



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Kevin Beery, Associate Planner

Date: October 11, 2022

Subject: Notice of Decision – Planning Commission Approval of Planning Application No. 2017-25 (Terracina) for Modification of a Previously Approved Design Review Application to Change the Floor Plans and Plotting of Various Single-Family Residential Units in Vesting Tentative Tract Map No. 36557

Applicant: Kurt Bausback, KB Home Coastal Inc.

Recommendation

Receive and File the Notice of Decision for Planning Application No. 2017-25 acted on by the Planning Commission on September 20, 2022.

The Planning Commission, by a 5-0 vote:

Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2017-25 (RESIDENTIAL DESIGN REVIEW NO. 2022-05) TO MODIFY FLOOR PLANS AND PLOTTING OF VARIOUS PLANS FOR THE PREVIOUSLY APPROVED DESIGN REVIEW AND RELATED IMPROVEMENTS FOR 402 SINGLE-FAMILY RESIDENTIAL UNITS LOCATED WITHIN VESTING TENTATIVE TRACT MAP NO. 36557 OF THE TERRACINA-SPECIFIC PLAN.

The Planning Commission's decision is final, and no action by the City Council is required unless the City Council, by majority vote, elects to review and reconsider the Planning Commission's decision by ordering the matter set for a future noticed public hearing according to Section 17.410.110.F of the Lake Elsinore Municipal Code (LEMC), or the applicant or an interested person files a complete appeal application within 15 days of this notice appearing on the City Council's agenda.

Background

Residential Design Review No. 2022-05 proposes modifications to the previously approved floor plan types and plotting for various units in the tract. Specifically, the proposed modifications include smaller floor plans for the 5,000+ sq. ft. lot units, new plotting for the 5,000 sq. ft. lot units, minor plotting adjustments for the 4,500 sq. ft. lot units, and increased driveway length on several lots to accommodate longer vehicles.

The Project is located southwesterly of Interstate 15 on the north side of existing Lakeshore Drive between Dryden Street and Terra Cotta Road within the Terracina Specific Plan (APNs: 378-040-

004, 378-040-012, 389-180-002, 389-180-001, 378-040-006, 378-040-007, 378-040-005, 389-241-019 to 389-241-024, and 389-241-013).

The Planning Commission voted 5-0 to approve the Project at its regular meeting on September 20, 2022. No public comments were provided on the item.

Fiscal Impact

The time and costs related to processing this application have been covered by fees paid for by the applicant. No General Fund budgets have been allocated or used in the processing of this application. The approval of the Project does not fiscally impact the City's General Fund. Mitigation Measures to protect the City fiscally have already been included in the Conditions of Approval.

Exhibits

A – Planning Commission Staff Report