

- 7) **Notice of Decision – Planning Commission Approval of Planning Application No. 2024-01 for a Conditional Use Permit to Establish an 8,116 Square-foot Banquet Hall for Special Events within Suite 177 of the Outlets at Lake Elsinore Located at 17600 Collier Avenue**

Receive and File the Notice of Decision for Planning Application No. 2024-01 approved by the Planning Commission at their regular meeting on August 6, 2024.



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Damaris Abraham, Community Development Director

Date: August 27, 2024

Subject: Notice of Decision – Planning Commission Approval of Planning Application No. 2024-01 for a Conditional Use Permit to Establish an 8,116 Square-foot Banquet Hall for Special Events within Suite 177 of the Outlets at Lake Elsinore Located at 17600 Collier Avenue

Applicant: Marco Salcedo

Recommendation

Receive and File the Notice of Decision for Planning Application No. 2024-01 approved by the Planning Commission at their regular meeting on August 6, 2024.

Background

Planning Application No. 2024-01 is a request for a Conditional Use Permit (CUP No. 2024-02) to establish a new 8,116 square-foot banquet hall within an existing suite at the Outlets at Lake Elsinore for private special events including (but not limited to) weddings, birthdays, Quinceañeras, and celebrations of life. The applicant has experience operating banquet halls in surrounding cities, including Perris and San Diego, and is seeking to expand their business to serve the Lake Elsinore community. All scheduled events are to end by 12AM (midnight) and during scheduled events, the banquet hall will provide one (1) Guard Card certified security guard per 80 guests.

The project is located within Suite 177 of the Outlets at Lake Elsinore located at the northwest intersection of Collier Avenue and Riverside Drive at 17600 Collier Avenue (Assessor Parcel Number: 389-210-068).

At the regular Planning Commission meeting on August 6, 2024, the Planning Commission voted 4-0 to take the following actions:

1. Found that the proposed project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities); and
2. Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2024-01 (ELYSIAN BANQUET HALL) – A CONDITIONAL USE PERMIT TO ESTABLISH AN 8,116 SQ. FT. BANQUET HALL FOR SPECIAL EVENTS WITHIN SUITE 177 OF AN EXISTING MULTI-TENANT SHOPPING CENTER (LAKE ELSINORE OUTLET) LOCATED AT 17600 COLLIER AVENUE (APN: 389-210-068).

Discussion

The Planning Commission heard the project at its regular meeting on August 6, 2024. During the meeting, the Planning Commission received staff's and the applicant's presentations. The item was then opened for public comments, but no members of the public spoke about the item, and no written public comments were received. Commissioner Williams then sought clarification regarding the ratio of security guards provided and asked about safety issues with past events and other banquet halls owned and operated by the applicant. The applicant clarified that the ratio of one (1) guard per 80 guests is an industry standard. The Planning Commission voted 4-0 to approve the project.

The Planning 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 Planning Commission's decision by ordering the matter set for a future noticed public hearing according to Section 17.410.100.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 cost 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. Project approval does not fiscally impact the City's General Fund.

Attachments

Attachment 1 – Planning Commission Staff Report



REPORT TO PLANNING COMMISSION

To: Honorable Chair and Members of the Planning Commission

From: Damaris Abraham, Community Development Director

Prepared by: Joey Mendoza, Associate Planner

Date: August 6, 2024

Subject: Planning Application No. 2024-01 (Elysian Banquet Hall) – A Conditional Use Permit to establish an 8,116 square-foot banquet hall for special events within Suite 177 of an existing multi-tenant shopping center (Lake Elsinore Outlet) located at 17600 Collier Avenue

Applicant Name: Marco J. Salcedo

Recommendation

1. Find 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. 2024-01 (ELYSIAN BANQUET HALL) – A CONDITIONAL USE PERMIT TO ESTABLISH AN 8,116 SQ. FT. BANQUET HALL FOR SPECIAL EVENTS WITHIN SUITE 177 OF AN EXISTING MULTI-TENANT SHOPPING CENTER (LAKE ELSINORE OUTLET) LOCATED AT 17600 COLLIER AVENUE (APN: 389-210-068).

Project Location

The project is located within Suite 177 of an existing multi-tenant shopping center known as the Lake Elsinore Outlet. The outlet shopping center is zoned Specific Plan (SP) and is within the Lake Elsinore Outlet Center Specific Plan. The shopping center is located at the northwest intersection of Collier Avenue and Riverside Drive at 17600 Collier Avenue (Assessor Parcel Number: 389-210-068).

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Commercial	Specific Plan	Specific Plan (SP)
North	Commercial	Specific Plan	Specific Plan (SP)
South	Floodway	Floodway	Floodway (F)
East	School	Public Institutional	Public Institutional (PI)
West	Floodway	Floodway	Floodway (F)

Project Description

The applicant proposes to establish a new 8,116 square-foot banquet hall within an existing suite for private special events including (but not limited to) weddings, birthdays, Quinceañeras, and celebrations of life. The applicant has experience in operating existing banquet halls in surrounding cities including Perris and San Diego and is seeking to expand their business to serve the Lake Elsinore community.

The proposed banquet hall layout is an open floor plan with a bar and dance floor that can be repositioned based on the client's needs. The proposed use will involve minor interior alterations to create a new 300-square-foot prep and changing room. The banquet hall will host events throughout the week at different times with all events ending at 12:00 AM. One (1) Guard Card certified security guard will be provided per 80 guests.

Analysis

The following analysis provides a discussion of the proposed project's consistency with the commercial development standards and requirements pursuant to the Lake Elsinore Municipal Code (LEMC) as well as the General Plan. In addition, 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 has included recommended conditions of approval to ensure compliance with adopted plans, policies, and regulations.

General Plan and Municipal Code Consistency

The project site is within the Community Commercial Planning Area (CCPA) of the Lake Elsinore Outlet Center Specific Plan. The CCPA provides for the development of high-quality community commercial uses and permits a variety of compatible retail and commercial uses that support the community's commercial needs (Lake Elsinore Outlet Center Specific Plan Ch. 7.3.1) including eating and drinking establishments with and without onsite sale or consumption of alcoholic beverages. Eating and drinking establishments with onsite consumption of alcoholic beverages are conditionally permitted uses i.e. subject to the approval of a Conditional Use Permit (Lake Elsinore Outlet Center Specific Plan Chapter 7.3.4). In terms of the parking requirements for said establishments, one parking space is required for each 45 square feet of customer area and one

parking space for each 200 square feet of noncustomer area i.e. “back-of-the-house” employee service areas (Lake Elsinore Outlet Center Specific Plan Chapter 7.5.3).

