



## 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](mailto: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](mailto: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](http://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](mailto:kbeery@lake-elsinore.org) or (951) 674-3124, ext. 805.

March 10, 2023

Candice Alvarez, MMC,  
City Clerk