

**ORDINANCE NO. 2026-\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING ZONE CHANGE NO. 2021-02 CHANGING THE ZONING DESIGNATION FROM GENERAL COMMERCIAL (C-2) TO LIMITED MANUFACTURING (M-1) FOR THE COLLIER COMMERCIAL PROPERTIES LOCATED AT APNS 377-190-002, 377-190-003, AND 377-190-004**

**Whereas**, Troy Chislock, has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2021-22 to develop the 2.64-acre vacant site with a 3,000 square-foot office building and an 8,975 square-foot warehouse building totaling 11,975 square-feet and related site improvements. The project's requests include a General Plan Amendment (GPA) No. 2021-02) to amend the project site's land use designation from General Commercial (GC) to Limited Industrial (LI), Zone Change (ZC) No. 2021-02 to change the project site's zoning designation from General Commercial (C-2) to Limited Manufacturing (M-1), Conditional Use Permit (CUP) No. 2022-25 to establish and operate an outdoor storage area in conjunction with the proposed office/warehouse facility, and Industrial Design Review (IDR) No. 2021-03 to construct an office/warehouse facility with an 8,975 square-foot warehouse and a 3,000 square-foot office building. The project is located on West Minthorn Avenue at Assessor's Parcel Numbers (APNs) 377-190-002, 377-190-003, and 377-190-004;

**Whereas**, Zone Change (ZC) No. 2021-02 proposes to change the project site's current zoning designation from General Commercial (C-2) to Limited Manufacturing (M-1);

**Whereas**, pursuant to Lake Elsinore Municipal Code (LEMC) Section 17.415.040 (Zoning Amendments), the Planning Commission (Commission) has been delegated with the responsibility of making recommendations to the City Council (Council) pertaining to zone changes,

**Whereas**, on December 16, 2025 and January 20, 2026, 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, and adopted a resolution recommending that the Council approve ZC No. 2021-02; and

**Whereas**, on February 24, 2026, at a duly noticed Public Hearing, the Council has considered the recommendation of the Commission as well as evidence presented by the Community Development Department and other interested parties with respect to this item.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AS FOLLOWS:**

**Section 1:** The foregoing recitals are true and correct and are hereby incorporated into these findings by this reference.

**Section 2:** The Council has reviewed and analyzed proposed ZC No. 2021-02, pursuant to the California Planning and Zoning Laws (Cal. Gov. Code Sec 65000 et. seq.), the Lake Elsinore General Plan (GP), and the LEMC and finds that ZC No. 2021-02 is consistent with the requirements of California Planning and Zoning Law and with the goals and policies of the GP and the LEMC.

**Section 3:** That in accordance with LEMC Section 17.415.040.F. Findings, the Council makes the following findings regarding findings regarding ZC No. 2021-02:

1. The proposed amendment will not be (a) detrimental to the health, safety, comfort, or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City, (b) injurious to property or improvements in the neighborhood or within the City
  - a. *The proposed zone change from commercial to industrial would be consistent with the existing surrounding developments, which include other light industrial-related uses. The project site is not adjacent or in close proximity to residential uses. Therefore, the zone change is not anticipated to create adverse impacts for persons residing or working within the neighborhood.*
  - b. *The application to change the zoning designation would not be injurious to the property or improvements in the neighborhood because the land use designation change from commercial to industrial would be more in line with the existing industrial developments adjacent to the site and within the vicinity. Furthermore, the proposed industrial project would contribute to the industrial vitality of the corridor along Collier Avenue and West Minthorn Street as well as the City in general.*
2. The proposed amendment will be consistent with the latest General Plan.

*ZC No. 2021-02 proposes to change the project site's current zoning designation from General Commercial (C-2) to Limited Manufacturing (M-1). The project would also concurrently amend the site's current General Plan land use designation to an industrial designation to ensure that the zone change would be consistent with the General Plan. Therefore, upon approval of General Plan Amendment No. 2021-02 and the proposed zone change, the zoning would be consistent with the latest General Plan.*

**Section 4:** Based upon the evidence presented, both written and testimonial, and the above findings, the Council hereby approves of Zone Change No. 2021-02.

**Section 5: Severability.** If any provision of this Ordinance or its application is held invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions, sections, or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end each phrase, section, sentence, or word is declared to be severable.

**Section 6: Effective Date.** This Ordinance shall become effective at 12.01 a.m. on the thirty-first (31<sup>st</sup>) day after the date of adoption

**Section 7: Certification.** The City Clerk shall certify to the passage of this Ordinance and shall cause a synopsis on the same to be published according to law.

**Passed and Adopted** on this 24<sup>th</sup> day of February, 2026.

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Robert E. Magee  
Mayor

**Attest:**

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Candice Alvarez, MMC  
City Clerk

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

I, Candice Alvarez, MMC, City Clerk of the City of Lake Elsinore, do hereby certify that the foregoing Ordinance No. 2026-\_\_\_\_ was introduced at the Regular meeting of February 24, 2026, and adopted by the City Council of the City of Lake Elsinore at its Regular meeting of \_\_\_\_\_, 2026, by the following vote:

AYES  
NOES:  
ABSTAIN:  
ABSENT:

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Candice Alvarez, MMC  
City Clerk