The project proposes to establish a banquet hall for private events that includes eating and drinking with the onsite consumption of alcoholic beverages. Food will not be prepared at the banquet hall, instead, catering prepared offsite and paid for by the client prior to the event will be served in the dining area. The banquet hall will not sell alcoholic beverages during scheduled events; instead, it will provide a California Department of Alcoholic Beverage Control (ABC) licensed bartender to serve alcoholic beverages if requested and paid for by the client prior to the event. Ownership will also schedule intermittent appointments at the request of prospective clients to tour the banquet hall during business hours. The proposed project will have sufficient parking as it has been allocated 175 parking spaces (173 parking spaces required per the Specific Plan). When an event is scheduled to end at 12:00 AM (midnight), progressive music volume reductions will begin at 11:00 PM in accordance with noise level restrictions described in LEMC Section 17.176.060.B Table 1. The project has also been conditioned to comply with the exterior noise limit for General Commercial zones which shall not exceed 55dBA (decibels) between 10:00 PM and 7:00 AM.

Therefore, the project is consistent with the CCPA of the Lake Elsinore Outlet Center Specific Plan. The project is also consistent with the General Plan because the Lake Elsinore Outlet Center Specific Plan was found to be consistent with the General Plan at adoption.

Environmental Determination

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 Section 15301 (Class 1, Existing Facilities). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed project will be located within an existing multi-tenant commercial building and will utilize one of the tenant suites, which is 8,116 square feet in size. The project will involve minor interior alterations to create a small 300-square-foot prep and changing room. No other modifications or expansions to the existing building are proposed.

Attachments

- Attachment 1 – MSHCP & CUP Resolution
- Attachment 2 – Conditions of Approval
- Attachment 3 – GIS Exhibits
- Attachment 4 – Floor Plan
- Attachment 5 – Parking Exhibit
- Attachment 6 – Public Notice Materials

RESOLUTION NO. 2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2024-01 (CONDITIONAL USE PERMIT NO. 2024-02) TO ESTABLISH AN 8,116 SQ. FT. BANQUET HALL FOR SPECIAL EVENTS WITHIN SUITE 177 OF AN EXISTING MULTI-TENANT SHOPPING CENTER AT 17600 COLLIER AVENUE (APN: 389-210-068)

Whereas, Marco Salcedo has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2024-01 (Conditional Use Permit No. 2024-02) to establish a new 8,116 sq. ft. banquet hall for special events within an existing multi-tenant shopping center, the Lake Elsinore Outlets, including minor interior improvements for a new 300 sq. ft. changing room. The project is located within Suite 177 of the Lake Elsinore Outlets located at 17600 Collier Avenue (APN: 389-210-068);

Whereas, Section 6.0 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) requires that all discretionary projects within an 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;

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;

Whereas, Section 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;

Whereas, pursuant to Section 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 August 6, 2024, 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, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1: The Commission has considered the Project prior to making a decision 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 site is located within two (2) MSHCP Criteria Cells, however, the project is not subject to the City's LEAP and the Western Riverside County Regional Conservation Authority's (RCA) JPR processes, as the existing facilities wherein the project is wholly located were established in 1991 before the creation of the MSHCP in 2003 and expansion of use or any earth-moving activities are proposed with this Project.*
2. *The Project is located wholly within an existing building and does not include any earth-moving activities. Therefore, Sections 6.1.2 or 6.3.1 of the MSHCP regarding Riparian/Riverine Areas, vernal pools guidelines, and Fuel Management Guidelines are not applicable.*
3. *The Project is located wholly within an existing building and does not include any earth-moving activities. The Protection of Narrow Endemic Plant Species Guidelines and the Additional Survey Needs are not applicable.*

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 proposes to establish a banquet hall for special events inside an existing 8,116 sq. ft. suite within the Lake Elsinore Outlets. The site is fully developed, and only minor interior alterations to the subject suite are planned.

Section 4: That in accordance with LEMC Section 17.415.070.C. Findings, the Commission makes the following findings regarding Conditional Use Permit No. 2024-02:

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 proposed use is in the Community Commercial Planning Area (CCPA) of the Lake Elsinore Outlets Specific Plan, which was established to provide for the development of high-quality community commercial uses by permitting a variety of compatible commercial uses that are supportive of the commercial needs of the community. The project will diversify the offering of commercial uses as one of only two approved banquet halls in the City of Lake Elsinore. In addition, the project meets General Plan Land Use Policy 1.9 by invigorating a previously unused cornerstone retail space, bringing new attention to the diverse commercial opportunities offered by the Outlets, and creating interactions with a new customer base.

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 is located within an existing fully developed shopping center. The proposed use may generate an increase in noise due to music played during events in the late evening hours. As such, the applicant has proposed a music volume reduction plan that includes progressively lowering music volume levels beginning at 11:00 PM until 12:00 AM, when all music will be stopped in accordance with noise level restrictions described in LEMC Section 17.176.060.B Table 1. All applicable City departments and agencies, including the Sheriff's Department, have reviewed the conditional use permit. The project has been conditioned as such to avoid any possible negative impacts to the

general health, safety, comfort, or general welfare of the surrounding neighborhood or the City.

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 banquet hall is located within one of the larger existing tenant suites at the Lake Elsinore Outlets. The proposed suite is an appropriate size to hold special events such as weddings and can accommodate a prep/changing room, dance floor, and bar area. The Lake Elsinore Outlets is a fully developed shopping center, and the proposed use involves no changes to the exterior buildings or site.

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. Further, the project has been reviewed by the Engineering Department, and determined that the proposed use does not generate additional traffic that would require new circulation improvements.

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 proposed use is located within the existing Lake Elsinore Outlets shopping center which abuts an existing floodway. The banquet hall use will primarily be conducted indoors and as such, no impacts to the abutting properties are anticipated. In addition, the project has been thoroughly reviewed and conditioned by all applicable City departments and outside agencies, thereby eliminating the potential for any adverse effects.

6. Adequate conditions and safeguards pursuant to LEMC 17.415.070.B, including guarantees and evidence of compliance with conditions, have been incorporated into the approval of the subject project to ensure the development of the property in accordance with the objectives of this chapter and the planning district in which the site is located.

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 included recommended conditions of approval to ensure compliance with adopted plans, policies, and regulations. Furthermore, the project will be required to demonstrate compliance with the conditions of approval and other requirements pursuant to LEMC Section 17.415.050 prior to the issuance of a building permit and/or City business license.

