



## 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](mailto: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](http://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](mailto:dabraham@lake-elsinore.org) or (951) 674-3124, ext. 913.

Candice Alvarez, MMC,  
City Clerk