



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 August 22, 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 related items:

Extension of Time Request for Tentative Tract Map (TPM) No. 37854 and Commercial Design Review (CDR) No. 2019-24 (Lakeview Plaza): A request by Richard Sabeh to extend the life of the approved tentative map and approved commercial design review for two (2) years to June 22, 2025. TPM No. 37854 is a subdivision of a 3.9-acre site into four (4) parcels ranging in size from 0.48 acres to 1.49 acres. CDR No. 2019-24 proposes to construct a neighborhood retail center with four (4) buildings ranging in size from 3,480 sq. ft. to 15,600 sq. ft. (approximately 43,120 sq. ft. in total) with 207 parking spaces, including 12 accessible spaces and 29 compact spaces and related improvements. The project site is located north of Lakeshore Drive, northwest of Manning Street, and southwest of Ryan Avenue (APNs 375-092-002, 003, 004, 005, and 006).

Pursuant to CEQA Guidelines Section 15162, no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier Mitigated Negative Declaration (MND) (SCH: 2021030580) and none of the conditions described in Section 15162 exist. MND (SCH# 2021030580) was adopted on June 22, 2021. No substantial changes that require major revisions to the MND exist and no new information of substantial importance that require revisions to the earlier MND exist.

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 Carlos Serna, Associate Planner in the Planning Division at cserna@lake-elsinore.org or (951) 674-3124, ext. 916.

Candice Alvarez, MMC,
City Clerk

THE PRESS-ENTERPRISE

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

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Ad Order Number: 0011617968
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 08/11/2023
Total Amount: \$345.53
Payment Amount: \$0.00
Amount Due: \$345.53
Notice ID: Igp1lowUbOdJqVmMqdcS
Invoice Text: [<https://firebasestorage.googleapis.com/v0/b/enotice-production.appspot.com/o/documentcloud%2Fnotices%2F1691507869985%2Fpicture1.png?alt=media&token=d644462f-0c81-464f-9683-486638acde80>] NOTICE OF PUBLIC HEARING
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Candice Alvarez, MMC,
City Clerk

The Press-Enterprise
Published: 8/11/23

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011617968

FILE NO. 0011617968

PROOF OF PUBLICATION

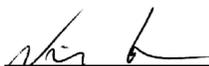
I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper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

08/11/2023

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

Date: August 11, 2023.

At: Riverside, California



Signature



AFFIDAVIT OF NOTIFICATION LIST

Application No. PA 2019-63 (LAKEVIEW PLAZA)

Applicant Name EOT 2023-03 & EOT 2023-4
RICHARD SABEH

Project Name/Location Lakeshore Drive & MANNING ST.

I certify that on 17 day of July, 2023, we prepared a notification list and a radius map, including properties entirely and partially within _____ feet of the most exterior boundaries of the property being considered in the above referenced project known as (Property Address) _____. 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.

Denise Kaspar
Denise Kaspar
Applicant/Representative Signature

7/17/23
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

SEE ATTACHED CERTIFICATE

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.

ALL- PURPOSE CERTIFICATE OF 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 Orange }

On 17th July 2023 before me, Karl D. DeQuillettes, A Notary Public,
(Here insert name and title of the officer)

personally appeared Denise Gaspar,
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.

[Handwritten Signature]

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Affidavit of Notification
(Title or description of attached document)
List
(Title or description of attached document continued)
Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)
 Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

- This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
 - Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
 - The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
 - Print the name(s) of document signer(s) who personally appear at the time of notarization.
 - Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they-~~ is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
 - The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
 - Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
 - Securely attach this document to the signed document with a staple.