Section 5: Based upon the evidence presented, both written and testimonial, and the above findings, the Commission hereby finds that the Project is consistent with the MSHCP.

Section 6: Based upon the evidence presented, the above findings, and the Conditions of Approval imposed upon the Project, the Commission hereby approves Conditional Use Permit No. 2024-02.

Section 7: This Resolution shall take effect immediately upon its adoption.

Passed and Adopted on this 6th day of August 2024.

Jodi Peters, Chair

Attest:

Damaris Abraham,
Community Development Director

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

I, Damaris Abraham, Community Development Director of the City of Lake Elsinore, California, hereby certify that Resolution No. 2024-__ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held on August 6, 2024, and that the same was adopted by the following vote:

AYES
NOES:
ABSTAIN:
ABSENT:

Damaris Abraham,
Community Development Director

CONDITIONS OF APPROVAL

PROJECT: PA 2024-01/CUP 2024-02
PROJECT NAME: Elysian Banquet Hall
PROJECT LOCATION: 17600 Collier Avenue, Suite 177 (APN: 389-210-068)
APPROVAL DATE:
EFFECTIVE DATE:
EXPIRATION DATE:

GENERAL CONDITIONS

1. Planning Application No. 2024-01 (Conditional Use Permit No. 2024-02) proposes to establish an 8,116 sq. ft. banquet hall for special events within an existing multi-tenant shopping center (Project). The project is located within Suite 177 of an existing multi-tenant shopping center known as the Lake Elsinore Outlet. The outlet shopping center is zoned Specific Plan (SP) and is within the Lake Elsinore Outlet Center Specific Plan. The shopping center is located at the northwest intersection of Collier Avenue and Riverside Drive at 17600 Collier Avenue (Assessor Parcel Number: 389-210-068).
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 the approval, implementation, and construction of CUP 2024-02, which action is sought 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 2024-02 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. 2024-02 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 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. The Applicant shall meet all applicable City Codes and Ordinances.
6. The applicant shall at all times comply with Section 17.176 (Noise Ordinance) of the LEMC.
7. An application for modification, expansion or other change in a Conditional Use Permit shall be reviewed according to the provisions of Section 17.415.070 of the LEMC in a similar manner as a new application.
8. A business license shall be obtained prior to a certificate of occupancy of the proposed establishment.
9. The applicant shall comply with all necessary California Department of Alcohol Beverage Control (ABC) requirements when alcoholic beverages are served.
10. There shall be no outdoor consumption of alcoholic beverages.
11. There shall be no outdoor storage before, during, or after events.
12. There shall be no loitering in or around the business.
13. All events shall be conducted entirely indoors within the interior of the business's tenant suite(s). No events shall be conducted outdoors without an approved Temporary Use Permit or Special Event Permit, as applicable, obtained prior to conducting any outdoor events on the subject property.
14. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The operator shall institute whatever security and operational measures are necessary to comply with this requirement.
15. Conditional Use Permit No. 2024-02 shall be limited to the floor plan prepared by the applicant and included in the staff report. In the event the applicant proposes to modify the floor plan, the modification shall be subject to review by the Community Development Director. The Community Development Director may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
16. All scheduled events must end by 12:00 AM (midnight). In the event the applicant proposes to modify the hours of operation, the modification shall be subject to review by the Community Development Director. The Community Development Director may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
17. A Temporary Use Permit or Special Event Permit, as applicable, shall be obtained prior to conducting any outdoor events on the subject property.
18. If operation of this use triggers 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.

19. Any proposed exterior signage shall comply with LEMC Section 17.196.180 requirements.

BUILDING DIVISION

20. The Applicant shall meet all applicable Building Codes in effect at the time, including requirements for the occupancy.

21. Any internal or external modifications to the building shall require a building permit.

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 named 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.

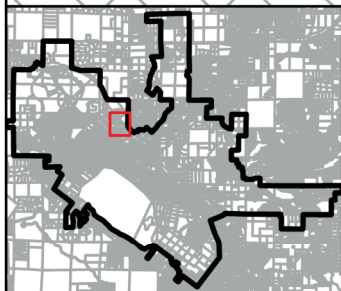
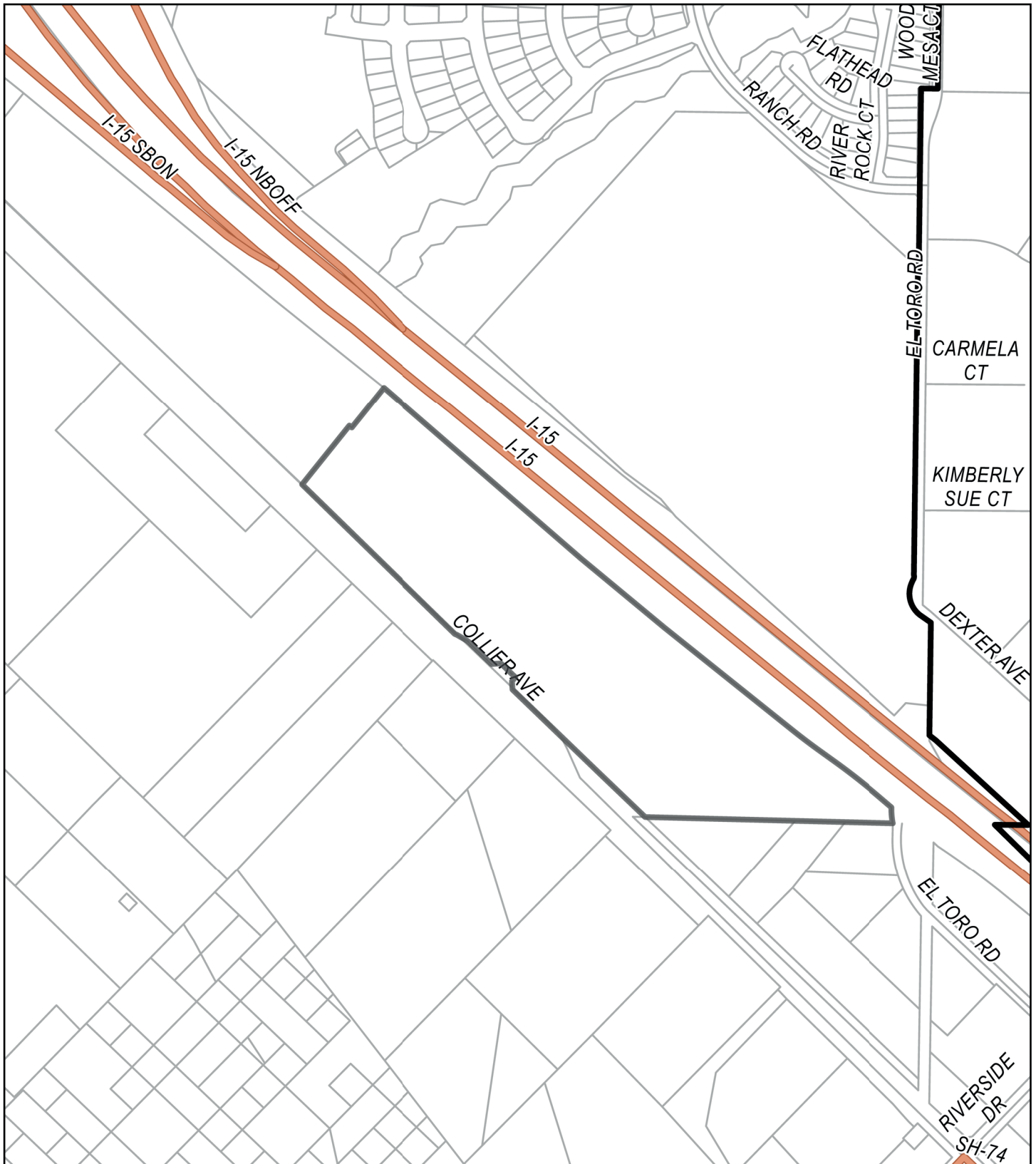
Date: _____

