



## 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 November 04, 2025, 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. 2023-06 (Riverside Drive Apartments):** The proposed project is a request by Elevated Entitlements, LLC, requesting approval of a Residential Design Review (RDR No. 2023-05) to construct a 96-unit multi-family residential apartment complex and related site improvements on an approximately 4.95-acre site in the Residential Mixed Use District. The project includes a total of 12 apartment buildings with eight units per building and an approximately 1,600 square-foot clubhouse for community recreational use. The apartment units are proposed to be approximately 710 square feet and 1,080 square feet. The project site is located at 32281 Riverside Drive. (APN: 379-315-033)

The proposed project is exempt from the 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 15183 (Projects Consistent with a Community Plan or Zoning).

**ALL INTERESTED PERSONS** are invited to submit written information, express opinions, or otherwise submit written evidence by email to [jmatie@Lake-Elsinore.org](mailto: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) 848-0493. 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 Carlos Serna, Associate Planner in the Planning Division at [cserna@lake-elsinore.org](mailto:cserna@lake-elsinore.org) or (951) 824-7415.

Damaris Abraham,  
Community Development Director