



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 September 17, 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:

Planning Application No. 2019-80 (Ortega Oaks Plaza): A request by David Culter, Ortega Plaza, LLC, for a Commercial Design Review (CDR No. 2022-05) to construct a one-story 3,375 square-foot (sq. ft.) convenience store, a 3,427 sq. ft. gasoline dispensing facility canopy with ten (10) fueling stations, a 1,400 sq. ft. drive-through restaurant, 124 parking spaces, and new landscaping on a 3.57-acre portion of the existing Ortega Oaks Plaza. The application also includes a request for a Conditional use Permit (CUP No. 2022-05) to permit the operation of the drive-through restaurant as well as CUP No. 2024-06 to permit the operation of the gasoline dispensing facility. The project site is located on an approximately 3.57-acre portion of the existing Ortega Oaks Plaza within the General Commercial (C-1) District. The project site is located on the southern corner of Grand Avenue and Ortega Highway (APN: 381-320-025).

The proposed project is exempt from California Environmental Quality Act (CEQA), pursuant to 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 15332 (In-Fill Development).

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.

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.

Damaris Abraham,
Community Development Director