT DEPARTMENT

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



OFFICIAL NOTICE
CITY OF LAKE ELSINORE
COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY OWNERS CERTIFICATION

I, SEAN WILSON, certify that on 09/19/2022
(Print Name) (Month-day-year)

the attached property owners list was prepared by

TITLE PRO INFORMATION SYSTEMS Pursuant to application

requirements furnished by the City of Lake Elsinore Planning Division. Said list is a complete and true compilation of owner of the subject property and all other property owners within **300 feet** (or the 30 nearest individual property owners, whichever creates the greatest number of public notices (persons owning multiple properties shall only be counted once) of the property involved in the application and is based upon the latest equalized assessment rolls.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or erroneous information may result in processing delays or be grounds for rejection or denial of the application.

NAME: SEAN WILSON

TITLE/REGISTRATION: VICE PRESIDENT - TITLE PRO INFORMATION SYSTEMS

ADDRESS: 13520 SCARSDALE WAY, SAN DIEGO CA 92128

PHONE: (760) 295-3951 (Daytime phone no.)

SIGNATURE: Sean Wilson

DATE: 09/19/2022 CASE NO.: _____

378-290-013
LAKESIDE CENTER
7303 WHITEGATE AVE
RIVERSIDE, CA 92506

378-302-003 & 004
CASANAS SANDRA
11936 KIBBEE AVE
LA MIRADA, CA 90638

378-302-023
OUTHUIJSE JOHN
9140 ROSE ST
BELLFLOWER, CA 90706

378-302-024
WATKINS CLARENCE THOMAS &
MARION J FAMILY TRUST DATE
16331 LAKESHORE DR # G202
LAKE ELSINORE, CA 92530

378-303-001
HERNANDEZ MARIA DEL CARMEN
LOPEZ
33200 ALLIS ST
LAKE ELSINORE, CA 92530

378-303-002
AYALA ROBERTO MARTINEZ
REVOCABLE TRUST DATED 12/2/20
3817 LIVE OAK ST
CUDAHY, CA 90201

378-303-003
MARTINEZ ROBERTO A
3817 LIVE OAK ST
CUDAHY, CA 90201

378-303-010
GARCIA DOLORES R
16490 AMES AVE
LAKE ELSINORE, CA 92530

378-303-011
GARCIA DOLORES R
16490 AMES
LAKE ELSINORE, CA 92530

378-303-018
GONZALEZ MIGUEL
16290 GUNNERSON ST
LAKE ELSINORE, CA 92530

378-303-019
GONZALEZ-MUNOZ JOSE ANTONIO
16280 GUNNERSON ST
LAKE ELSINORE, CA 92530

378-304-001
FAJARDO ESTUARDO MAYORGA
4578 JURUPA AVE
RIVERSIDE, CA 92506

378-304-002
HERNANDEZ MIGUEL A
17690 MACKAY AVE
LAKE ELSINORE, CA 92530

378-304-017
DIAZ DENIS F
29737 WISE ST
LAKE ELSINORE, CA 92530

378-304-018
PACHECO JOSEPH LIVING TRUST
39251 VISTA DEL BOSQUE
MURRIETA, CA 92562

378-304-019
CASTANEDA ISRAEL V
9342 COMSTOCK DR
HUNTINGTON BEACH, CA 92646

378-305-003
HT PROP
31902 AVENIDA EVITA
SAN JUAN CAPO, CA 92675

