



NOTICE OF A PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Lake Elsinore, California, will hold a Public Hearing on May 9, 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. 2018-02 (New Ventures): Request for approval of Tentative Tract Map No. 38616 and Conditional Use Permit No. 2023-03 to subdivide an approximately 0.34-acre parcel into one lot for condominium purposes and to convert an existing apartment complex into five residential condominium units. The project site is located at the northwest corner of Graham Avenue and Lowell Street. (APN: 374-183-018; Applicant: Eric and Connie Kong, China Star International, Inc.; Property Owner: Eric and Connie Kong, China Star International, Inc.)

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(k) (Existing Facilities).

PLANNING COMMISSION RECOMMENDATION: On April 18, 2023, at a duly noticed Public Hearing, the Lake Elsinore Planning Commission by 3-0 vote recommended City Council approval of the proposed project.

ALL INTERESTED PERSONS are invited to submit written information, express opinions or otherwise submit written evidence by email to calvarez@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 City Clerk's office at (951) 674-3124 ext. 269. 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 Damaris Abraham, Interim Assistant Community Development Director, at dabraham@lake-elsinore.org or (951) 674-3124, ext. 913.

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: 0011598777
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 04/25/2023
Total Amount: \$305.40
Payment Amount: \$0.00
Amount Due: \$305.40
Notice ID: bhV4oxQ1b8Otj1vjH7M4
Invoice Text:

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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: 0011598777

FILE NO. 0011598777

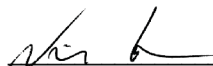
PROOF OF PUBLICATION

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:

04/25/2023

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

Date: April 25, 2023.
At: Riverside, California



Signature

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Candice Alvarez, MMC
City of Lake Elsinore, City Clerk
The Press-Enterprise
Published: 4/25/23

**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, MAY 9, 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:

Planning Application No. 2018-02 (New Ventures): Request for approval of Tentative Tract Map No. 38616 and Conditional Use Permit No. 2023-03 to subdivide an approximately 0.34-acre parcel into one lot for condominium purposes and to convert an existing apartment complex into five residential condominium units. The project site is located at the northwest corner of Graham Avenue and Lowell Street. (APN: 374-183-018; Applicant: Eric and Connie Kong, China Star International, Inc.; Property Owner: Eric and Connie Kong, China Star International, Inc.)

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City Clerk

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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

More Services

PROJECT INFORMATION: 801 W GRAHAM ST
LAKE ELSINORE, CA.
APN: 374-183-018
JOB : 23-127

CITY COPY

RADIUS MAP & NOTIFICATION LIST

**12106 Lambert Ave., El Monte, CA 91732 / Tel (626) 350-5944
UPLAND, CA 91784 / Tel (909) 256-3482**

Email: moreservices@sbcglobal.net / Web: www.moreservicesmapping.com



AFFIDAVIT OF NOTIFICATION LIST

Application No. _____

Applicant Name ERIC KONG &/OR CONNIE KONG

Project Name/Location 801 W. GRAHAM ST LAKE ELSINORE, CA.

I certify that on the 27th day of MARCH, 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) 801 W. GRAHAM ST. LAKE ELSINORE, CA.. 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.

 3/27/2023
JOE MORENO - MORE SERVICES (626)350-5944
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 27th day of MARCH, 2023, by
JOE MORENO In witness whereof I hereunto set my hand and official seal.


Notary Public CHRISTY MENDOZA



My Commission expires on: 12/02/2026

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.

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.