Applicant's Signature: _____

Print Name: _____

Address: _____

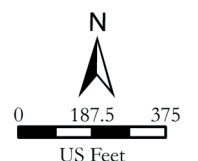
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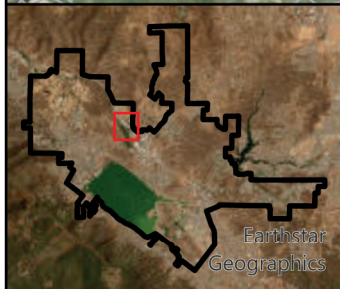


Vicinity Map

Planning Application No. 2024-01
CUP No. 2024-02

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet

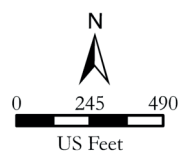


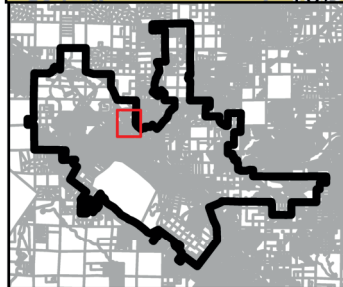
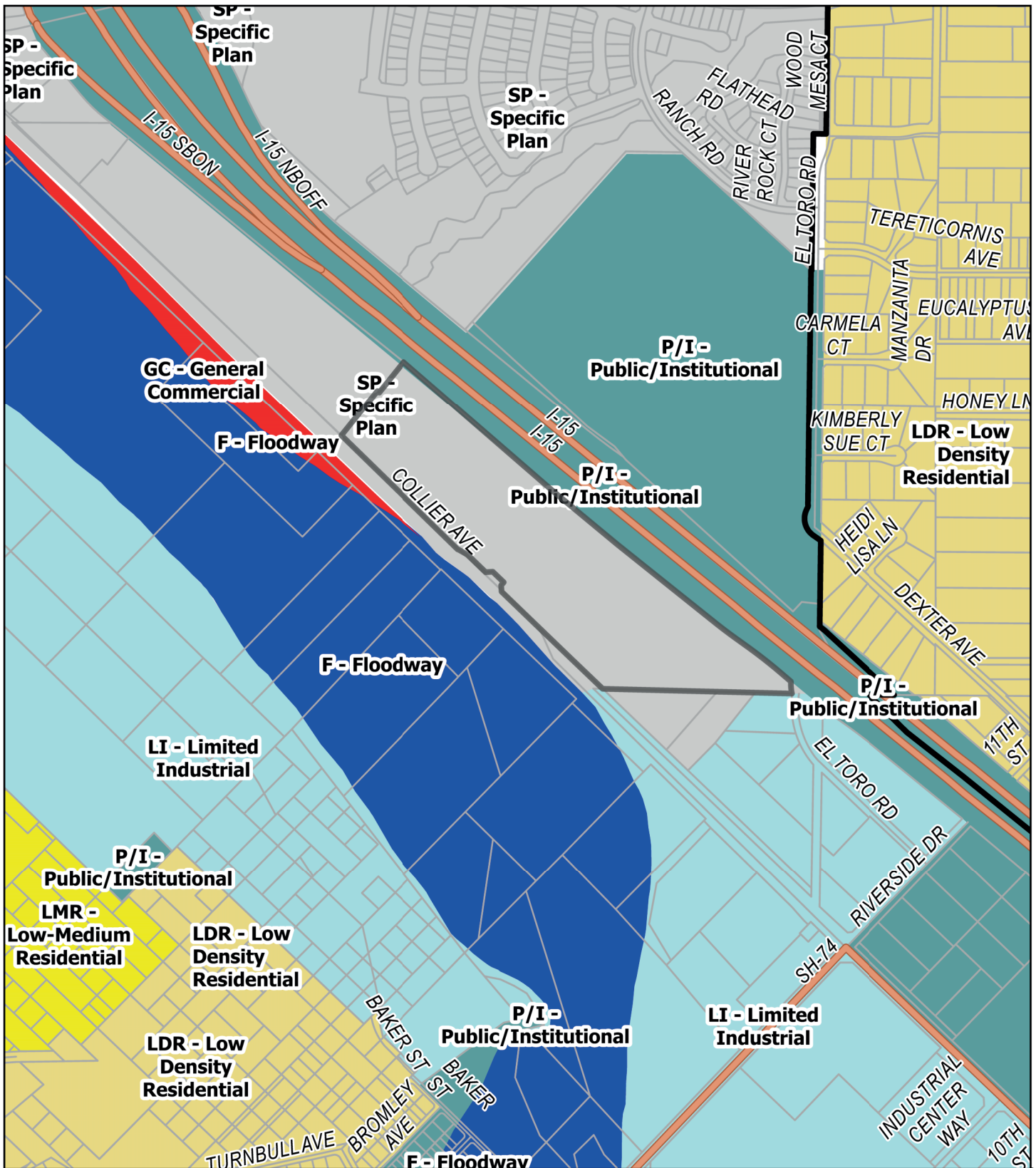