Advanced Listing Services Inc

Ownership Listings & Radius Maps

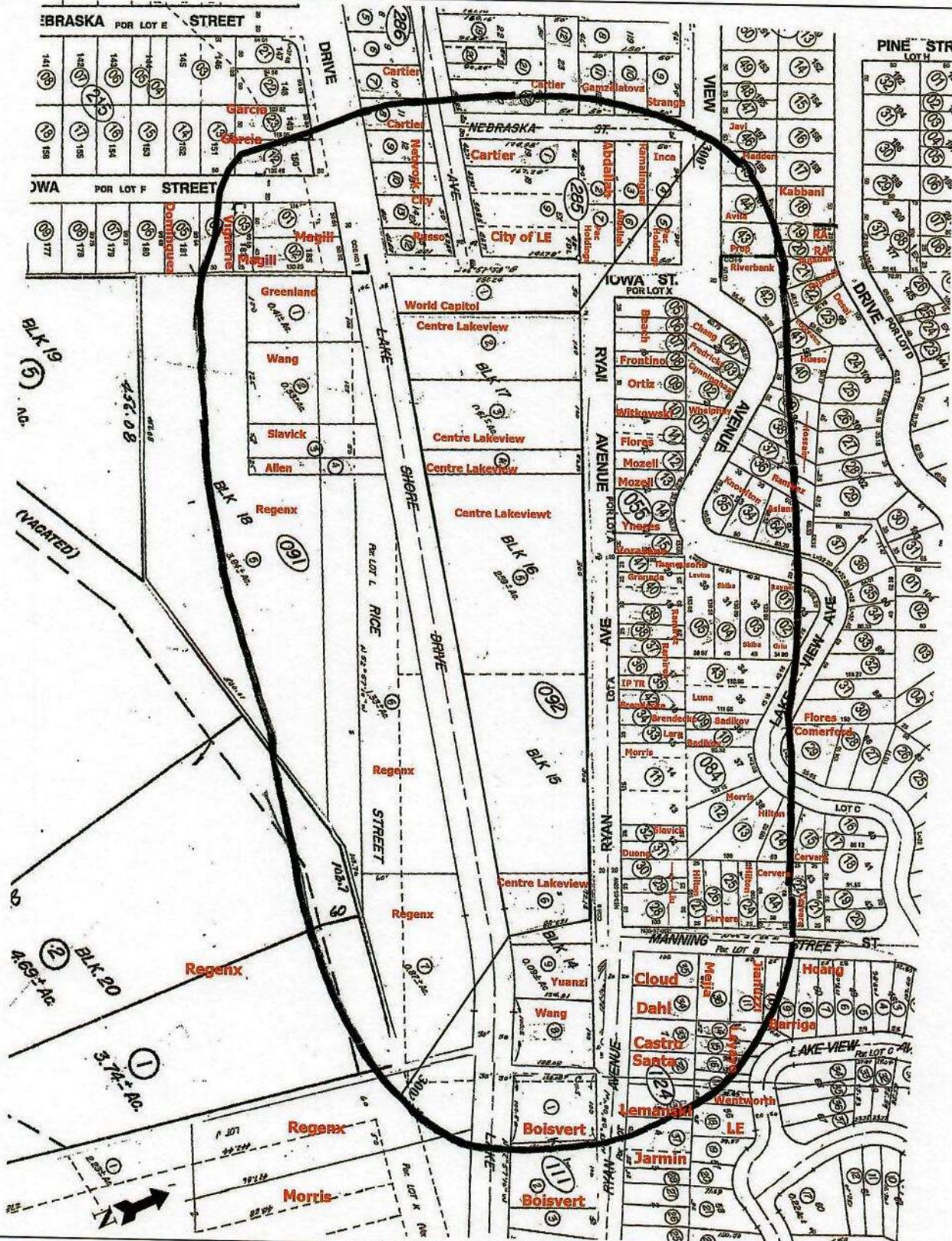
P.O. Box 2593 • Dana Point, CA • 92624

Office: (949) 361-3921 • Cell: (949) 310-6869

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 375-092-002, 003, 004, 005, 006
300' RADIUS

Address: LAKESHORE DR
LAKE ELSINORE CA 92530



#11881
7/17/2023



Advanced Listing Services Inc

Ownership Listings & Radius Maps
P.O. Box 2593 • Dana Point, CA • 92624
Office: (949) 361-3921 • Cell: (949) 310-6869

www.Advancedlisting.com Denise@Advancedlisting.com

300' OWNERSHIP LISTING PREPARED FOR:

375-092-002, 003, 004, 005, 006
CENTRE LAKEVIEW
LAKESHORE DR
LAKE ELSINORE CA 92530

Lakeview Centre LLC
3311 Brenham Street
Tustin, Ca 92782

AB Group
70 Quarter Horse
Irvine CA 92602

375-054-018
WISSAM KABBANI
21062 LARCHMONT DR
LAKE FOREST CA 92630

375-054-019, 020
R A INV
12400 VENTURA BLVD #696
STUDIO CITY CA 91604

375-054-021, 022
EMMANUEL JOSE TARTAK PUJADAS
223 KINGSBURY GRADE #5783
STATELINE NV 89449

375-054-023
NAVEEN M DESAI
3 JENNISON CIR
NATICK MA 1760

375-054-034, 035
BRYAN W KNOWLTON
4404 ONONDAGA AVE
SAN DIEGO CA 92117

375-054-036
BARAJAS RAUL RAMIREZ
REVOCABLE LIVING TRUST DATED 1/
12218 CULLIMAN AVE
WHITTIER CA 90604

375-054-037
MOHAMMED SHAWKAT HOSSAIN
401 S BURNSIDE AVE #7K
LOS ANGELES CA 90036

375-054-038, 039
MOHAMMED SHAWKAT HOSSAIN
401 S BURNSIDE AVE #3907K
LOS ANGELES CA 90036

375-054-040
LUCILLE A HUESO
511 HILLOCK DR
HOLLISTER CA 95023

375-054-041
EUPHRATES CAPITAL PARTNERS
530 TECHNOLOGY DR #100
IRVINE CA 92618

375-054-042
RIVERBANK LAND GROUP
340 S LEMON AVE #1454
WALNUT CA 91789

375-054-043
PROP GROUP CAERUS
2901 W COAST HWY #200
NEWPORT BEACH CA 92663

375-054-044
PATRICIA AVILA
4736 W HOWARD AVE
VISALIA CA 93277

375-054-045
CLETUS W MADDEN
25261 BARQUE WAY
DANA POINT CA 92629

375-054-046
HOLDINGS JAVI
2045 W 82ND ST
LOS ANGELES CA 90047

375-054-064
OMAR ASLAM
14582 GALWAY ST
WESTMINSTER CA 92683

375-055-001
MAXINE B WHELPHEY
30706 ROAD 100
SHINGLETOWN CA 96088

375-055-002
JEAN BEVERLY CUNNINGHAM
PO BOX 356
CARLOTTA CA 95528

375-055-003
JEFFREY R FREDERICKS
17311 YUKON AVE
TORRANCE CA 91504

375-055-004
TIMOTHY J CHANG
640 WYNGATE LN
BUFFALO GROVE IL 60089

375-055-005, 006, 007
JON A BEACH
1006 N RIDGELINE RD
ORANGE CA 92869

375-055-008
ERICA A FRONTINO
17700 SCOTTSDALE RD
RIVERSIDE CA 92504

375-055-009
APOLINARIO TINIO ORTIZ LUIS
1175 GINGER LN
CORONA CA 92879

375-055-010
THUHUONG T DUONG WITKOWSKI
12626 CANNONWOOD LN
HOUSTON TX 77070

375-055-011
MIGUEL ANGEL FLORES
16919 BELLE AVE
LAKE ELSINORE CA 92530

375-055-012, 013
HAROLD MOZELL
428 N OAK ST
ORANGE CA 92867

375-055-014
AUGUSTUS L YNARES
3063 W CHAPMAN AVE #2441
ORANGE CA 92868

375-055-015
THANOUSONE VORASANE
2452 SUMAC DR
SAN DIEGO CA 92105

375-083-029
STEPHAN R COMERFORD
11535 SUMAC LN
SANTA ROSA VALLEY CA 93012

375-083-030
MIGUEL A FLORES
16919 BELLE AVE
LAKE ELSINORE CA 92530

375-084-001
DEREK RAYNER
29700 MORNING BREEZE DR
MENIFEE CA 92584

375-084-002
CAIUS GRIU
83 WOODHAVEN DR
LAGUNA NIGUEL CA 92677

375-084-003, 004
ULADZIMIR SKIBA
2053 W EL NORTE PKWY
ESCONDIDO CA 92020

375-084-005
MIRY LEVINE
8440 HILLCREST AVE
LA MESA CA 91941

375-084-009, 010
RUSLAN NIKOLAYEVICH BADIKOV
22 WHEELHOUSE CT
LONG BEACH CA 90803

375-084-011, 012
RONALD JEFFREY MORRIS
17271 LAKEVIEW AVE
LAKE ELSINORE CA 92530

375-084-013, 014, 024, 027
CHARLES R HILTON
813 5TH AVE
HENDERSONVILLE NC 28739

375-084-015
RICARDO CERVERA
P O BOX 264
VISTA CA 92085

375-084-022, 025, 026, 044
RICK CERVERA
P O BOX 264
VISTA CA 92085

375-084-028, 029, 030
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26782 MOORE OAKS RD
LAGUNA HILLS CA 92653

375-084-031
MIKE GIAO DUONG
315 S YNEZ AVE
MONTEREY PARK CA 91754

375-084-032
NORIS R SLAVICK
1399 E VERSAILLES CT
BOISE ID 83706

375-084-033
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1029 PEARL AVE
LAS VEGAS NV 89104