More Services

JOE MORENO
(626) 350-5944

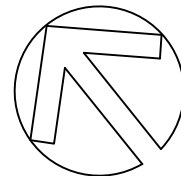
moreservices@sbcglobal.net
moreservicesmapping.com

OWNERSHIP / OCCUPANTS LIST
RADIUS MAPS - LAND USE - PLANS
MUNICIPAL COMPLIANCE CONSULTING

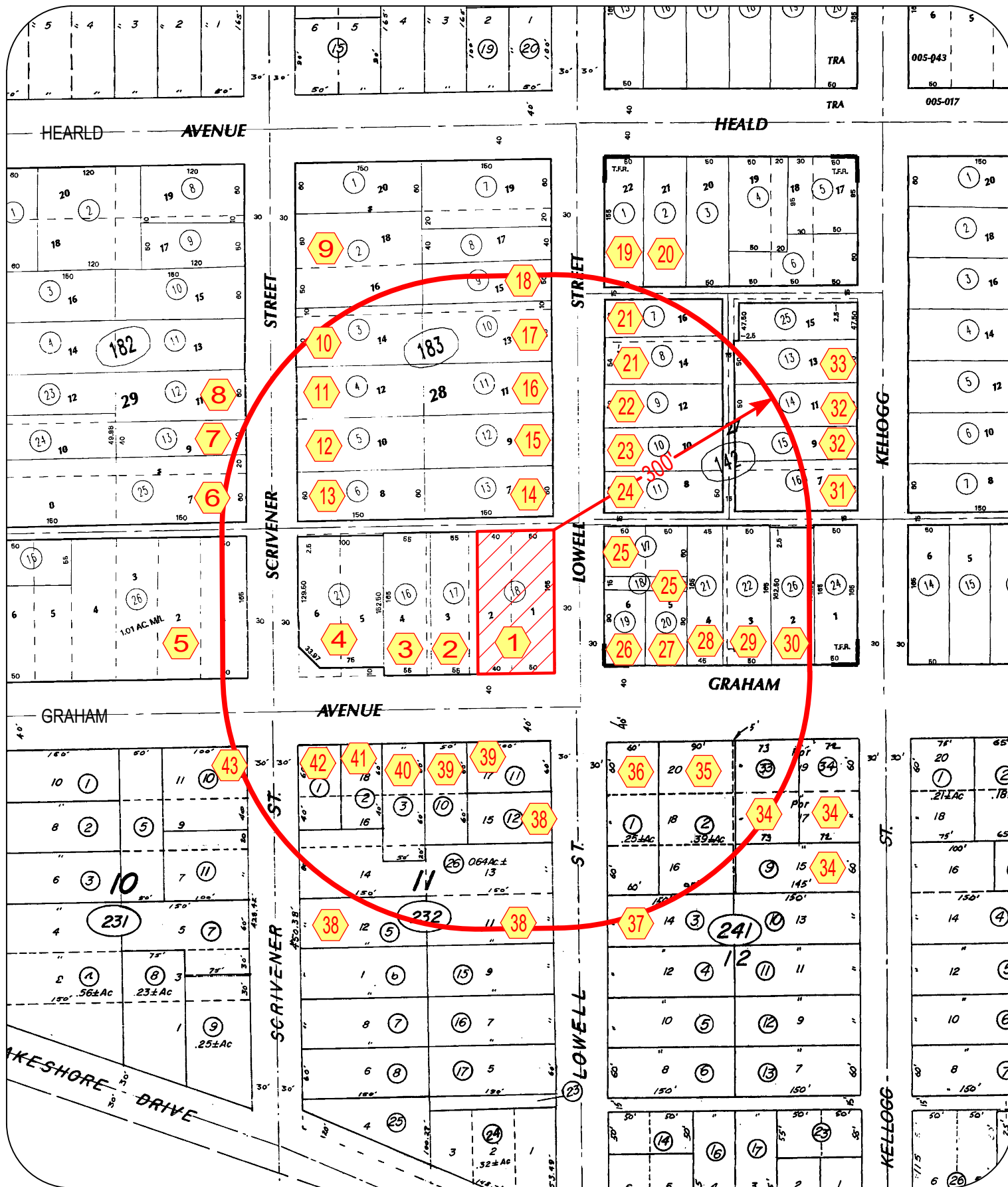
12106 LAMBERT AVE. EL MONTE, CA 91732
UPLAND, CA 91784 - (909)256-3482

PROJECT INFORMATION

801 W. GRAHAM ST.
LAKE ELSINORE, CA.
23-127



SCALE 1" = 150'