Aerial Map

Planning Application No. 2024-01
CUP No. 2024-02

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet

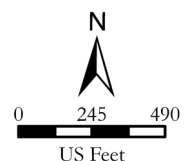


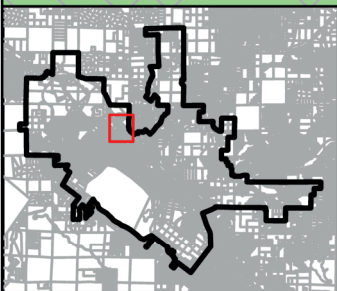
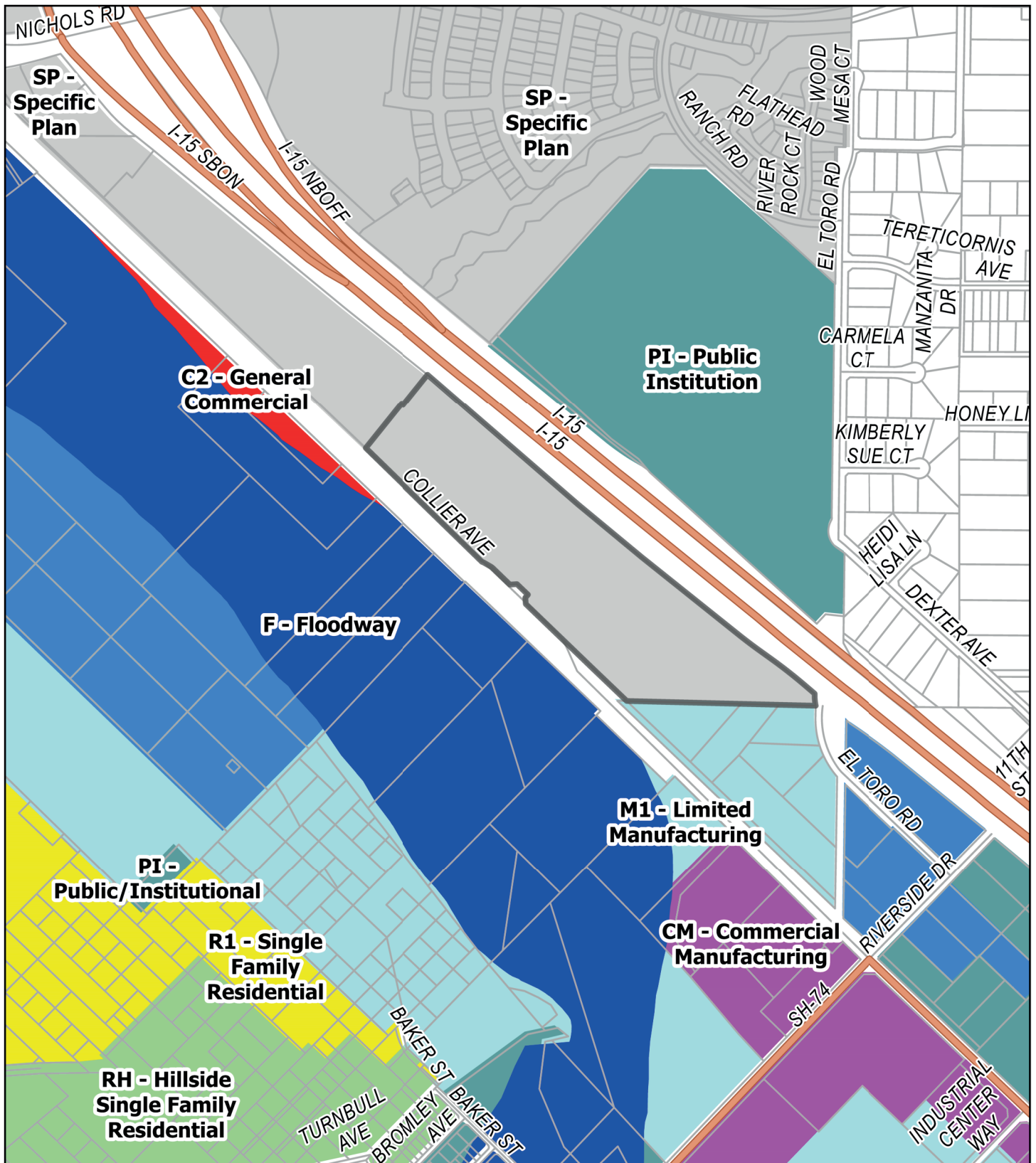