375-084-034, 042
MICHAEL R BRENDHECKE
5631 ROYAL HILL DR
RIVERSIDE CA 92506

375-084-035
INVESTMENT PROP TRUST
P O BOX 7096
BEVERLY HILLS CA 90212

375-084-036, 037
GABRIEL J RAMIREZ
18265 BERT RD
RIVERSIDE CA 92508

375-084-038, 039
ALICIA G RAMIREZ
18265 BERT RD
RIVERSIDE CA 92508

375-084-040
ROY GRANADA
9519 OAK ST
BELLFLOWER CA 90706

375-084-041
VORASANE THANOUSONE
2452 SUMAC DR
SAN DIEGO CA 92105

375-084-043
ROBERTSON CABALUNA DE LUNA
PO BOX 12275
TAMUNING GU 96931

375-091-001
SONYA REESE GREENLAND
P O BOX 4371
CULVER CITY CA 90231

375-091-002
RICHARD J WANG
20 E HUNTINGTON DR
ARCADIA CA 91006

375-091-003
RONALD W SLAVICK
1399 E VERSAILLES CT
BOISE ID 83706

375-091-004
DOROTHY L ALLEN
10015 SW HEATHER LN
BEAVERTON OR 97008

375-091-005, 6, 7, 375-100-001, 2 375-112-001
REGENX LLC
PO BOX 2058
ARCADIA CA 91007

375-092-001
WORLD CAPITAL DEV TRUST
PO BOX 666
OCEANSIDE CA 92049

375-092-002, 003, 004, 005, 006
CENTRE LAKEVIEW
3311 BRENHAM ST
TUSTIN CA 92782

375-092-008
JIANN M WANG
3433 ASHBROURNE PL
ROWLAND HIGHTS CA 91948

375-092-009
YUANZI GROUP INC
3433 ASHBROURNE PL
ROWLAND HIGHTS CA 91948

375-111-001, 002
RICHARD P BOISVERT
24347 SILVER BULLET WAY
MURRIETA CA 92562

375-112-002
RICK E MORRIS
P O BOX 366
LA QUINTA CA 92253

375-124-008
HOANG OANH TRUST DATED 4/14/21
14441 STARSIA ST
WESTMINSTER CA 92683

375-124-009, 010
ALEJANDRA CORIA-BARRIGA
22060 BLONDON CT
WILDOMAR CA 92595

375-124-011
JOHN T JIANUZZI
PO BOX 750
LAKE ELSINORE CA 92531

375-124-014, 015, 016
RUDOLPH J LACAYO
P O BOX 1096
LAKE ELSINORE CA 92531

375-124-017
JOHN A WENTWORTH
307 N HARRINGTON DR
FULLERTON CA 92831

375-124-018
ON HUU LE
9680 RANDOLPH ST
RIVERSIDE CA 92503

375-124-031
ADAM LEMANSKI
17360 RYAN AVE
LAKE ELSINORE CA 92530

375-124-032
ANA JORDAN SANTA
5324 QUAIL FEATHER DR
FORT WORTH TX 76123

375-124-033
CASTRO PATRICIA E REVOCABLE
TRUST DTD 08/05/22
17340 RYAN AVE
LAKE ELSINORE CA 92530

375-124-034
BARBARA A DAHL
2028 E OCEAN BLVD
NEWPORT BEACH CA 92661

375-124-035
ROY C CLOUD
17320 RYAN AVE
LAKE ELSINORE CA 92530

375-124-036
2015 MEJIA FAMILY TRUST DTD
3/20/2015
6345 OAKRIDGE WAY
SACRAMENTO CA 95831

375-124-037
JASMIN TRAN-JARMIN
806 N HURLEY ST
SANTA ANA CA 92703

378-284-009
PAMELA SUSAN STRANGE
P O BOX 373
NORTH FORK CA 93643

378-284-010
IGAL GAMZELATOVA
7347 RESEDA BLVD
RESEDA CA 91335

378-284-011
IGAL GAMZELATOVA
16039 VICTORY BLVD
VAN NUYS CA 91406

378-284-012, 022 378-285-001 378-286-007, 008
RODNEY D CARTIER
P O BOX 1354
CHICAGO IL 60690

378-285-002, 006
ANTOINE ABI ABDALLAH
3313 PUENTE
FULLERTON CA 92835

378-285-003
AGORAMURTHY RAMALINGAM
5197 BANBURY CIR
LA PALMA CA 90623

378-285-004
MIKE D INCE
PO BOX 1801
LA QUINTA CA 92247

378-285-005, 007
PACIFIC HOLDING CO
27758 SANTA MARGARITA #371
MISSION VIEJO CA 92691

378-285-009 378-286-013
CITY OF ELSINORE
0
UNKNOWN CA 11111

378-286-009, 010
NETWORK FIBERSONIC
22455 RIDGEBROOK
MISSION VIEJO CA 92692

378-286-012
VITO D RUSSO
16303 HEMLOCK ST
FOUNTAIN VALLEY CA 92708

379-215-012, 013, 023
CLAUDIO GARCIA
960 SILVERCREEK RD
CORONA CA 92882

379-216-001, 002, 003
MAGILL EMMA LIVING TRUST
23104 BIG TEE DR
CANYON LAKE CA 92587

379-216-004
ANTHONY E VIGNERIE
5859 HIGHWAY 87
BRADFORD AR 72020

379-216-005
JUAN R DOMINGUEZ
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AMADO AZ 85645