378-305-004
ADAMS ALVIN J
16636 LAKESHORE DR
LAKE ELSINORE, CA 92530

378-306-001, 003 & 007
SMITH ELBERT L H
4491 E RIDGE GATE RD
ANAHEIM, CA 92807

378-306-004 & 005
W T STAR CORP
1006 GRAHAM
LAKE ELSINORE, CA 92530

378-306-006
VELEZ DIOCLE LIDER
4106 POPLAR CIR
LAKE ELSINORE, CA 92530

378-307-002
OWEN ROSS C
13945 DONA WAY
RANCHO CUCAMONGA, CA 91739

378-307-003
DIMAS ENRIQUE
14519 AMOROSE ST
LAKE ELSINORE, CA 92530

379-160-012
MAHGEREFTEH EBRAHIM
3054 COUNTRY CLUB DR
COSTA MESA, CA 92626

379-161-037
LAKE COUNTRY VILLAS
546 SAN BERNARDINO
NORCO, CA 92860

379-230-001
LAKE ELSINORE LAKESHORE
1020 SECOND ST STE C
ENCINITAS, CA 92024

379-230-002
CROWDER ERIN
1202 RUBENSTEIN AVE
CARDIFF, CA 92007

379-241-002, 003, 048 & 050
VLACH DENNIS P
1570 CONSUMER CIR
CORONA, CA 92880

379-241-018
BALDWIN ALLEN P
16490 BRISTLECONE ST
LAKE ELSINORE, CA 92530

379-241-019
POGROSZEWSKI JOHN
16500 BRISTLECONE ST
LAKE ELSINORE, CA 92530

379-241-020
GONZALEZ JOSE
15048 EUREKA ST
LAKE ELSINORE, CA 92530

379-241-021
EMERY JON
16520 BRISTLECONE ST
LAKE ELSINORE, CA 92530

379-241-022
LANGE KARIN M
31008 PONDEROSA ST
LAKE ELSINORE, CA 92530

379-241-023
CAMPOS MARIA GUADALUPE
31018 PONDEROSA ST
LAKE ELSINORE, CA 92530

379-241-024
MIRANDA LEE JOE
31208 PONDEROSA
LAKE ELSINORE, CA 92530

379-241-025
BERESHIT INVESTMENT LLC
12749 NORWALK BLVD # 100
NORWALK, CA 90650

379-241-026
DEVINE SANDRA MARIE LIVING
TRUST DATED 10/5/20
31048 PONDEROSA ST
LAKE ELSINORE, CA 92530

379-241-027
NOEL VICTOR G III
31058 PONDEROSA ST
LAKE ELSINORE, CA 92530

379-241-028
GRG INV
21520 YORBA LINDA BLVD STE
YORBA LINDA, CA 92887

379-241-029
MEZA JAIME ISIDRO
31078 PONDEROSA ST
LAKE ELSINORE, CA 92530

379-241-030
SOROKA ALEXANDER
41049 SUNSPRITE ST
LAKE ELSINORE, CA 92532

379-241-031
MELCHOR RICARDO
1151 CARY AVE
WILMINGTON, CA 90744

379-241-032
JOHNSON ROBERT ARTHUR &
BARBARA LEE FAMILY TRUST DTD
276 BRIDGEWOOD DR
ANTIOCH, IL 60002

379-241-033
PENA TRINIDAD
16445 PINYON ST
LAKE ELSINORE, CA 92530

379-241-058
THRIFTY PAYLESS INC
3090 BRISTOL ST NO 550
COSTA MESA, CA 92626

379-241-059
RADSON REAL ESTATE HOLDINGS
1780 TONTO BAR LN
NORCO, CA 92860

379-242-001
BURKHART ROBERT L
11118 FERINA ST
NORWALK, CA 90650

379-242-002
CARDWELL LAURALYNNE M
16470 MONTEREY ST
LAKE ELSINORE, CA 92530

379-242-003
SHOCKLEY KIMBERLY ANN
16471 BRISTLECONE ST
LAKE ELSINORE, CA 92530

379-242-004
FORUM REAL ESTATE INV INC
1240 E ONTARIO AVE # 102
CORONA, CA 92881

379-243-001
TAING WAH
207 S POE ST
LAKE ELSINORE, CA 92530