General Plan Exhibit

Planning Application No. 2024-01
CUP No. 2024-02

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet

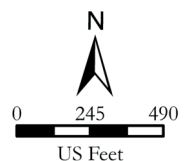


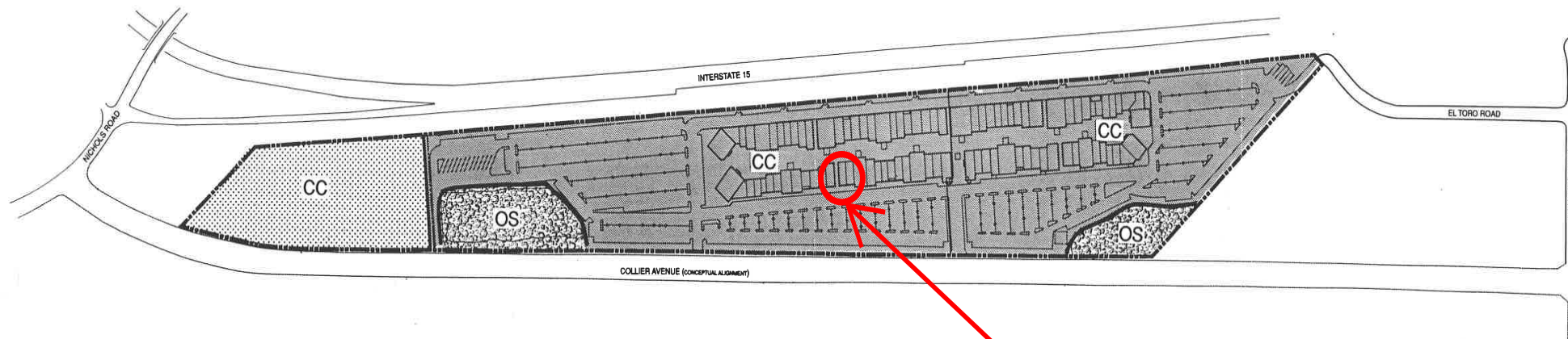


Zoning Exhibit



Planning Application No. 2024-01
CUP No. 2024-02

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet

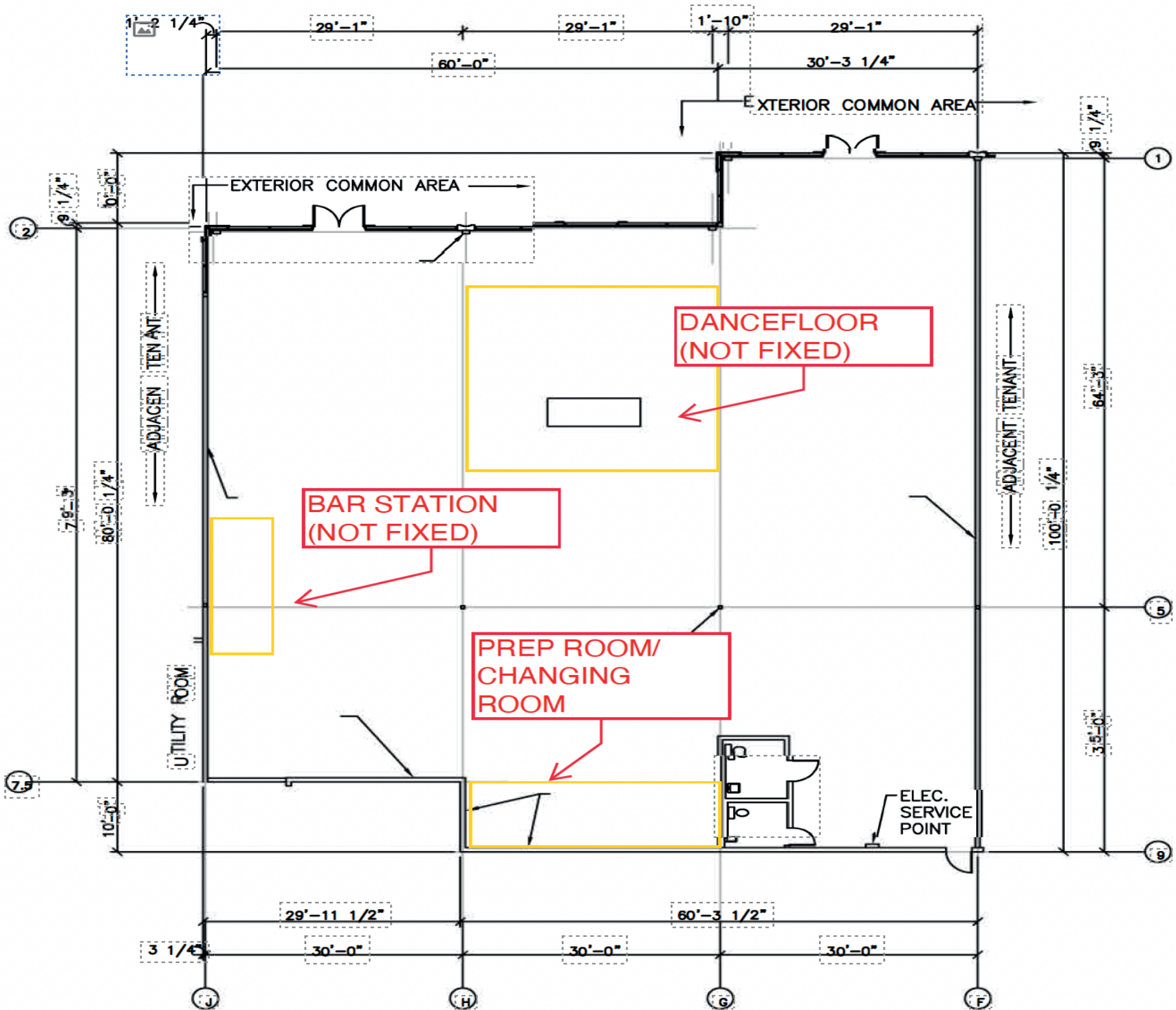


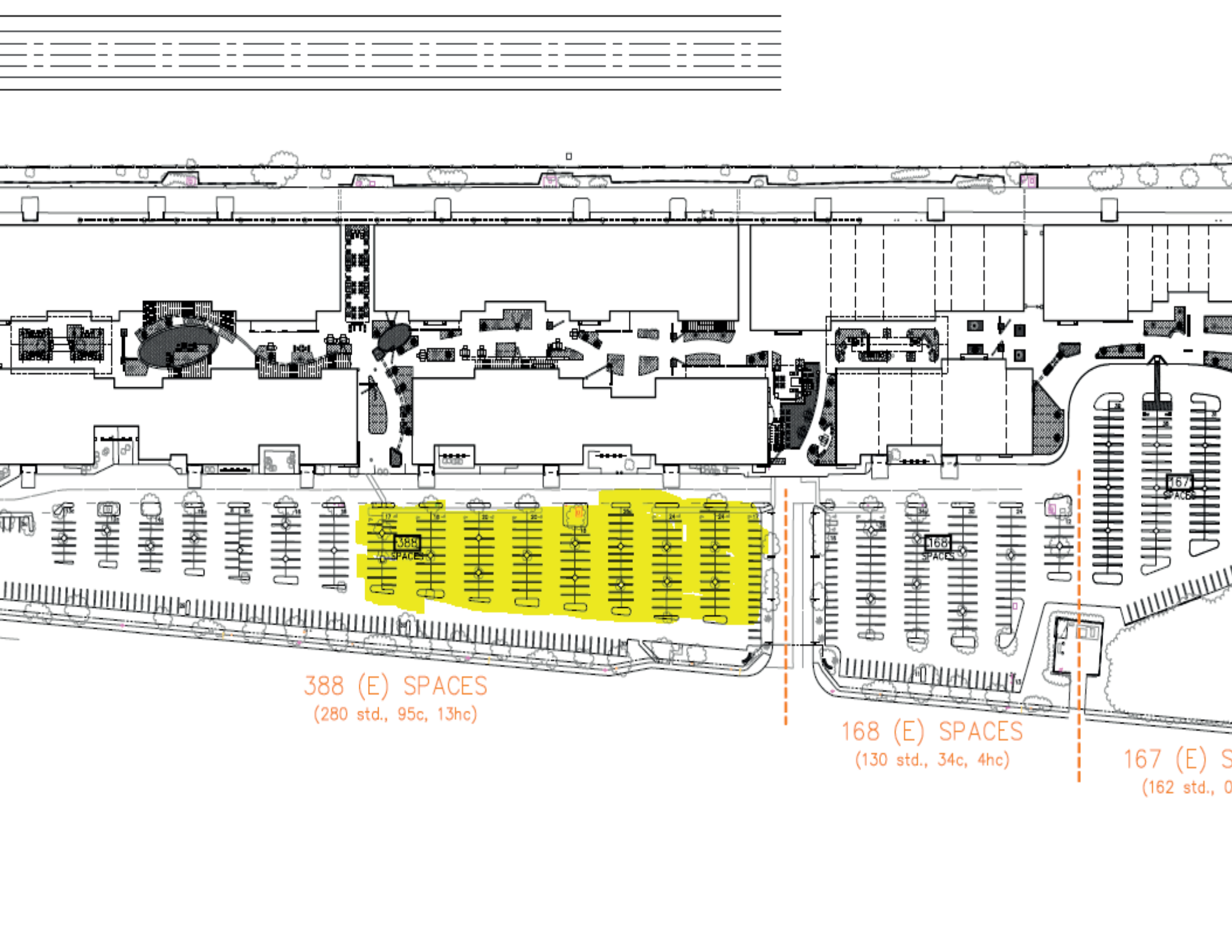


Legend

-  Planning Area 1 (Includes Open Space)
-  Planning Area 2

Lake Elsinore Outlet Center Land Use Statistical Summary				
Planning Area	CC-Community Commercial	OS-Open Space	Planning Area Acreage	Total Buildable Square Feet
1	34	3	37	278,350
2	6	0	6	51,650
Total	40	3	43	330,000





388 (E) SPACES
(280 std., 95c, 13hc)

168 (E) SPACES
(130 std., 34c, 4hc)

167 (E) SPACES
(162 std., 0c, 5hc)



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 August 6, 2024, 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 related items:

Planning Application No. 2024-01 (Elysian Hall): A request by Marco Salcedo requesting a Conditional Use Permit (Conditional Use Permit No. 2024-02) to establish a new 8,116 square-foot banquet hall for special events within an existing multi-tenant shopping center. Scheduled events are proposed to be on weekdays and weekends. The proposed request also includes minor interior alterations to the existing tenant space to create an office and changing room. The project site is located within the Community Commercial Planning Area of the Lake Elsinore Outlets Specific Plan, within Suite 177 of the Lake Elsinore Outlets, which is located at 17600 Collier Avenue (APN: 389-210-068).

