



REPORT TO CITY COUNCIL

To: Honorable Mayor or Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Kevin Beery, Associate Planner

Date: February 28, 2023

Subject: **Notice of Decision – Planning Commission Approval of Planning Application No. 2018-59 (Ministerio Puerta Del Cielo) Requesting 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**

Recommendation

Receive and File the Notice of Decision for Planning Application No. 2018-59 acted on by the Planning Commission (Commission) on February 7, 2023.

Background

On October 2, 2018, the 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. 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.

On February 7, 2023, the Commission by a 4-1 vote:

Adopted 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).

Discussion

The Commission voted 4-1 to approve the project at its regular meeting on February 7, 2023. No public comments were provided on the item. During the meeting, one Commissioner raised concerns about the proposed occupancy due to concerns regarding Building Code compliance. In response, staff explained that the project has been reviewed by the Building and Safety Department and that further review for Building Code compliance would occur through plan check and inspection procedures.

The Commission's decision is final and no action by the City Council is required unless the City Council by majority vote elects to review and reconsider the Commission's decision by ordering the matter set for a future noticed public hearing according to Section 17.410.110.F of the Lake Elsinore Municipal Code (LEMC), or the applicant or an interested person files a complete appeal application within 15 days of this notice appearing on the City Council's agenda.

Fiscal Impact

The time and costs related to processing this application have been covered by fees paid for by the applicant. No General Fund budgets have been allocated or used in the processing of this application. Approval of the project does not fiscally impact the City's General Fund. Mitigation Measures to protect the City fiscally have already been included in the Conditions of Approval.

Attachments

Attachment 1- Planning Commission Staff Report