379-243-002
CHILE SANTIAGO REVOCABLE
LIVING TRUST DATED 8/17/202
16440 PINYON ST
LAKE ELSINORE, CA 92530

379-243-003
CAREY FRANCIS W & PATRICIA A
TRUST
16441 MONTEREY ST
LAKE ELSINORE, CA 92530

379-243-004
IRA SERVICES TRUST CO
20725 SEABOARD RD
MALIBU, CA 90265

379-340-025
CORTES RODOLFO JR
21963 STRAWBERRY LN
CANYON LAKE, CA 92587

379-340-026
SAYLOR DENNIS ALAN
12 CANDELLA ST
IRVINE, CA 92620

379-340-027 THRU 038 &
379-341-009 THRU 014
FAIRWAY SUN INV
2101 VINE ST APT 310
ALHAMBRA, CA 91801

379-341-015 & 016
1832 LAMBERT
2101 VINE ST NO 310
ALHAMBRA, CA 91801

379-341-017
SANDBERG ROBERT Jr
PO BOX 460
LAKE ELSINORE, CA 92530

379-480-007
MIRASOL JILL THEA CATALIG
32025 MERANO ST
LAKE ELSINORE, CA 92530

379-480-008
2018-3 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

379-480-009
CENDEJAS LUIS ANGEL
32021 MERANO ST
LAKE ELSINORE, CA 92530

379-480-010 THRU 013
ARAIN DEV
13512 PLUMMER CREEK CT
CORONA, CA 92880

379-480-014
GONZALEZ BRETTANY
2602 STAR CREST LN
CORONA, CA 92881

379-480-015
CLAIBORNE ELVIS
31023 SEDONA ST
LAKE ELSINORE, CA 92530

379-480-016
MORA JUAN CARLOS
31021 SEDONA ST
LAKE ELSINORE, CA 92530

379-480-017
MEDINA GENEVIE G
31019 SEDONA ST
LAKE ELSINORE, CA 92530

379-480-018
PALACIO ILENE RENEE
31017 SEDONA ST
LAKE ELSINORE, CA 92530

379-480-019
BANTESCU CHRIS
31015 SEDONA ST
LAKE ELSINORE, CA 92530

379-480-020
GREEN GRIFFIN VICTORIA
31013 SEDONA ST
LAKE ELSINORE, CA 92530

379-480-021
DAY JEFFREY ALLEN
31011 SEDONA ST
LAKE ELSINORE, CA 92530

379-480-022
ROCHA MARIA ESTELA
2776 GATEWAY RD
CARLSBAD, CA 92009

379-480-023
ROBINSON DANIEL I
31007 SEDONA ST
LAKE ELSINORE, CA 92530

379-480-024
CORREA EDUARDO JR
31005 SEDONA ST
LAKE ELSINORE, CA 92530

379-480-025
DENNY RAY DAVID
31003 SEDONA ST
LAKE ELSINORE, CA 92530

379-480-026
MARTINEZ MIGUEL JOSE
31001 SEDONA ST
LAKE ELSINORE, CA 92530

379-480-027
S & H PROPERTY MANAGEMENT LLC
26206 GOLADA
MISSION VIEJO, CA 92692

379-480-028
RAGHAVAN ARUNA
46 PENDANT
IRVINE, CA 92620

379-480-029
MARROQUIN GUILLERMO ARTURO
30995 VERONA ST
LAKE ELSINORE, CA 92530

379-480-030
YABUT JUSTO D
30993 VERONA ST
LAKE ELSINORE, CA 92530

379-480-031
GUERRERO NATHAN
14631 FIDEL AVE
NORWALK, CA 90650

379-480-032
HALSEY MARK
16495 BADALONA ST
LAKE ELSINORE, CA 92530

379-480-033
DALRYMPLE TERRENCE C
16497 BADALONA ST
LAKE ELSINORE, CA 92530

379-480-034
URIARTE KAREN ANDREA
16499 BADALONA ST
LAKE ELSINORE, CA 92530

379-480-035
MARTIN MARION S TRUST UDT
DTD 02/18/2017
16501 BADALONA ST
LAKE ELSINORE, CA 92530

379-480-036