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 Sections 15301 (Class 1) – Existing Facilities.

ALL INTERESTED PERSONS are invited to submit written information, express opinions or otherwise submit written evidence by email to jmatie@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 the Friday before the Public Hearing date.

FURTHER INFORMATION on this item may be obtained by contacting Joey Mendoza, Associate Planner in the Planning Division at jmendoza@lake-elsinore.org or at (951) 674-3124, ext. 273.

Damaris Abraham,
Community Development Director



NOTICE OF PUBLIC HEARING

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Damaris Abraham,
Community Development Director
The Press-Enterprise
Published: 7/26/24

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011682061

FILE NO. 0011682061

PROOF OF PUBLICATION

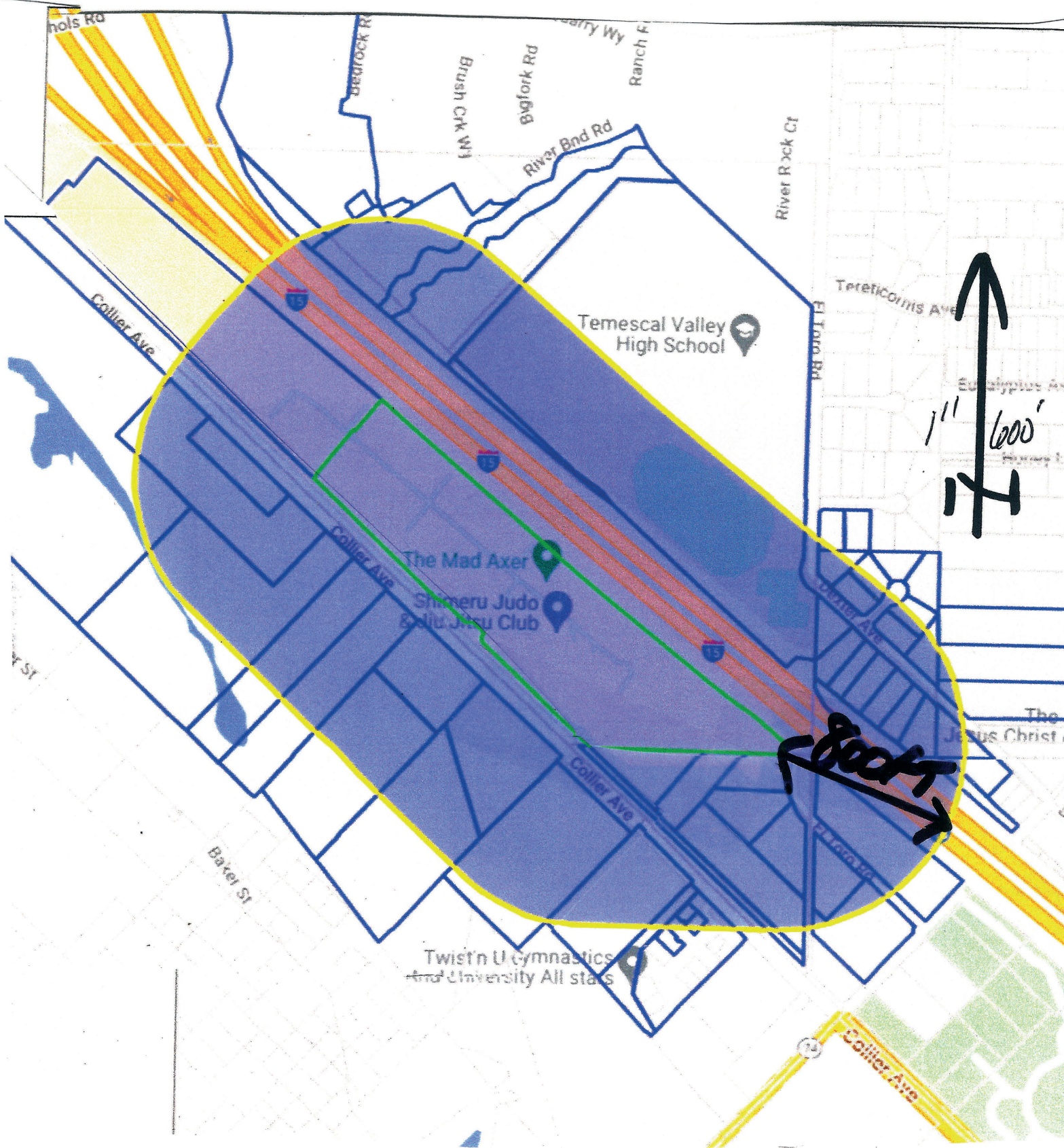
I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper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

07/26/2024

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

Date: July 26, 2024.
At: Riverside, California

Signature



1" = 600'

Rock



AFFIDAVIT OF NOTIFICATION LIST

Application No. _____

Applicant Name _____

Project Name/Location _____

I certify that on 31st day of MAY, 2024, we prepared a notification list and a radius map, including properties entirely and partially within 800 feet of the most exterior boundaries of the property being considered in the above referenced project known as (Property Address) 17600 COLLIER AVE. 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.

