



REPORT TO PLANNING COMMISSION

To: Honorable Chairman and Members of the Planning Commission

From: Damaris Abraham, Planning Manager

Date: May 17, 2022

Subject: Planning Application No. 2021-02 (Riley Senior Apartments) requesting to develop a 16-unit apartment complex and related site improvements

Applicant: City of Lake Elsinore

Recommendation

Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2021-02 (PLANNING DESIGN REVIEW NO. 2021-03) FOR THE CONSTRUCTION OF A 16-UNIT APARTMENT COMPLEX TOTALING 17,372 SQUARE FOOT AND RELATED IMPROVEMENTS LOCATED AT 200 N. RILEY STREET (APN: 374-162-036).

Project Location

The project site consists of an approximately 0.54 acre vacant land and is located approximately at the southeast corner of the intersection of Riley St. and Heald Avenue and more specifically referred to as 200 North Riley Street (Assessor Parcel Number: 374-162-036)

Environmental Setting

| | EXISTING LAND USE | GENERAL PLAN | ZONING |
|--------------|----------------------|----------------------------|---|
| Project Site | Vacant | Medium Density Residential | Downtown Elsinore SP Medium Density Residential |
| North | Residential | Medium Density Residential | Medium Density Residential |
| South | Outlet Chanel | Specific Plan | Downtown Elsinore SP Floodway |
| East | Residential | Specific Plan | Downtown Elsinore SP Medium Density Residential |
| West | Outlet Chanel | Specific Plan | Downtown Elsinore SP Floodway |

Project Description

The proposed project consists of one entitlement requests: a residential design review to permit the construction of a 16-unit affordable senior apartment complex. The proposed apartment complex would total 17,372 sq. ft. with two (2) buildings with a mix of one-bedroom and two-

bedroom units which will be offered to seniors at affordable rents.

Additional improvements consist of recreational amenities including a picnic and BBQ area, parking lot, trash enclosure and other ancillary and related improvements. Frontage and landscape improvements along both Heald and North Riley would also be included as part of the development of the proposed project.

The design incorporates recessed windows, window surrounds, arched colonnades, trellised shade structures, decorative window eaves, smooth stucco texture finish, and concrete tile roofs to create an effective architectural design.

Analysis

The project is located within the Downtown Elsinore Specific Plan (DESP) and has a land use designation of Medium Density Residential (MDR). The MDR designation provides for typical single family detached and attached homes, duplexes, triplexes, four-plexes, courtyard residences, apartments, condominiums, single-family cluster and multi-family residential units, public and quasi-public uses, and similar compatible uses.

The project is proposing to provide a 100% senior affordable housing project which is, under State law, entitled to significant development incentives to encourage 100% affordable housing projects. Thus, this affordability component allows a density of 29 dwelling units per acre under the State's Density Bonus Law (California Government Code § 65915 *et seq.*).

Staff has reviewed the proposed project with respect to the relevant development standards as identified in the DESP and has detailed the requirements and the proposed development standards as follows:

| Development Standard | Required | Proposed |
|-----------------------------|-----------------|-----------------|
| Building Height | 30'-0" | 36'-8" |
| Front (Riley) | 20'-0" | 20'-2" |
| Side Setback (Heald) | 15'-0" | 27'-2" |
| Side Setback (Interior) | 5'-0" | 25'-0" |
| Rear Setback | 15'-0" | 24'-9" |
| Site Coverage | 50% | 41% |

The proposed project meets all applicable development standards within the DESP, except for the building height. Under the State's Density Bonus Law, a builder can request an administrative waiver of a development standards that physically precludes the construction of the project and the approving agency must waive the development standard unless such a waiver would cause a specific, adverse impact to public health, safety, or the environment. (Cal. Gov. Code § 65915, subd. (e).) Staff has determined to grant an administrative waiver of the height limitation as the project height will not cause a public health or safety problem, or other adverse consequence.

Summary

The proposed infill development has been found consistent with the General Plan and Municipal Code. The proposed design is found to be of a high quality and will provide an appropriate addition to the adjacent residential land uses. The Design Review Committee which includes staff from

Planning, Building and Safety, Fire, and Engineering have reviewed the requested Design Review application, and support the proposed application. Appropriate Conditions of Approval have been included that would mitigate any potential issues associated with the future development and establishment of use.

Environmental Determination

Staff has determined that the proposed project is exempt from the California Environmental Quality Act (Cal. Publ. Res. Code §§21000 et seq.: "CEQA") and the State CEQA Guidelines (14. Cal. Code Regs §§15000 et seq.), specifically pursuant to Section 15332 (Class 32 – In-Fill Development Projects) because the Project is consistent with the applicable General Plan designation and policies, as well as zoning designation and regulations, the Project is within the City's boundaries and on a site less than five acres surrounded by urban uses, the Property has no value as habitat, and approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality and the Project is adequately served by all required utilities and public services.

Exhibits

- A – RDR Resolution
- B – Conditions of Approval
- C – Vicinity Map
- D – Aerial Map
- E – Design Review Package
- F – Color Renderings