PALACIOS DENNIS V
16503 BADALONA ST
LAKE ELSINORE, CA 92530

379-480-037
DOBLAS NAP LUCILO P
16505 BADALONA ST
LAKE ELSINORE, CA 92530

379-480-038
ALLEN MICHAEL RAY II
16507 BADALONA ST
LAKE ELSINORE, CA 92530

379-480-045
SMITH CHARLES
16506 BADALONA ST
LAKE ELSINORE, CA 92530

379-480-046
PORTILLO MILANDRO
16504 BADALONA ST
LAKE ELSINORE, CA 92530

379-480-047
ARELLANO JAVIER
16502 BADALONA ST
LAKE ELSINORE, CA 92530

379-480-048
BROCK ANDREW SEAN
16500 BADALONA ST
LAKE ELSINORE, CA 92530

379-480-049
SALAM ABDUL
49 MARBELLA
SAN CLEMENTE, CA 92673

379-480-050
BABAKHANLOU KIYOMARS Q
205 CALLE TINAJA
SAN CLEMENTE, CA 92672

379-480-051
BEAM SHELYN
16505 SEDONA ST
LAKE ELSINORE, CA 92530

379-480-052
GOOCH JONATHON L
16507 SEDONA ST
LAKE ELSINORE, CA 92530

379-480-072
ELIAS MARIO A
32019 MERANO ST
LAKE ELSINORE, CA 92530

379-480-073
MEJIA PAUL EZEKIEL BUDDY
32017 MERANO ST
LAKE ELSINORE, CA 92530

379-480-074
PFLUGRADT FRANK H III
P O BOX 1188
LAKE ELSINORE, CA 92531

379-480-075
FLORES ALEJANDRO
32013 MERANO ST
LAKE ELSINORE, CA 92530

379-480-076
SIERRA ALVARO
1235 N RALEIGH ST
ANAHEIM, CA 92801

379-480-077
RAHMANIZADEH ANAHITA
55 DEERBORN
ALISO VIEJO, CA 92656

379-480-078
WILLIAMS THOMAS IV
32007 MERANO ST
LAKE ELSINORE, CA 92530

379-480-079
TAWFIK EVA
32005 MERANO ST
LAKE ELSINORE, CA 92530

379-480-080
CARMONA ANTELMO
31006 SEDONA ST
LAKE ELSINORE, CA 92530

379-480-081
VALDIVIA HUMBERTO
31008 SEDONA ST
LAKE ELSINORE, CA 92530

379-480-082
DICKEY RANDY & RHONDA
REVOCABLE TRUST
1200 ROUNDS RD
BATESVILLE, AR 72501

379-480-083
AVELAR HUMBERTO S
31012 SEDONA ST
LAKE ELSINORE, CA 92530

379-480-084
SOTELO MARCO
31014 SEDONA ST
LAKE ELSINORE, CA 92530

379-480-085
MORENO LORENA
31016 SEDONA ST
LAKE ELSINORE, CA 92530

379-480-086
MOLINA LORETTO
31018 SEDONA ST
LAKE ELSINORE, CA 92530

379-480-088 & 093
VISCAYA HOMEOWNERS ASSN
32823 TEMECULA PKWY
TEMECULA, CA 92592

379-480-089 & 090
VISCAYA HOMEOWNERS ASSN
110 E AVENIDA PALIZADA STE
SAN CLEMENTE, CA 92672

379-480-092
VISAYA HOMEOWNERS ASSN
110 W EL PORTAL
SAN CLEMENTE, CA 92672

379-480-095
GONZALES FAMILY TRUST
DTD 04/13/21
26819 MOUNTAIN GLEN DR
MENIFEE, CA 92584

379-480-096
NAVA JUVENAL BARRIOS
31621 MACHADO ST
LAKE ELSINORE, CA 92530

- 116 PRINTED -
* DUPLICATE OWNERS COMBINED
INTO A SINGLE LABEL

CROWDER ERIN
1202 RUBENSTEIN AVE
CARDIFF, CA 92007

COASTAL COMMERCIAL PROPERTIES
BRETT CROWDER
1020 SECOND ST, STE C
ENCINITAS, CA 92024

MAILED VIA USPS 1ST CLASS
WEDNESDAY, MARCH 15, 2023
BY KEVIN BEERY, ASSOCIATE PLANNER