MAP LIST

5/31/24

Applicant/Representative Signature

Date

MAP LIST

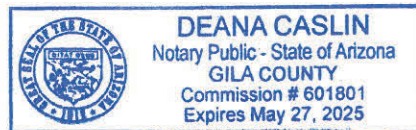
This instrument was acknowledged before me on this 3rd day of June, 2024, by

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

[Signature]

Notary Public

My Commission expires on: 5.27.2025



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.

389-210-063
AFFINITY MOHR
13457 BROOKS DR
BALDWIN PARK CA 91706

347-291-009
CAROLINE M WATKINS
18031 KIMBERLY SUE CT
LAKE ELSINORE CA 92532

347-291-010
ARIL MANNING
23407 MAIN ST
CARSON CA 90745

347-291-011
JAMES A EVANS
18010 DEXTER AVE
LAKE ELSINORE CA 92532

347-291-012
RAYMOND L/JEANIE B CORRAL
18014 HEIDI LISA LN
LAKE ELSINORE CA 92532

347-291-013
WILLIAM CHARLES/ADELIA LOUISE
LIBUSZOWSKI
18034 HEIDI LISA LN
LAKE ELSINORE CA 92532

347-291-014
JONATHAN MICHAEL SOUZA
18046 HEIDI LISA LN
LAKE ELSINORE CA 92532

347-291-015
COLWELL JENNIFER REVOCABLE TRUST
DATED 8/19/2021
18049 HEIDI LISA LN
LAKE ELSINORE CA 92532

347-291-016
GREGSON N CHING/TANIA L SMITH
18035 HEIDI LISA LN
LAKE ELSINORE CA 92532

347-291-017
JOSE RUIZ SOTO/NADIA LEON CHAVEZ
18015 HEIDI LISA LN
LAKE ELSINORE CA 92532

347-291-018
JOHN T/JULIE R SPARROW
18080 DEXTER AVE
LAKE ELSINORE CA 92532

347-292-001
CASTANEDA FAMILY TRUST
18095 DEXTER AVE
LAKE ELSINORE CA 92532

347-292-002
ZIMPRICH NICHOLAS LIVING TRUST DTD
3/3/23
1174 SHADY MILL RD
CORONA CA 92882

347-292-003
TERESA M VELASCO
18075 DEXTER AVE
LAKE ELSINORE CA 92532

347-292-004
HUMBERTO VASQUEZ PENALOZA/CHOCTAW
AMERICAN INS INC
18065 DEXTER AVE
LAKE ELSINORE CA 92532

347-292-005
VERONICA MONTES/MARIA T URREA
MEDINA
18055 DEXTER AVE
LAKE ELSINORE CA 92532

347-292-006
VICOTOR J VARILLAS
18045 DEXTER AVE
LAKE ELSINORE CA 92532

347-292-007
ANTONIO/JACQUELINE GARCIA
18035 DEXTER AVE
LAKE ELSINORE CA 92532

347-292-008
STATE OF CALIF
464 W FOURTH ST
SAN BERNARDINO CA 92401

347-300-012
SALVADOR /MARIA CONTRERAS
28955 11TH ST
LAKE ELSINORE CA 92532

347-300-032
GRACIELA M SEVILLA
28985 11TH ST
LAKE ELSINORE CA 92532

347-300-034/377-050-034
JOSEPH ANTHONY FALDUTO
4227 W REGENT DR
SANTA ANA CA 92704

377-050-022,073
MHC 186
2795 E COTTONWOOD PKWY #400
BRIGHTON UT 84121

377-050-049
ARTURO/ELIA CUEVAS
29055 11TH ST
LAKE ELSINORE CA 92532

377-050-067
MHC 77
2795 E COTTONWOOD PKWY #400
SALT LAKE CITY UT 84121

378-020-060,061,070,073
EASTERN MUNICIPAL WATER DIST
227 TUMBLE RD
PERRIS CA 92572

378-020-062
WELDON ANDREW PAGE
2301 E SANTA FE #5
FULLERTON CA 92831

378-020-063
ELSINORE VALLEY MUNICIPAL WATER
DIST
P O BOX 3000
LAKE ELSINORE CA 92531

378-020-064,067/030-011
BLUE SKY INSTITUTE
6984 OVERLOOK TERRACE
ANAHEIM CA 92807

378-020-065
STEVE YU CHENG HSU
17946 SUNRISE DR
ROWLAND HEIGHTS CA 91748

378-020-066
EVMWD
P O BOX 3000
LAKE ELSINORE CA 92534

378-020-075
WESTERN RIVERSIDE COUNTY REG CON
AUTHORITY
PO BOX 12008
RIVERSIDE CA 92502

378-030-027/031-011
COLLIER DEV CO
9902 BRIER LN
SANTA ANA CA 92705

378-031-003,004
HERR REAL ESTATE
560 W MISSION RD
SAN MARCOS CA 92069

378-031-007
TODD R /HEATHER E BARSBY
22519 CANYON LAKE DR
CANYON LAKE CA 92587

389-200-046,053
NICHOLS RD PARTNERS
P O BOX 77850
CORONA CA 92877

389-200-060,063
CITY OF LAKE ELSINORE
130 S MAIN ST
LAKE ELSINORE CA 92530

389-200-062
MERITAGE HOMES OF CALIFORNIA INC
18655 N CLARET DR #400
SCOTTSDALE AZ 85255

389-210-037,039
ELSINORE UNION HIGH SCHOOL DIST
1201 W GRAHAM AVE
LAKE ELSINORE CA 92530

389-210-068/220-001,002,007
AFFINITY MOHR
13457 BROOKS DR
BALDWIN PARK CA 91706

389-220-003-006
SEVERSON & SMITH
27405 PUERTA REAL #120
MISSION VIEJO CA 92691

389-220-011
AT & SF RR
740 E CARNEGIE DR
SAN BERNARDINO CA 92408

389-861-008
KENNETH/AMY BRIEL
19573 HANGING ROCK
LAKE ELSINORE CA 92530