OWNER

CALIFORNIA REVOCABLE TRUST OF
THE KONG FAMILY DTD 09 KONG
DESONG
4170 CHANDON CIR
CORONA CA 92883

CALIFORNIA REVOCABLE TRUST OF
THE KONG FAMILY DTD 09 KONG
DESONG
4170 CHANDON CIR
CORONA CA 92883

CALIFORNIA REVOCABLE TRUST OF
THE KONG FAMILY DTD 09 KONG
DESONG
4170 CHANDON CIR
CORONA CA 92883

CALIFORNIA REVOCABLE TRUST OF
THE KONG FAMILY DTD 09 KONG
DESONG
4170 CHANDON CIR
CORONA CA 92883

CALIFORNIA REVOCABLE TRUST OF
THE KONG FAMILY DTD 09 KONG
DESONG
4170 CHANDON CIR
CORONA CA 92883

CALIFORNIA REVOCABLE TRUST OF
THE KONG FAMILY DTD 09 KONG
DESONG
4170 CHANDON CIR
CORONA CA 92883

APPLICANT

ERIC & CONNIE KONG
801 W GRAHAM ST
LAKE ELSINORE CA 92530

ERIC & CONNIE KONG
801 W GRAHAM ST
LAKE ELSINORE CA 92530

ERIC & CONNIE KONG
801 W GRAHAM ST
LAKE ELSINORE CA 92530

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LAKE ELSINORE CA 92530

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801 W GRAHAM ST
LAKE ELSINORE CA 92530

ERIC & CONNIE KONG
801 W GRAHAM ST
LAKE ELSINORE CA 92530

1 374-183-018
CALIFORNIA REVOCABLE TRUST OF
THE KONG FAMILY DTD 09 KONG
DESONG
4170 CHANDON CIR
CORONA CA 92883

2 374-183-017
MONISE MARY MONISE HOWARD
805 W GRAHAM AVE
LAKE ELSINORE CA 92530

3 374-183-016
SMITH ROBERT K SMITH SUZETTE
CATHERON
35295 PORTOLA PL
WILDOMAR CA 92595

4 374-183-021
BIJAN MOSHENI BIJAN MOHSCNI
1665 ALAMITOS CIR
CORONA CA 92881

5 374-182-026
LAKE ELSINORE BAPTIST CHURCH LAKE
ELSNORE BAPTIST CHURCH
911 W GRAHAM AVE
LAKE ELSINORE CA 92530

6 374-182-025
LAKE ELSINORE BAPTIST CHURCH
LAKE ELSINORE BAPTIST CHURCH
911 W GRAHAM AVE
LAKE ELSINORE CA 92530

7 374-182-013
ESQUIVEL SAUL
109 SCRIVENER ST
LAKE ELSINORE CA 92530

8 374-182-012
HERNANDEZ BERNARDO AGUILAR
ARELI
111 SCRIVENER ST
LAKE ELSINORE CA 92530

9 374-183-002
KUNSTEL SHERRY
118 N SCRIVENER ST
LAKE ELSINORE CA 92530

10 374-183-003
WESSEL CRAIG
3528 SKYLANE DR
RIVERSIDE CA 92509

11 374-183-004
MENA MARCELO MENA
112 N SCRIVENER ST
LAKE ELSINORE CA 92530

12 374-183-005
SOLIS FAMILY TRUST DTD 06/28/2000
SOLIS DOLORES C
9804 FLOSSMOOR RD
PICO RIVERA CA 90660

13 374-183-006
LOWTHER RICHARD LOWTHER
LISSETTE
10447 GALA AVE
ALTA LOMA CA 91701

14 374-183-013
PERKINS PATRICK RAYMOND TRUST
DATED 3/25/2022 PERKINS PATRICK
RAYMOND
107 N LOWELL ST
LAKE ELSINORE CA 92530

15 374-183-012
BRIGGS CRISTINA P
109 N LOWELL ST
LAKE ELSINORE CA 92530

16 374-183-011
SOTO JUAN FRANCISCO RUIZ JUAN F
SOTO
111 N LOWELL ST
LAKE ELSINORE CA 92530

17 374-183-010
WISE CHARLES J WISE KERI M
2847 JUDIANN LN
VISTA CA 92084

18 374-183-009
KOSOR TIMOTHY D KOSOR ANNIE
25412 BURNTWOOD
LAGUNA NIGUEL CA 92677

19 374-142-001
GONZALES GERONIMO M & GONZALES
JOSEPHINE FAMILY TRU GONZALES
PO BOX 372
WILDOMAR CA 92595

20 374-142-002
FEARS SCOTT J
P O BOX 647
LAKE ELSINORE CA 92531

21 374-142-007,008
DEWYN KRISTEN
114 N LOWELL ST
LAKE ELSINORE CA 92530

22 374-142-009
TAING WAH TAING TOY
207 S POE ST
LAKE ELSINORE CA 92530

23 374-142-010
TAVAREZ RAUL TAVAREZ TEOFILA
110 N LOWELL ST
LAKE ELSINORE CA 92530

24 374-142-011
SUBER TIMOTHY JOHN SUBER ANGELA
14790 TOFT DR
LAKE ELSINORE CA 92530

25 374-142-017,018
ESCOTO ROBERTO
106 LOWELL ST
LAKE ELSINORE CA 92530

26 374-142-019
PACCIONE ROCCO PACCIONE SUSAN
27500 PINYON ST
MURRIETA CA 92562

27 374-142-020
ESCALANTE RAUL E
777 CALLE DE SOTO
SAN MARCOS CA 92078

28 374-142-021
DOUD CHAUNCEY DOUD ANNIE
901 W LAKESHORE DR
LAKE ELSINORE CA 92530

29 374-142-022
MARIA ELENA FAMILY TRUST DTD
2/10/2020 BONAVILLA MARIA E
23649 SYCAMORE CREEK AVE
MURRIETA CA 92562

30 374-142-026
MAHGEREFTEH EBRAHIM
MAHGEREFTEH GILA
9671 NETHERWAY DR
HUNTINGTON BEACH CA 92646

31 374-142-016
CLEM NANCY A
108 N POE ST #A
LAKE ELSINORE CA 92530

32 374-142-014,015
MARTINEZ JUANITA KAREN MARTINEZ
RUDY VALENTINO
111 N KELLOGG ST
LAKE ELSINORE CA 92530

33 374-142-013
ANGEL LUIS
113 N KELLOGG ST
LAKE ELSINORE CA 92530

34 374-241-009,033,034
CAA INVESTING
700 W GRAHAM
LAKE ELSINORE CA 92530

35 374-241-002
LI FENGCAI
1805 CALLE BELLEZA
ROWLAND HEIGHTS CA 91748

36 374-241-001
ELSINORE WOMENS CLUB
P O BOX 507
LAKE ELSINORE CA 92531

37 374-241-003
MCMANUS FAMILY TRUST UDT DATED
10/24/17 MCMANUS NORMAN HOLLIS
106 S LOWELL ST
LAKE ELSINORE CA 92530

38 374-232-005,012,026
ROMAN CATHOLIC BISHOP OF SB
1201 E HIGHLAND AVE
SAN BERNARDINO CA 92404

39 374-232-010,011
HONEYCUTT EDITH L
800 W GRAHAM AVE
LAKE ELSINORE CA 92530

40 374-232-003
WYGAND RICHARD
806 W GRAHAM AVE
LAKE ELSINORE CA 92530

41 374-232-002
ORTIZ LETICIA S
808 W GRAHAM ST
LAKE ELSINORE CA 92530

42 374-232-001
CERVANTES ARTURO CERVANTES
MARIA E
3136 CALIFORNIA ST
HUNTINGTON PARK CA 90255

43 374-231-010
CARRERO ORTIZ SERGIO CARRERO
ROSA C
10323 FAYWOOD ST
BELLFLOWER CA 90706

ERIC & CONNIE KONG
801 W GRAHAM ST
LAKE ELSINORE CA 92530

**MAILED VIA USPS 1ST CLASS
BY KEVIN BEERY, ASSOCIATE PLANNER
APRIL 25, 2023**